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Director of Planning

June 20, 2008

STAFF REPORT

Public Facility Review #PLN2008-00321, 12th High School
(Coles Magisterial District)

Planning Commission Public Hearing Date: July 2, 2008
Staff Recommendation: Consistent

I. Background is as follows:

- A. Request - This is a request for a public facility review for a proposed $\pm 320,000$ square foot high school that will serve approximately 2,053 students for grades 9 through 12.
- B. Site Location - The site is located on the east side of Dumfries Road, approximately 740 feet south of its intersection with Hoadly Road. (see maps in Attachment A). The PFR site is identified on County maps as GPINs 7892-63-9714; 7892-53-8849; 7892-53-8330; 7892-52-8443; 7892-53-5618; 7892-51-9691; 7892-52-7693; 7892-52-0160; 7892-52-3149.
- C. Comprehensive Plan - The site is located within the Development Area of the County and is classified FEC, Flexible Use Employment Center, NC, Neighborhood Commercial, SRR, Semi-Rural Residential, and ER, Environmental Resource.
- D. Schools Plan - The Schools Chapter of the Comprehensive Plan indicates that there is a need for two (2) new high schools in the County by 2015.
- E. Zoning/Acreage - The ± 110 -acre property is zoned A-1, Agricultural, in its entirety. The site is also in the Dumfries Road Highway Corridor Overlay District (HCOD), which was approved prior to February 20, 1996.
- F. Surrounding Land Uses - The subject site is surrounded by single family detached residential dwellings and a convenience store/gas station to the north. The Prince William County landfill is to the east; single family detached dwellings, a commercial use, and a plant nursery to the south; three single family detached dwellings immediately to the west, and a fire station and single family detached dwellings to the west across Dumfries Road. All are zoned A-1.
- G. Use Compatibility - Public facilities are appropriate in all zoning districts.

II. Current Situation is as follows:

- A. Office of Planning Recommendation – The Office of Planning recommends a determination of consistency of PFR #PLN2008-00321, 12th High School. See Attachment B for the staff analysis.
- B. Planning Commission Public Hearing - A public hearing before the Planning Commission has been advertised for July 2, 2008.

III. Issues in order of importance are as follows:

- C. Comprehensive Plan
 - 1. Long-Range Land Use – Is the proposed use consistent with those uses intended by the NC, FEC, SRR, and ER designations?
 - 2. Level of Service (LOS) - How does the proposal address the Policy Guide for Monetary Contributions in effect July 1, 2006?
- D. Community Input - Have members of the community raised any issues?
- E. Other Jurisdictional Comments - Have other jurisdictions raised any issues?
- F. Legal Uses of the Property - What uses are allowed on the property? How are legal issues resulting from the Planning Commission action addressed?
- G. Timing – When must the Planning Commission take action on this application?

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

- H. Find the PFR consistent with the Comprehensive Plan.
 - 1. Comprehensive Plan Consistency Analysis:
 - a) Long-Range Land Use – Public uses are permitted in any designated land use. Public schools are compatible uses with the adjacent residential and commercial uses planned SRR, NC, and FEC, and are permitted with the finding of consistency of a public facility review.
 - b) Transportation – A road improvement plan is provided with the main access on Dumfries Road at its intersection with Walton Drive and turn lanes to VDOT/DCSM standards. Secondary access onto Dumfries Road will be right-out only. Sufficient parking will be provided on site. Both parking and pedestrian access will be prohibited along Independence Drive. No overnight bus storage will be permitted.

- c) Environment – The RPA and selected tree save areas will remain undisturbed. A contribution for water quality, stream monitoring, and/or drainage studies will be provided.
 - d) Schools Chapter – This proposal will help the School Board meet the need for 2 high schools by 2015 as shown in the Schools Chapter. This area is currently shown as a location for a potential high school in the Comprehensive Plan.
- 2. Community Input - Notice of the application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners.
 - 3. Other Jurisdictional Comments - The site is not within the required notification area of any surrounding jurisdictions.
 - 4. Legal Uses of the Property – The proposed public school facility could be constructed on this site. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney’s office.
 - 5. Timing - The Planning Commission has until July 15, 2008, 60 days from acceptance, to take action on this proposal. A finding of consistency of the public facility review would meet the 60-day requirement.
- I. Find the PFR inconsistent with the Comprehensive Plan.
- 1. Comprehensive Plan
 - a) Long-Range Land Use - The land use designations of the site would remain NC, Neighborhood Commercial, FEC, Flexible Employment Center, SRR, Semi-Rural Residential, and ER, Environmental Resource, and the zoning district would remain A-1, Agriculture.
 - b) Transportation – No implication.
 - c) Environment – No implication.
 - d) Schools Chapter – The Prince William County School Board will be required to locate another site to construct a high school. Such a school may not be ready for occupancy in order to meet the anticipated enrollment of area high school students by 2015.

2. Community Input - The application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners.
3. Other Jurisdictional Comments - The site is not within the required notification area of any surrounding jurisdictions.
4. Legal Uses of the Property – The site would remain zoned A-1, Agriculture. The proposed public facility could not be built. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's office.
5. Timing - The Planning Commission has until July 15, 2008, 60 days from acceptance, to take action on this proposal. A finding of inconsistency of the public facility review would meet the 60-day requirement.

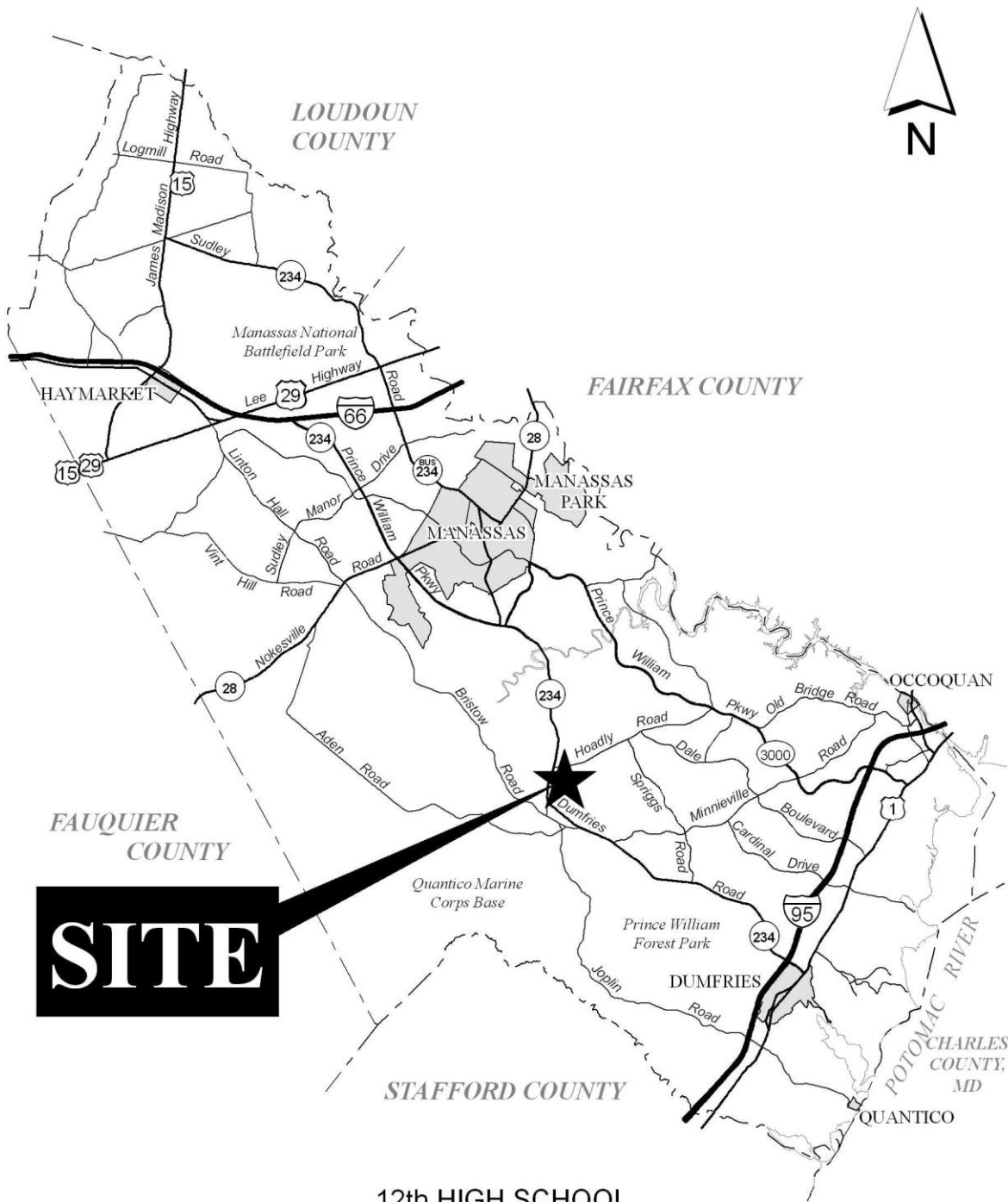
V. Recommendation is that the Planning Commission accept Alternative A and determine that the proposed location, character, and extent of the proposed 12th High School is substantially consistent with the Comprehensive Plan.

Staff: Elaine Z. Pugh, AICP, X6852

Attachments

- A. Area Maps
- B. Staff Analysis
- C. Applicant's Submission:
 1. Letter of Commitment
 2. PFR Plan/Road Improvements Plan
 3. Architectural Renderings

Attachment A – Maps
VICINITY MAP

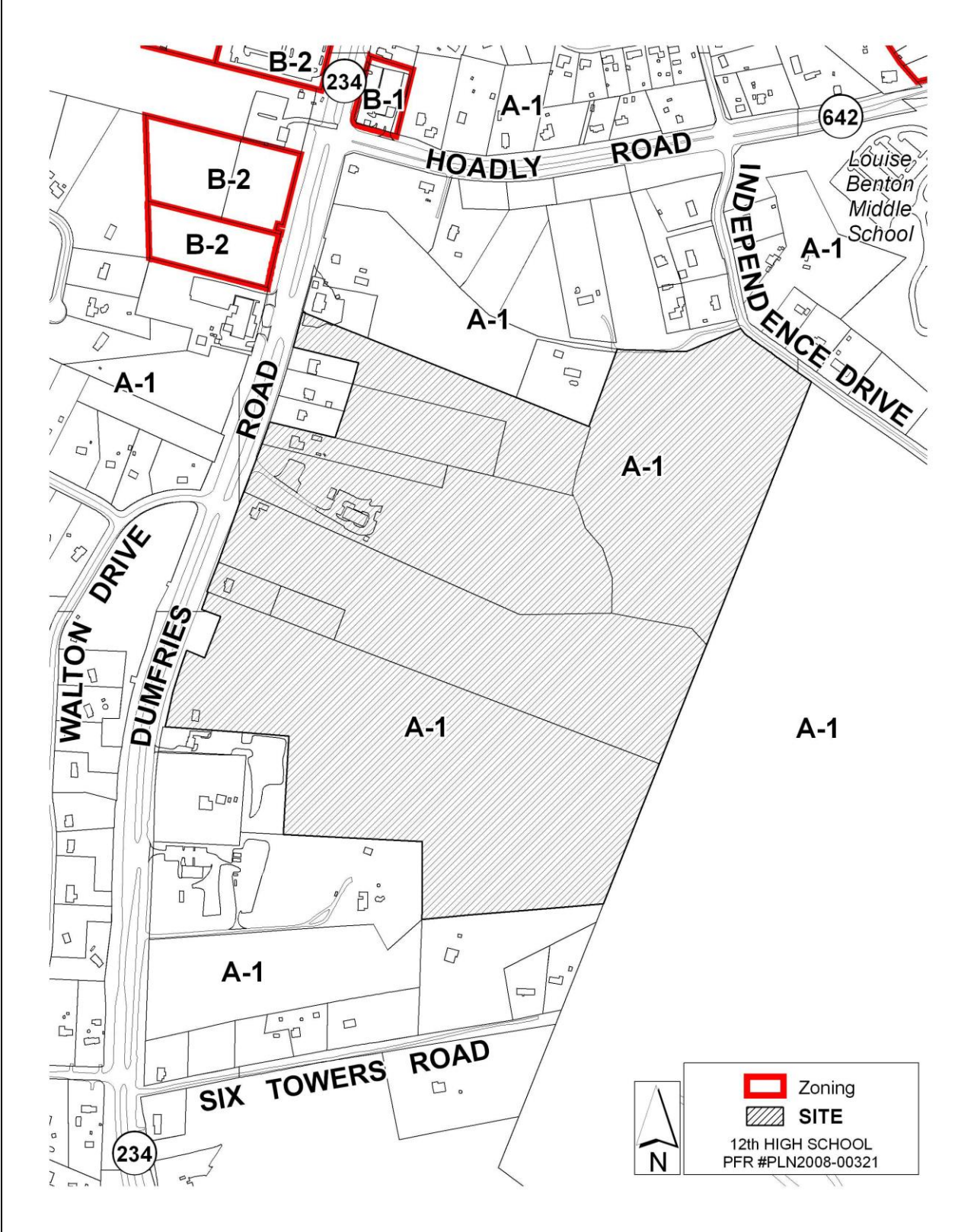


12th HIGH SCHOOL
PFR #PLN2008-00321

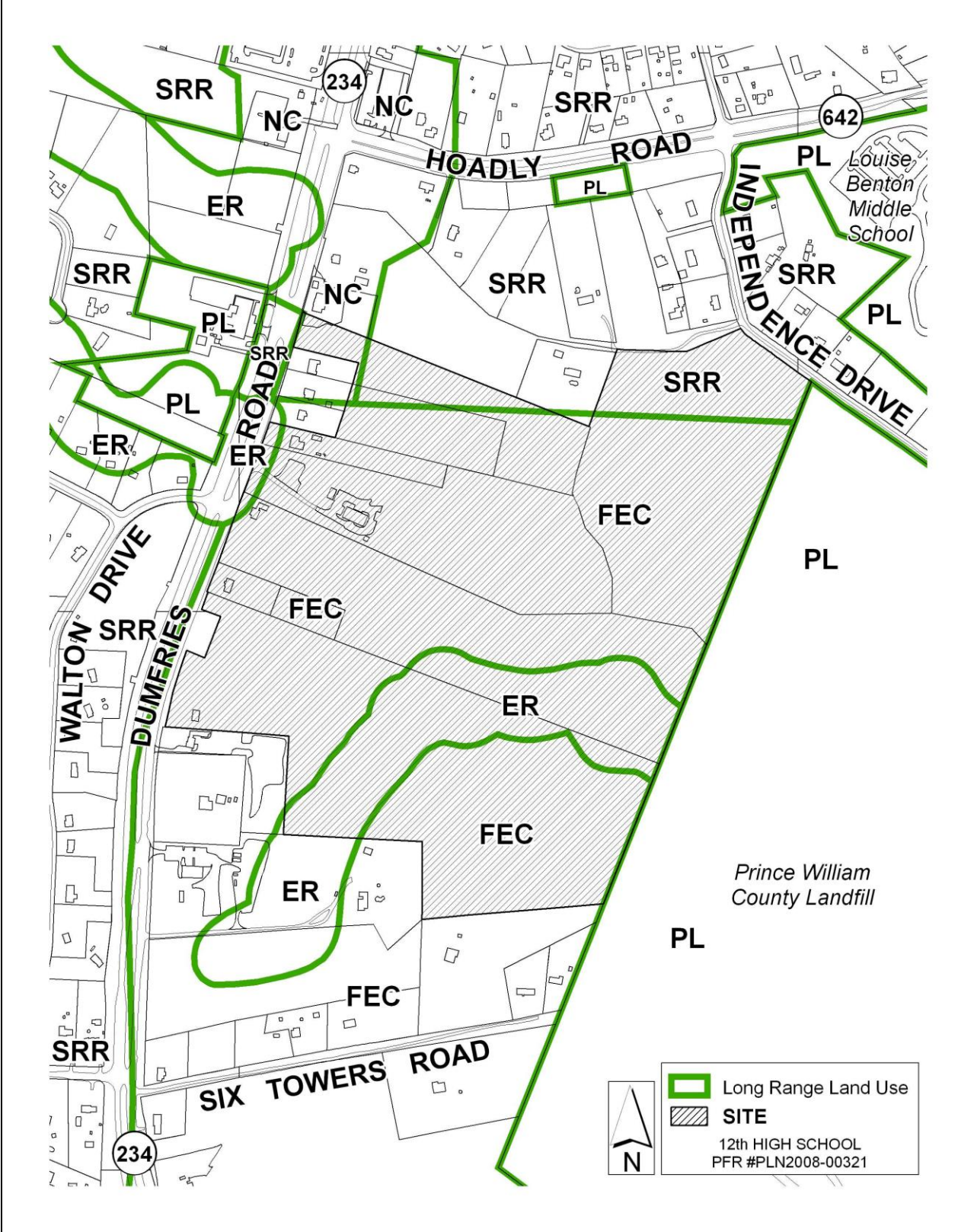
Attachment A – Maps
AERIAL MAP



Attachment A – Maps
ZONING MAP



**Attachment A – Maps
LONG-RANGE LAND USE MAP**



Part I. Summary of Comprehensive Plan Consistency

Proposal

The application is a proposal by the Prince William County School Board to construct a ±320,000 square-foot high school.

Staff Recommendation: Find the Application Consistent with the Comprehensive Plan

The following is a summary of staff’s analysis of this public facility review. 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.

<u>Plan</u>	<u>Consistency</u>	<u>Reasons</u>
Long-Range Land Use	Yes	The site is classified as Flexible Use Employment Center (FEC), Neighborhood Commercial (NC), Semi-Rural Residential (SRR), and Environmental Resource (ER) on the Long-Range Land Use Map. Public uses are permitted with the approval of a public facility review.
Community Design	Yes	The PFR plan shows a high school with related parking and sports facilities. A 50-foot landscape strip is proposed along Dumfries Road by the applicant. Architecturals, signage and sports facility lighting are addressed.
Cultural Resources	Yes	A Phase I study will be completed and Phase II Evaluations and Mitigation provided if necessary.
Environment	Yes	The existing RPA will remain undisturbed and mitigation will be provided for drainage from ballfields. Wetland disturbance will be mitigated.
Fire and Rescue	Yes	The site is within the recommended response times for fire suppression and basic and advanced life support, and the tactical units are within capacity.
Police	Yes	No significant impact to police services is anticipated.
Potable Water	Yes	The applicant will design and construct all on-site and off-site public water facilities at the time of site plan.
Sanitary Sewer	Yes	The applicant will design and construct all on-site and off-site public sewer facilities at the time of site plan.

Attachment B - Staff Analysis

Schools	Yes	The school will help meet the Prince William County Schools need for 2 new high schools by 2015. The school meets the LOS standards in the Schools Chapter of the Comprehensive Plan.
Telecommunications	Yes	The School Board will work with Fire and Rescue to install wireless infrastructure within the school.
Transportation	Yes	The main access will be provided with signalization on Dumfries Road at its intersection with Walton Drive with secondary access on Dumfries Road as right-out only. No parking or pedestrian access shall be permitted along Independence Drive.

Part II. Comprehensive Plan Consistency Analysis

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

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Convenience store/gas station; single family detached residential	NC; SRR	A-1
South	Commercial, plant nursery, single family detached residential	FEC; ER	A-1
East	Prince William County Landfill	PL	A-1
West	Single family detached residential; fire station across Dumfries Road	FEC; SRR	A-1

Procedural Information Background

Public facility reviews require consideration of different criteria than applications for rezonings or special use permits. Va. Code Sect. 15.2-2232 requires that the Planning Commission review the general or approximate location, character and extent of all public facilities, including schools, when the proposed facility is not a feature shown on the Comprehensive Plan Map. The purpose of the Planning Commission review is to determine whether the general or approximate location, character and extent of the proposed public facility are substantially consistent with the adopted Comprehensive Plan.

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 providing a land use pattern that encourages fiscally sound development and achieves a high quality living environment. In addition to delineating land use designations on the Long Range Land Use Map, the plan includes recommendations relating to ensuring adequate land for economic development opportunities, providing for a diverse housing market, protecting against the encroachment of incompatible land uses, encouraging infill development within the development area, protecting environmentally sensitive lands, promoting mixed use development where appropriate, encouraging the provision of adequate public facilities for existing and planned development, preserving valuable open space and environmental resources, encouraging higher density development near existing and future transit facilities, and utilizing the sector planning process to provide more detailed recommendations where appropriate.

Attachment B - Staff Analysis

This site is located within the development area of the County and is classified Flexible Employment Center, Neighborhood Commercial, Semi-Rural Residential, and Environmental Resource on the Long Range Land Use Map. The following table summarizes the uses and densities intended within the FEC, NC, SRR, and ER designations:

Long-Range Land Use Plan Classification	Land Uses Intended
NC	<p>Neighborhood Commercial (NC). The purpose of the Neighborhood Commercial classification is to provide commercial areas to serve surrounding residential neighborhoods. NC-designated areas shall be planned and developed in a comprehensive, coordinated manner. NC projects shall not be nearer than one mile from any other NC area or project, or any GC or Convenience Retail (CR) area or project. The site orientation of an NC project shall be toward surrounding neighborhoods, with project access from primary neighborhood-serving roadways, rather than from roadways serving pass-through/pass-by traffic. Pedestrian access to and from the surrounding neighborhood, where appropriate, shall be encouraged. Primary uses in the NC classification are the retail and retail service uses permitted in the B-2, Neighborhood Business, zoning district and/or mixed-use buildings that combine retail/retail service uses on the first floor only and residential uses on no more than two additional floors, with a special use permit. In order that the neighborhood-serving function of NC uses can be maintained, maximum NC project size shall be 15 acres, and the maximum size of nonresidential uses shall be 120,000 gross square feet, with no single use (other than a grocery store, general store, or drug store) to be larger than 12,000 gross square feet.</p>
FEC	<p>Flexible Use Employment Center (FEC). The purpose of the Flexible Use Employment Center classification is to provide for areas of employment uses situated on individual sites or in campus-style “parks.” Primary uses in the FEC classification are light manufacturing, “start-up” businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total FEC project area. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that FEC project. Warehousing, wholesale, storage and/or distribution uses shall also be considered secondary uses within any FEC project. Outdoor storage shall also be considered a secondary use and shall be limited to no more than 25 percent of the land area of the FEC project. Within an FEC-designated project, the more intense uses shall be located in the core of the area and the less intense uses (excluding outdoor storage) at the periphery, to act as a transition between the FEC project and adjacent areas designated or developed for different uses. Office development in FEC areas is encouraged to be in accordance with the <i>Illustrative Guidelines for Office Development</i>, provided as a supplement to the Community Design Plan chapter of the</p>

<p>SRR</p>	<p>Comprehensive Plan and available from the Planning Office.</p> <p>Semi-Rural Residential (SRR). The purpose of the Semi-Rural Residential classification is to provide for areas where a wide range of larger-lot residential development can occur as a transition between the largest-lot residential development in the Rural Area and the more dense residential development found in the Development Area. Residential development in the SRR areas shall occur as single-family dwellings at a density of one dwelling per 1-5 gross acres. Where more than two dwellings are constructed – as part of a residential project in the SRR classification – the average density within that project should be 1 dwelling unit per 2.5 acres on a project-by-project basis. Cluster housing and the use of the planned unit development concept may occur, so long as the resulting residential density is no greater than that possible under conventional development standards, and provided that such clustering furthers valuable environmental objectives such as stated in the Environment Plan and is consistent with fire and rescue service objectives. The lower end of the density range for the SRR classification should be proposed with a rezoning application. Higher densities shall be achieved through negotiation at the rezoning stage, not to exceed average densities established in this category.</p>
<p>ER</p>	<p>Environmental Resource (ER). This classification is explained and defined in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Act (FEMA) Flood Hazard Use Maps or natural 100-year floodplains as defined in the Design and Construction Standards Manual and resource protection areas (RPAs) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands, 25 percent or greater slopes, areas with 15 percent or greater slopes in conjunction with soils that have severe limitations, soils with a predominance of marine clays, public water supply sources, and critically erodible shorelines and stream banks are considered part of the Environmental Resource designation.</p>

The site is located on the east side of Dumfries Road, approximately 740 feet south of its intersection with Hoadly Road. The subject property is ±110 acres (the “site”) and is zoned A-1, Agricultural, in its entirety.

This is a request for a public facility review to allow the construction of a public high school of approximately 320,000 square feet to serve grades 9 through 12.

Proposal's Strengths

- Long-Range Land Use Plan - The site is classified NC, FEC, SRR, and ER on the Long-Range Land Use Map. A public use is allowed in any zoning district with the approval of a public facility review.

Proposal's Weaknesses

- Zoning - The existing A-1 zoning district is not consistent with the NC, FEC, and SRR designations; however, this use is allowed in the A-1 zoning district with the approval of a public facility review.

On balance, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

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

The subject site is in the Dumfries Road Highway Corridor Overlay District approved prior to February 20, 1996. As such, the proposal is subject to the applicable requirements.

The PFR Plan shows a high school site along Dumfries Road, with a school in the middle of the site with parking mainly in the front half, sports fields in the rear half, and RPA and wetlands throughout the site. A 50-foot landscape strip is proposed along Dumfries Road.

Proposal's Strengths

- Land Use – The school will be constructed in substantial conformance with the PFR Plan.
- Dumfries Road – A 50-foot landscape strip is provided along the frontage of Dumfries Road.
- Architecturals – Architectural elevations were submitted that will be similar in design to the 11th High School.
- Lighting – The sports fields and playing courts to be lighted are labeled on the PFR Plan.

Proposal's Weaknesses

- None indicated.

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

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources—including those significant to the County's minority communities—for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

Phase I archaeological studies are generally required at submission of rezoning and special use permit applications where significant prehistoric or historic sites and cemeteries are known or suspected. Phase II evaluations and treatment plan studies may also be required. Records research is required of all applicants for rezoning, special use permit, comprehensive plan amendment, and public facility review applications.

The County has recommended a Phase I Archaeological Survey and, if necessary, Phase II Evaluations and Mitigation Plans. Artifact and project documentation area also recommended to be curated with the County.

Proposal's Strengths

- Archaeological Study – Phase I - A Phase I cultural resources survey will be completed with Phase II Evaluations and Mitigation provided if necessary.

Proposal's Weaknesses

- None identified.

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

Environment Plan Analysis

Prince William County has a diverse natural environment extending from sea level to mountain crest. Sound environmental protection strategies will allow the 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.

Approximately 10% of the site is RPA and wetlands. Approximately 5% of the site contains slopes of 15% to 25%, and the site does not contain slopes greater than 25%. The RPA is shown on the PFR Plan as mapped per the PASA proposed by Wetlands Solutions, Inc. and approved November 20, 2006. Intermittent streams that are disturbed will be properly permitted through the Virginia Department of Environmental Quality prior to construction.

The site is located in Subwatershed # 705 that drains into the Powells Creek. Stormwater management (SWM/BMP) for this site will be handled with three ponds, two to the east and one to the south.

Proposal's Strengths

- **Buffers** – A 30-foot wide type B landscaped perimeter buffer will be provided around the school site. Any disturbed buffer areas will be replanted to 30-foot wide type B standards with native plant materials.
- **Tree Save Areas** – The existing vegetation in the 30-foot wide buffer along the Independence Drive residences will be preserved, and the preserved buffer will be widened to 100 feet adjacent to Independence Drive.
- **RPA Preservation** – The RPA and existing vegetation within the RPA will not be disturbed except for pedestrian access trails and foot bridges.
- **SWM/BMP** – All sports fields and impervious surface runoff will be funneled into SWM ponds to minimize impacts on the RPA. Three SWM facilities will be provided on-site.
- **Water Quality Monitoring** – The applicant has agreed to contribute \$75 per disturbed area for water quality, stream monitoring, and/or drainage studies.

Proposal's Weaknesses

- **Intermittent Streams** – The intermittent stream areas will be not be saved.

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

Fire and Rescue Plan Analysis

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

The site is closest to the Coles Fire and Rescue Station #6. It is estimated that there are approximately 1,749 responses per tactical unit at this station, which is within the recommended standard of 2,000 responses per unit. It is estimated that the response time for the site would be within the recommended 4.0-minute response time for fire suppression and basic life support. It is estimated that the response time for this site would be within the recommended 8.0-minute response time for advanced life support.

The Fire and Rescue Association is currently reviewing the number of tactical units per station, and the numbers reported here are subject to revision.

Proposal's Strengths

- **4.0 Minute Response Time** – The site is within the recommended 4.0-minute response time for fire suppression and basic life support.
- **Station Workload** – The responses per tactical unit from the closest station are within the recommended standard.
- **8.0 Minute Response Time** – The site is within the recommended 8.0-minute response time for advanced life support.

Proposal's Weaknesses

- None identified.

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

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This plan 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 plan 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. The plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

Proposal's Strengths

- **Safety and Security Measures** - The Police Department has recommended the safety and security measures that should be incorporated into the design of the site. No significant impact to police services is anticipated.
- **Graffiti** – The applicant shall notify the Police Department if their property is marked with graffiti and remove it promptly thereafter.

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

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 property is within the Prince William County Service Authority service area. Public water exists along the Dumfries Road (Route 234) frontage.

Proposal's Strengths

- Water Connection - The applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. The special use permit conditions require the applicant to design and construct all on-site and off-site water utility improvements necessary to develop the subject use.

Proposal's Weaknesses

- None identified.

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

Sanitary Sewer Plan Analysis

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

The property is within the Prince William County Service Authority area. Public sewer is available as a 12-inch gravity main in the county landfill approximately 8,200 feet southeast of the property. Gravity sewer is the preferred method of service to the proposed school. Extension of gravity sewer would make sewer available to adjacent properties planned for public utilities. The alternate method of providing sanitary sewer service would be the construction of a sewage pumping station and approximately 2,100 feet of off-site force main.

Proposal's Strengths

- Sewer Connection - The applicant has committed to design and construct all on-site and off-site sewer utility improvements necessary to develop the subject use.

Schools Plan Analysis

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

Attachment B - Staff Analysis

The Schools Plan establishes level of service (LOS) standards for schools countywide, based on available or projected program capabilities. The Schools Plan recommends that proposed developments offset impacts on County schools by providing land for future schools and/or monetary contributions for construction of schools.

The northwest end of the Prince William County landfill is located to the east of this site. A landfill is considered an incompatible site adjacent to a school; however, the Department of Solid Waste is hoping to partner with the school to use this as an educational tool and a positive learning experience. From a land use standpoint, the active landfilling operation is farther to the south and not located in this area. Existing buffering on the landfill provides mitigation with an undisturbed 500 foot wide buffer along the perimeter of the landfill adjacent to this site with an additional buffer that prohibits active landfilling in a strip at least 500 feet wide to provide a total buffer width of at least 1,000 feet.

Proposal's Strengths

- Need for Additional Facility – The Schools Chapter of the Comprehensive Plan shows that 2 new high schools are needed by 2015. This proposed school will provide one new site.
- Meets Schools Chapter LOS Standards for School Facilities -- The proposed site meets the LOS standards for school sites as shown by the table on the next page:

LOS Standards	High School Standard	12th High School Proposal
Minimum Size Site	80 acres	110 acres
Frontage Minimums & Access	1,700 feet, preferably on collector road	Approx. 1,320 feet on arterial road (1,950 feet if incl. middle residential lots)
Optimum Shape	Rectangular	Rectangular
Student Capacity	2,150 students	2,053 students

Proposal's Weaknesses

- Adjacent Uses – The northwest end of the Prince William County landfill is located adjacent to the school site to the east and a fire station is located across Dumfries Road to the west, which are not adjacent compatible sites per the Schools Chapter of the Comprehensive Plan.
- Pedestrian Connections – A separated bike/pedestrian trail is provided along the west side of Dumfries Road; however, no proposed sidewalk or trail is provided along the east side of Dumfries Road for access to the school.

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

Proposal's Weaknesses

- None identified.

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

Telecommunications Plan Analysis

Mobile and land-based communication infrastructure promotes public safety and economic growth. The Telecommunications Plan sets out policies and action strategies that further the County's goals of identifying sufficient facility sites, encouraging a variety of telecommunications infrastructure to promote economic growth and public safety, complying with federal laws to promote low cost communication capabilities for our citizens, and encouraging "stealth" technologies to minimize negative impacts of telecommunication facilities. The plan includes recommendations relating to maximizing the use of existing structures, compatibility with adjacent uses, providing high speed internet and fiber optic access to public buildings, residences and businesses, and the use of public properties to promote beneficial public/private partnerships.

No towers or telecommunication antennas/dishes/panels are proposed with the school site. The design and provision of the telecommunication infrastructure and any wireless devices will be coordinated between Fire and Rescue and the Prince William County Schools Risk Management Department to enhance the operation of the County's 800 MHz emergency communication system.

Proposal's Strengths

- **Wireless Infrastructure** - The School Board has agreed to work with Fire and Rescue to install wireless infrastructure with the school, which enhances the operation of the County's 800 MHz emergency communication system.

Proposal's Weaknesses

- None identified.

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

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County’s goal of providing a complete, safe and efficient multi-modal circulation system that includes sufficient capacity to meet the demands placed upon it. The plan includes recommendations relating to improving existing service levels, increasing capacity of the existing system, minimizing negative impacts to environmental and cultural resources, supporting targeted industries and major activity centers, exploring innovative funding mechanisms, promoting regional approaches to transportation issues, and promoting transit opportunities. At a minimum, projects should include strategies that result in a level of service (LOS) of “D” or better on all roadways, the dedication of planned rights-of-way, the provision of pedestrian pathways, and access to mass transit and other commuter facilities as appropriate.

This site proposes to have access from Dumfries Road. A traffic impact analysis (TIA) was required for this application and is being revised per the April 23, 2008 scoping meeting. A road improvements plan is provided in the PFR Plan. The following table provides information concerning the daily volumes and levels of services of roadway important to this development:

Roadway Name	Number of Lanes	Current VDOT Count	Existing Daily LOS
Dumfries Road	4	27,000 vpd	B

Proposal’s Strengths

- Level of Service B on Dumfries Road – The additional school will provide mitigation per the revised TIA to ensure that the LOS is acceptable.
- Access - The main access will be provided on Dumfries Road at its intersection with Walton Drive. The secondary access will be right-out only. Turn lanes will be provided in accordance with DCSM/VDOT standards, and channelization will be provided to prevent U-turns at Hoadly Road.
- Signalization of Main Entrance – The applicant has committed to install a traffic signal, fitted with preemption equipment, at the main school entrance on Dumfries Road.
- Independence Drive Restrictions - The applicant has agreed to prohibit both parking and pedestrian access from Independence Drive.
- No School Bus Parking Storage – The applicant has agreed to commit that no school buses will be permitted to be stored overnight on site.

Proposal's Weaknesses

- None indicated.

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:

- 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 site plan review.

- Landscaping - Landscaping/buffering/screening/tree canopy coverage shall meet minimum requirements of the DCSM.

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
DPW- Environmental Services
Parks Authority
Planning Office, Case Manager and Zoning Administration
PWC Service Authority
PWC Transportation
Schools
VDOT

**Attachment C – Applicant’s Submission
LETTER OF COMMITMENT**



Prince William County
PUBLIC SCHOOLS
Providing A World-Class Education

June 19, 2008

Elaine Pugh
PWC Planning Office
5 County Complex Court
Prince William, VA 22192

RE: PFR #PLN2008-00321, 12th High School Site

Dear Ms. Pugh:

You have previously received 15 copies of the revised PFR plan for the proposed 12th High School. As noted on the Application of January 2, 2008, the proposal includes approximately 110 acres to allow for the construction of the 12th high school on Dumfries Road, near its intersection with Hoadly Road. The High School will serve approximately 2053 students in grades 9-12 and relieve overcrowding at Osbourn Park, Hylton, Brentsville and Forest Park High Schools when it opens in September 2016. The approximate size of the proposed High School is 320,000 square feet.

The proposed school site is an assemblage of nine separate parcels for a total of 109.91 acres, which allows for the construction of a high school with supporting athletic fields and facilities. The School Board has acquired eight of the nine parcels. The Prince William County School Board has authorized the use of eminent domain to acquire the final parcel - GPIN 7892-52-8443, 21.67 acres, after having tried unsuccessfully to purchase the property, and with negotiations being at an impasse.

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

Land Use - The school will be built in substantial conformance with the attached Public Facility Review plan. The site is zoned A-1 and designated Neighborhood Commercial (NC), Semi-Rural Residential (SRR), Flexible Use Employment Center (FEC), and Environmental Resource (ER). As you state in your May 28, 2008 memorandum to me, public uses are permitted in these zoning districts and planning areas with an approved public facility review. Further, the proposed school facility is a compatible use with Coles Elementary and Benton Middle Schools, the adjacent landfill buffer and surrounding residential and commercial areas.

MAUREEN A. HANNAN
*Supervisor of Land Acquisition and CIP Planning
Office of Facilities Services*

P.O. BOX 389, MANASSAS, VA 20108 • WWW.PWCS.EDU • 703.791.7312 • FAX 703.791.8018

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Attachment C – Applicant’s Submission LETTER OF COMMITMENT

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Community Design - The 30-foot landscape buffer provided around the perimeter of the school site is labeled on the revised PFR plan, as well as the 50-foot HCOD buffer along Dumfries Road frontage.

-Trees will be preserved in the RPA.

-Limits of clearing and grading are shown on revised PFR plan where possible, given the need to use the athletic areas to balance the cut and fill of the site based on future, final engineering. In any event, the School Board commits to replant disturbed buffer area with native landscape material.

-The school design is prototyped on the 11th High School, of which schematic design is attached. Final orientation may be different from what is depicted on the revised PFR plan.

Cultural Resources - The School Board commits to conduct a Phase I Archeological Investigation and if necessary Phase II Evaluation and Mitigation on the school site and is working with County Archaeologist on scope parameters, as requested by the County Archaeologist.

Environmental Resources - The Resource Protection Area Evaluation, (PASA) prepared by Wetland Studies and Solutions, Inc. was approved by the Office of Planning on November 20, 2006. Based on our May 29, 2008 meeting, we understand that the County will offer re-verification of this report at site plan stage up to four (4) years from the original approval date.

-All the Resource Protection Areas have been delineated on the plan. Disturbance of these areas will be avoided with the exception of pedestrian access trails and footbridge. As pointed out by Ms. Deitz at our May 29, 2008 meeting, and as depicted on the revised PFR plan, the large contiguous wetlands will be undisturbed by the planned improvements.

-Intermittent streams that extend beyond the RPAs will be properly permitted with the Virginia Department of Environmental Quality prior to commencing construction.

-Three separate Storm Water Management and Best Management Practices facilities are proposed with this project and all have been located on the upland sides of the delineated RPA. The site will be designed such that any runoff from ball fields will be funneled into these facilities so as to minimize any impact on the RPAs. 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.

Parks and Open Space - The PFR plan has been revised to separate the practice softball field and P.E. field.

Library System - No comment.

Public Facility Review Plan - The nine parcels, totaling 109.91 acres, will be consolidated at site plan, presumably under a single new GPIN.

Attachment C – Applicant’s Submission LETTER OF COMMITMENT

Pugh
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-Lighting - The revised PFR plan depicts which athletic fields will be lit. All of the competition fields at the high school will be lit. The fields to have lights include the competition stadium complex, softball and baseball fields, as well as the tennis courts. Lighting will conform with the requirements of the zoning ordinance. The parking lots and drivers education range will have lighting for security and in accordance with requirements of County Zoning Ordinance.

Service Authority - The School Division has committed to plan, design and construct all on-site and off-site 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.

As reflected in the Service Authority’s memorandum dated January 24, 2008, public water is located along the Dumfries Road frontage of the property. There are two options for servicing the site with public sewer, both of which are supported by the Service Authority: (1) gravity on a 12-inch main from the County landfill approximately 8200 feet to the southeast or (2) the construction of a pump station to pump to the gravity line at Benton Middle School with 2100 feet of off-site force main.

Fire & Rescue Access - Per the Comprehensive Plan, the Level of Service Standards for Fire and Rescue Facilities in Travel Time is 4 minutes. The school site is located across Dumfries Road from the Coles Fire and Rescue station and therefore falls within the required 4 minute response time.

The design and provision of the telecommunication infrastructure and any wireless devices will be coordinated with Prince William County Schools Risk Management Department.

OIT Infrastructure Management - The School Division commits to include a 4 inch diameter electrical conduit for vertical conduit system, as requested by OIT.

Transportation - The School Division shall revise the Traffic Impact Analysis (TIA) provided with the application, based on the 4/23/08 scoping meeting. The revised TIA will be available for review prior to July 2, 2008 public hearing.

Transportation improvements shall be provided in accordance with VDOT standards at final site plan. Recommended traffic mitigation measures and road improvements required as noted on revised plan and recommended in revised TIA:

1. -The main entrance has been located to align with Walton Drive. A traffic signal installed at this main entrance is essential to the operation of the school and the School Division commits to install.
 - The traffic signal will be fitted with preemption equipment, due to the school’s close proximity to an emergency vehicle site.
 - Turn lanes will be provided for intersection in accordance with appropriate standards.
2. Site Plan stage will show a design that will prohibit direct access across from fire station. There will be right-out only at North boundary.

**Attachment C – Applicant’s Submission
LETTER OF COMMITMENT**

Pugh
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- The School Board also commits to adequate channelization mechanism at site plan to prevent an attempt at a left-hand U-turn at the Hoadly Road intersection.
3. The existing TIA is being revised to include updated background information for Dumfries Road to meet VDOT 527 standards.
 4. The existing and proposed turn lanes are shown on the revised PFR plan.
 5. The School Board has acquired eight of the nine parcels. The Prince William County School Board has authorized the use of eminent domain to acquire the final parcel - GPIN 7892-52-8443, 21.67 acres.
 6. Dumfries Road is a ditch section road. The School Division will coordinate with VDOT and not promote a sidewalk along a ditch section. A trail is located on opposite side of Dumfries Road.
 7. Parking will not be allowed on Independence Drive and there will not be any direct access to school site from Independence Drive. A fence will be around competition fields and there will be no pedestrian link to Independence Drive.

The Site Design will not provide for overnight bus parking. Buses will be parked at one of the nearby school bus transportation centers - Central and Potomac.

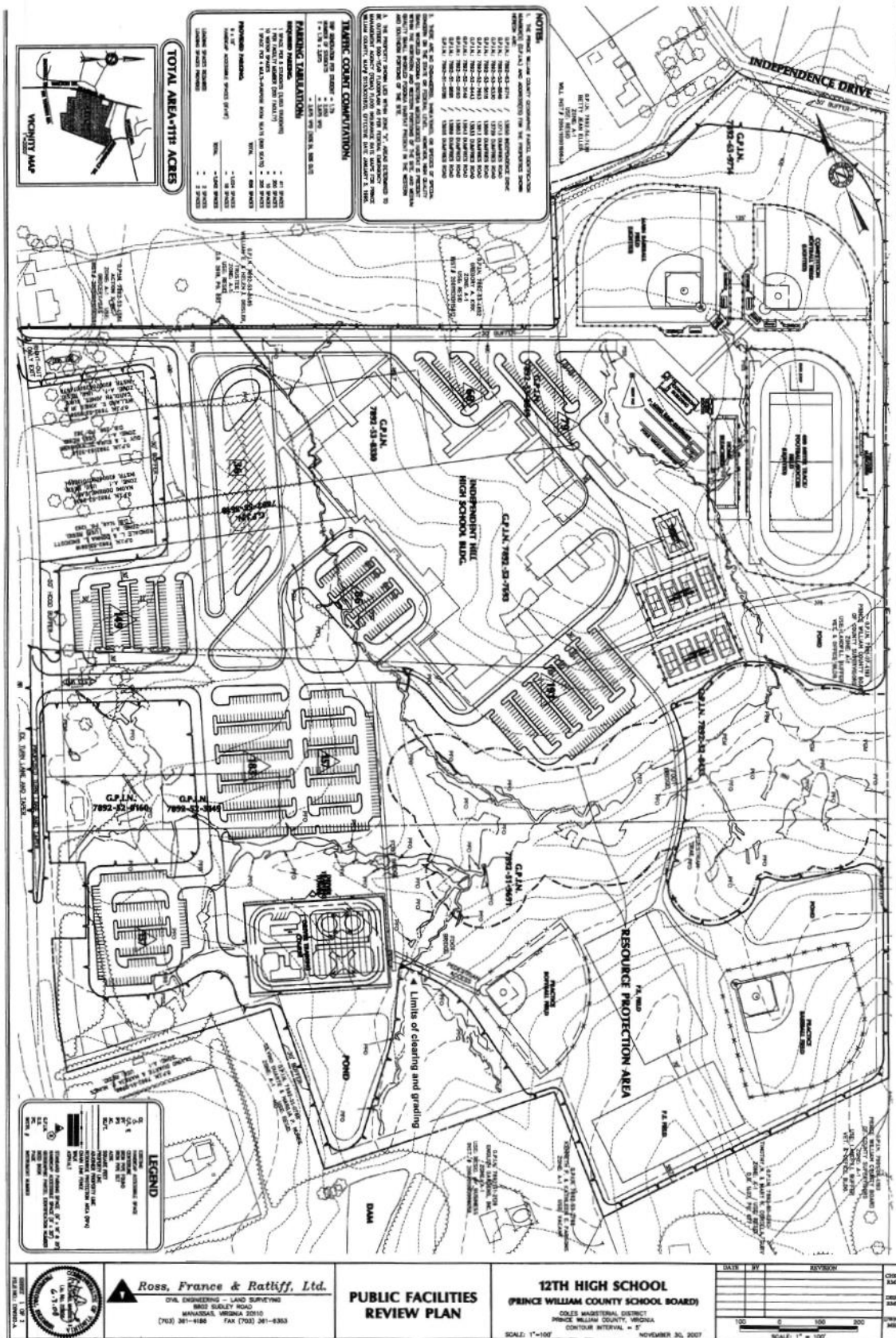
Please accept the above as clarification to issues raised during staff’s review of the PFR application. I look forward to the Public Facilities Review public hearing before the Planning Commission on July 2, 2008.

Sincerely,

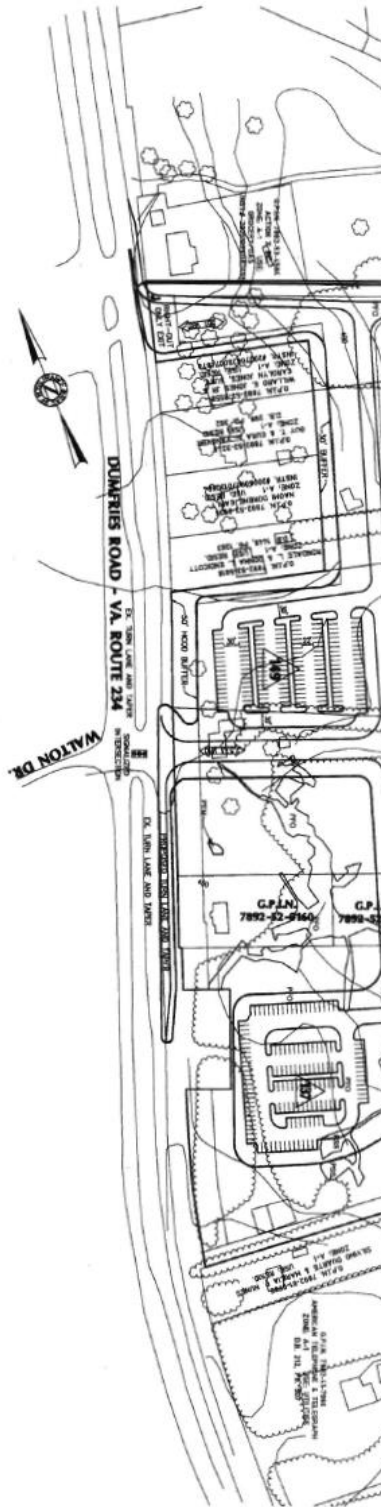


Maureen Hannan
Supervisor, Land Acquisition & CIP Planning

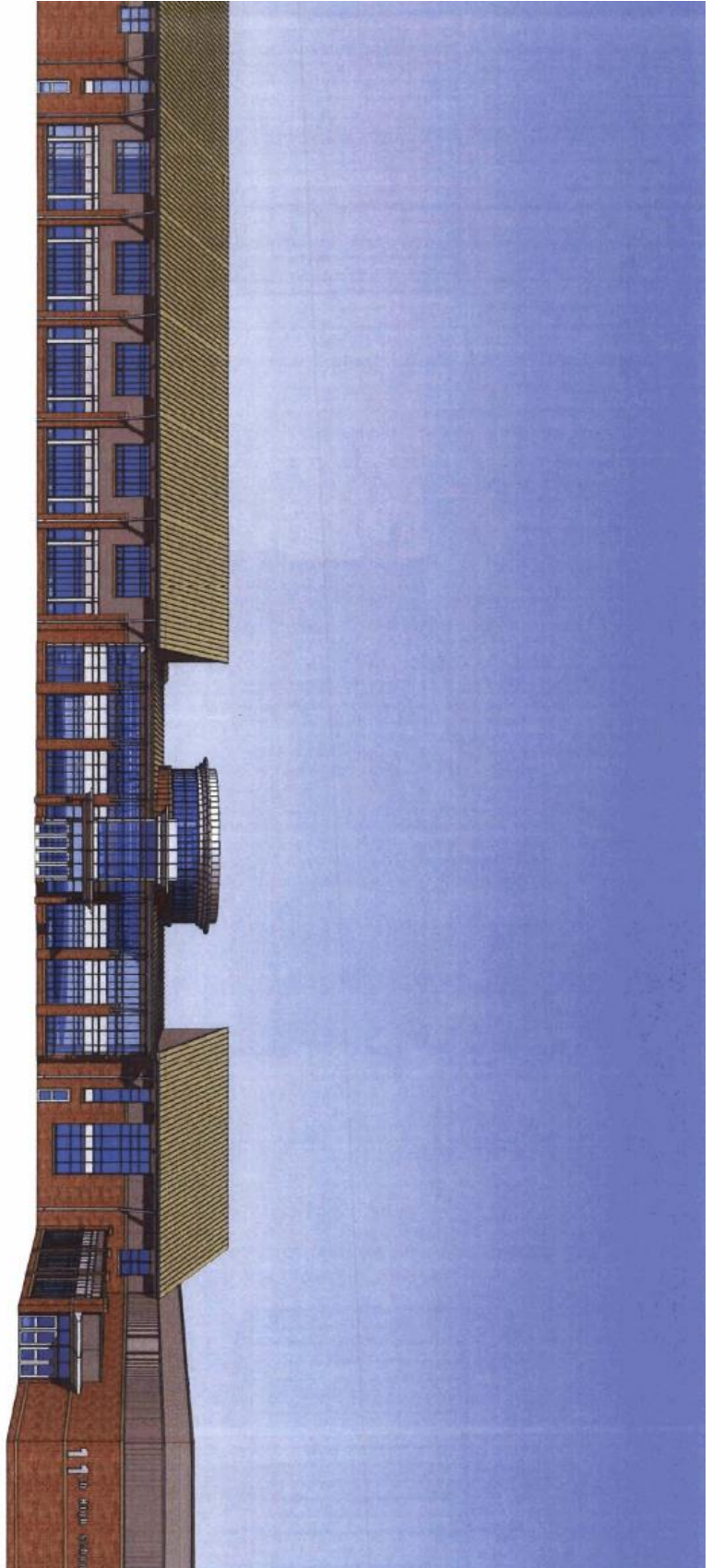
Attachment C – Applicant’s Submission PFR PLAN DATED JUNE 3, 2008



Attachment C – Applicant’s Submission
ROAD IMPROVEMENTS PLAN DATED JUNE 3, 2008



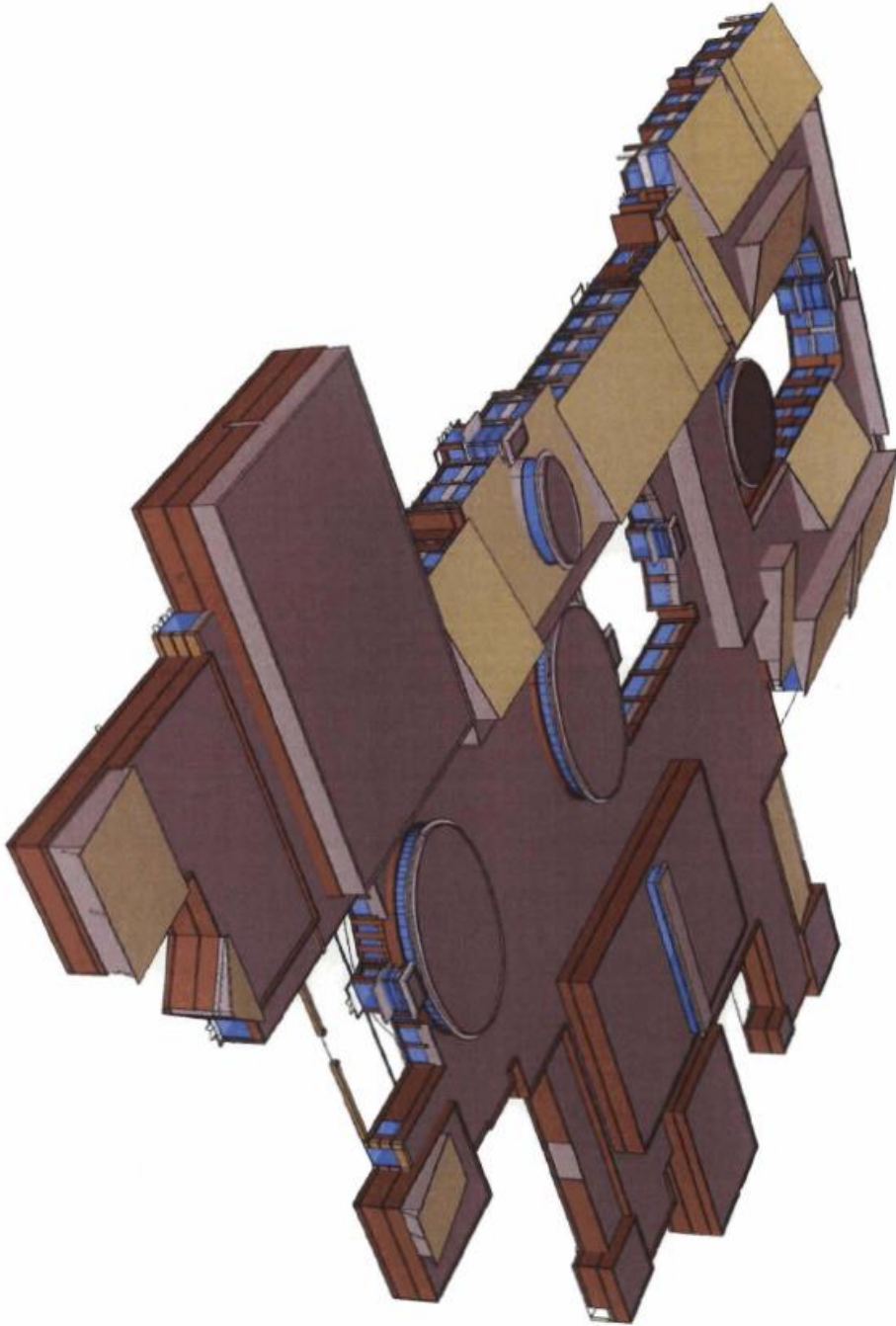
**Attachment C – Applicant’s Submission
ARCHITECTURAL RENDERINGS**



Main Entry & Administrative Offices

11th High School

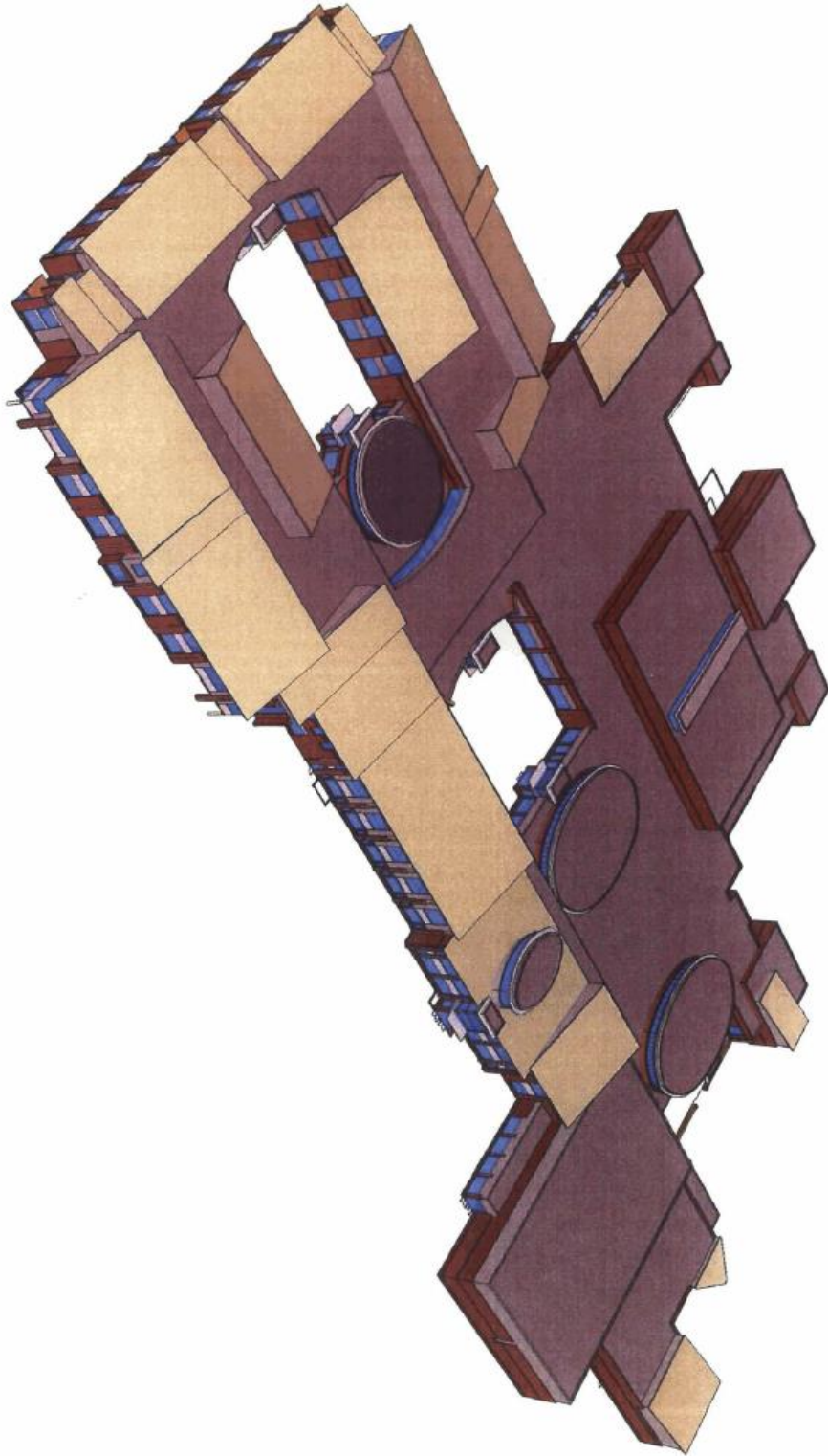
Aerial Perspective



11th High School

Attachment C – Applicant’s Submission
ARCHITECTURAL RENDERINGS

Aerial Perspective



11th High School