June 23, 2017

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

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

Dear Jasmin:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Fire and Rescue

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

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

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

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

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

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

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

The School Division commits to make a monetary contribution to the Prince William Board of County Supervisors in the amount of $0.61 per square foot of building area constructed on site.
Long Range Planning - The site is zoned M-1, Heavy Industrial with Comprehensive Plan, Long-Range Land Use designation of EI, Industrial Employment and FEC, Flexible Employment Center. Schools are appropriate land uses in all zoning districts of the County, subject to the public facility review process.

There is a critical need for the 13th High School to relieve severe overcrowding at the high schools in western Prince William County. The property identified for this proposed high school is available for purchase by Prince William County Schools. The high school will employ approximately 225 people, providing a diverse work force of teachers, administrators, custodians, office staff, guidance, and health care professionals.

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

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

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

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

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

Security lighting on site will be directed downward.

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

Easements, buffers, sidewalks, and shared-use paths have been identified on the revised PFR Plan.
Pedestrian connectivity from Gainesville Middle School to the proposed high school has been identified on the revised PFR Plan. The proposed asphalt trail will connect to existing trail at Gainesville Middle School and will extend to the second entrance at the high school.

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

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

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

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

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

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

The School Division commits to provide painted crosswalks and pedestrian-activated traffic signal controls at signalized intersections if signals are warranted at:
- Limestone Drive and the future Wentworth Green Drive
- Future University Boulevard and the future Wentworth Green Drive

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

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

1. No oils, fuels, anti-freeze, solvents or other pollutants or flammable substances will be discharged into the public sewer system.

2. The School Division shall size, design, and install a Service Authority (or PWC) approved grease trap on-site, if required by the Service Authority and properly maintain the grease trap to prevent grease build-up in the force main or gravity sewer.
3. Fire sprinkler systems will incorporate a County approved backflow prevention device and will be designed to eliminate water hammer.

4. The School Division commits to install grinder pumps in the sanitary sewer system if required.

5. A County approved, adequately sized backflow prevention device will be installed on the water service line. This device will be on the school facility side of the water meter and before any point of use fixture of the on-site plumbing system.

6. The School Division will demonstrate to the Service Authority that there is no detrimental effect on the Service Authority’s water distribution system and service pressure to the community from installed landscape irrigation system.

7. The School Division commits to be responsible for all on-site and off-site water system improvements required to provide the water service demand generated by the proposed high school.

8. Public water is available to the site from an existing 16-inch transmission main located north of the site on the Live Nation property and from an existing 24-inch transmission main located northwest of the site along the proposed extension of Wentworth Green Drive.

9. Public sewer is not available to the site. The proposed facility will be serviced with public water and sanitary sewer, available on adjacent properties for connection.

10. The School Division commits to design and construct any necessary on-site, off-site, and sanitary sewer utility improvements necessary to develop the subject property in accordance with the Service Authority’s USM, and County, and State requirements, standards and regulations.

The sizing and configuration of on-site and off-site utility system improvements will be determined during the preliminary and final development plan review process, based on existing and proposed zonings of surrounding properties and the dictates of the County Comprehensive Plan and Service Authority planning documents, and will be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new school.

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

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

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

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

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

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

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

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

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

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

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

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

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

1.10 - Site generated volumes chart added to revised PFR Plan.
1.11 - The distance of entrances to the nearest intersections are identified on the revised PFR Plan.

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

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

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

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

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

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

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

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

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

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

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

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

The School Division commits to make a monetary contribution to the Prince William Board of County Supervisors in the amount of $75.00 per acre for water quality monitoring and/or drainage improvements and/or stream restoration projects.

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

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

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

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

The School Division commits to increase the planting density to provide a minimum of 130 plant units per 100 linear feet within the landscape strip.
1.04 - The two specimen trees mentioned in Proffer #21 have been identified on the revised PFR Plan, one of which is on the school site. The School Division commits to preserve the one specimen tree on the school site as shown on the revised PFR Plan.

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

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

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

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

Sincerely,

Maureen Hannan
Supervisor, Land Acquisition & CIP Planning