



COUNTY OF PRINCE WILLIAM
1 County Complex Court, Prince William, Virginia 22192-9201
(703) 792-6830 Metro 631-1703, Ext. 6830 FAX (703) 792-4758
Internet www.pwcgov.org

**PLANNING
OFFICE**

Stephen K. Griffin, AICP
Director of Planning

May 10, 2006

TO: Planning Commission

FROM: Debrarae Karnes, AICP *ORK*
Planner III

RE: PLN2006-00641, Davis Ford Middle School

Attached please find recent comments from the Chief of Police relating to the use of police officers to direct traffic on this site. As you recall, the use of police was one of several traffic mitigation measures proposed by the Prince William Public School System. Also attached are revised letters from the Prince William School System and the Transportation Planning Division of Public Works addressing these comments.

Staff continues to recommend approval of this PFR. The appropriate combination of traffic improvements will ultimately be determined at site plan.



COUNTY OF PRINCE WILLIAM


1 County Complex Court, Prince William, Virginia 22192-9201
(703) 792-6650 Metro 631-1703 FAX (703) 792-7056

POLICE DEPARTMENT
Office of the Chief

Charlie T. Deane
Chief of Police

May 9, 2006

TO: Debrarae Karnes, Planner III
Prince William County Planning Office

FROM: Charlie T. Deane 
Chief of Police

RE: PFR PLN 2005-00532 – Davis Ford Middle School

The Police Department is in receipt of a copy of correspondence from Maureen Hannan, Supervisor of Land Acquisition and CIP Planning, that was addressed to you concerning the above (see attached).

The Police Department **does not support** this plan if it is in any way contingent on traffic direction by a police officer. Regardless of who pays for salary expenses, it is not prudent to build a facility which has its traffic plan based on the need for manual traffic direction on a public street or highway. Furthermore, the Police Department is not in a position to assure that staffing will be available to support consistent coverage of this assignment.

CTD/mv

C: Ms. Maureen Hannan
Assistant Chief Barry M. Barnard
File

Attachment – as noted

RECEIVED
2006 MAY 10 A 8:10
PLANNING DEPARTMENT
PRINCE WILLIAM COUNTY

A NATIONALLY ACCREDITED LAW ENFORCEMENT AGENCY





COUNTY OF PRINCE WILLIAM

4379 Ridgewood Center Drive, Prince William, Virginia 22192-5308
(703) 792-6820 Metro 631-1703 FAX: (703) 792-6828

DEPARTMENT OF
PUBLIC WORKS

Robert W. Wilson
Director

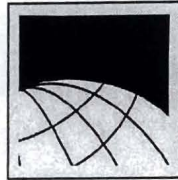
May 10, 2006

TO: Debrarae Karnes
Planning Office

FROM: Monica L. Backmon
Transportation Division

RE: PFR PLN #2006-00641 (Davis Ford Middle School)-as revised#4

Staff has reviewed the letter from Chief Deane of the Prince William County Police Department (dated May 9, 2006) stating that the Department is not in support of providing an officer to help facilitate the flow of traffic for the above mentioned school proposal. This letter does not change the recommendation of the Transportation Planning staff in the comment letter dated April 27, 2006. The applicant's revised TIA did not include a police officer directing traffic at the site so this letter has no bearing on Transportation's comments. Thus, staff is still unable to support the proposed public facility review.



Prince William County

PUBLIC SCHOOLS

Providing A World-Class Education

May 10, 2006

Ms. Debrarae Karnes
Prince William County Planning Office
1 County Complex Court
Prince William, VA 22192

RE: PFR PLN2005-00532-Davis Ford Middle School

Dear Debrarae:

Accompanying this letter are 25 copies of the revised PFR plan for the proposed Davis Ford Middle School. As noted on the Determination Request of May 19, 2005, this proposal includes the construction of a 135,309 square foot school building with supporting sports facilities and parking. The school is designed to house 1,233 students in grades 6-8. This proposed middle school will be located at 5901 Davis Ford Road in the Coles Magisterial District.

The proposed school will be built in substantial conformance with the Public Facility Review plan dated 4/25/06. The following summarizes the earlier commitments made by the Prince William School Division.

1. The following traffic mitigation measures are proposed, as shown on the PFR plan in accordance with VDOT and DCSM standards:

- Construction of a dedicated right-turn lane
- Two-way left turn lane (a middle third lane providing left turn north and south movement.)
- A Flush Median
- Installation of 'wink-o-matics'

The School Division realizes these improvements are subject to VDOT standards and approval.

2. Sufficient right-of-way exists to the north and south of the proposed school site. Right-of-way was dedicated with the Reserve at Crooked Creek subdivision per Deed Book 2745 at Page 169 and 110 feet of right-of-way was dedicated with Riverview Estates, Section 1 per Deed Book 1172 at Page 578.

Additional right-of-way will be dedicated across the frontage of the school site. The School Division will not need to acquire any right-of-way through eminent domain.

3. A sidewalk is not planned at this time because the sidewalk would not connect to anything. The School Division shall escrow funds, in accordance with the county standards, for construction of a sidewalk and class 2 trail along Davis Ford Road, adjacent to the school site, for sometime in the future.

Construction and Planning Services

4. The School Division commits to delaying the opening bell time to 8:30 a.m. from an 8:15 a.m. opening. Current middle school opening bell times range from 7:59 a.m. to 8:30 a.m.

5. After review of concerns expressed by the Prince William County Police Department, the School Division will not be using off-duty police officers to direct traffic during morning arrival. The School Division is confident the other committed improvements will provide sufficient improvements to traffic safety.

6. The School Division does not intend to have an entrance off River Forest due to environmental and engineering constraints.

7. The School Division commits to no lights at the football field or any of the outside fields.

8. The School Board is acquiring all 57.9 acres from the Prince William Service Authority. The School Board will provide an easement to the Service Authority around the Service Authority's communication tower and pump station. Access to the Service Authority easement area is restricted solely for access to the communication tower and pump station. The area will be fenced in, providing no through movement to the school site. Landscaping is proposed between the easement area and school site.

9. The Department of Environmental Quality (DEQ) has been notified of the proposed use as a school site and has indicated no concerns about the proposed use. A closure plan, provided by the Prince William Service Authority, will be reviewed and approved by DEQ.

The Service Authority has assured the School Division that they will conform to all DEQ closure requirements.

10. The School Division is purchasing the site from the Prince William County Service Authority for approximately \$4.2 million, or \$74,591 per acre, versus an average of \$125,000 per acre the School Division paid for the last four sites acquired. The School Division also evaluated the following sites:

a. McCoart Center

Prince William County paid approximately \$15 million for 70 acres. The County did not purchase an additional 40 acre site due to the high acquisition costs.

The School Board would have to pay the County for the land and the per acre price of approximately \$215,000 is prohibitive and not feasible for the Schools.

A development plan has not been designed and no infrastructure exists, therefore development costs would be extremely expensive.

b. Chinn Center

A preliminary wetland study consisted of reconnaissance, stream evaluation and resource protection area analysis.

RPA identified is larger than what County has mapped; extends through middle of site, splitting property in half.

Major traffic concerns at Old Bridge and Prince William Parkway intersection have not been addressed.

11. The School Division has contracted with Wetland Studies and Solutions to verify if any whorled pogonia exists on the site. The study period is late June, early July. The study will be submitted as a condition of the site plan approval. If any are found to exist, the area will be preserved.

Karnes
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12. The steep slope areas have been identified for tree restoration/BMP plantings. BMP plantings, such a crown vetch or similar type plant, requires no maintenance and helps filter out pollutants.

Thank you for your assistance. We look forward to receiving the finalized staff report and to the public hearing on May 17, 2006 before the Planning Commission.

Sincerely,

A handwritten signature in cursive script that reads "Maureen Hannan". The signature is written in black ink and is positioned below the word "Sincerely,".

Maureen Hannan
Supervisor, Land Acquisition & CIP Planning