

MOTION:

September 14, 2010

SECOND:

Regular Meeting

Res. No. 10-

RE:

**APPEAL OF PUBLIC FACILITY REVIEW #PLN2010-00329,
EXPANSION OF GEORGE HELLWIG MEMORIAL PARK – REAR
PARCELS – BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is an appeal of a Planning Commission action on a Public Facility Review (PFR) in which it was determined that the location, character, and extent of a proposed expansion to George Hellwig Memorial Park was not substantially in accord with the Comprehensive Plan pursuant to Virginia Code Section 15.2-2232; and

WHEREAS, the site is located +/-740 feet east of the intersection of Justice Ridge Place and Aden Road; and

WHEREAS, the site is identified as GPINs 7891-05-6889 (portion), 7891-05-9982 (portion), and 7891-15-2947 (portion), is designated Agricultural or Estate in the Comprehensive and is zoned A-1, Agricultural; and

WHEREAS, staff has reviewed the subject application and recommended a finding of consistency with the Comprehensive Plan, as stated in the staff report; and

WHEREAS, the Prince William County Planning Commission considered the request at its public hearing on June 2, 2010, and determined that the proposal was substantially inconsistent with the Comprehensive Plan, as stated in Planning Commission Res. No. 10-087; and

WHEREAS, the applicant appealed the Planning Commission's determination for inconsistency on June 11, 2010, within 10 days of the Planning Commission's decision; and

WHEREAS, Virginia Code Section 15.2-2232 requires the Prince William Board of County Supervisors to consider public facility review determinations made by the Planning Commission if appealed by the applicant; and

WHEREAS, general welfare and good planning practice are served by a finding that the location, character, and extent of the public facility is substantially in accord with the Comprehensive Plan, in particular the Long-Range Land Use, Parks, Open Space and Trails, and Transportation chapters;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby upholds the applicant's appeal and determines that the location, character, and extent of PFR #PLN2010-00329, Expansion of George Hellwig Memorial Park – Rear Parcels, is substantially in accord with the Comprehensive Plan.

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Page Two**

Votes:

Ayes:

Nays:

Absent from Vote:

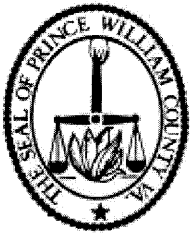
Absent from Meeting:

For Information:

Planning Director

Park Authority Executive Director

ATTEST: _____
Clerk to the Board



Melissa S. Peacor
County Executive

COUNTY OF PRINCE WILLIAM

OFFICE OF EXECUTIVE MANAGEMENT
1 County Complex Court, Prince William, Virginia 22192-9201
(703) 792-6600 Metro 631-1703 FAX: (703) 792-7484

BOARD OF COUNTY SUPERVISORS
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September 8, 2010

TO: Board of County Supervisors

FROM: Stephen K. Griffin
Director of Planning *[Signature]*

THRU: Melissa S. Peacor
County Executive

RE: PFR #PLN2010-00329
Expansion of George Hellwig Memorial Park – Rear Parcels
Brentsville Magisterial District

I. Background:

- A. Request – This is an appeal to the Planning Commission’s denial of a request for consistency with the Comprehensive Plan for the expansion of George Hellwig Memorial Park to include a ± 10 acre parcel of land that will be created from the modified boundaries of three existing parcels to provide ingress/egress to Aden Road. The additional ± 10 acre parcel to be acquired will expand the existing regional park facility, which encompasses ± 132.73 acres. The remaining two parcels to be reconfigured will be larger-lot residential or agricultural, consistent with the A-1, Agricultural, zoning standards and the AE, Agricultural or Estate, land use designation. The location, character, and extent of the proposed public facility was determined to be substantially inconsistent with the Comprehensive Plan by the Planning Commission at its June 2, 2010 public hearing. The applicant is the Prince William County Park Authority.
- B. Location – The site for the new Aden Road access is located +/-740 feet east of the intersection of Justice Ridge Place and Aden Road, is addressed as 14463, 14467, and 14471 Aden Road, and is identified as GPINs 7891-05-6889 (portion), 7891-05-9982 (portion), and 7891-15-2947 (portion). See Attachment A for reference maps.
- C. Comprehensive Plan – The site is designated AE, Agricultural or Estate, on the Long-Range Land Use Map.

- D. Zoning/Acreage – The subject parcel for the new access will be approximately 10 acres and is zoned A-1, Agricultural. Public facilities are permitted in all zoning districts, subject to the PFR process.
- E. Surrounding Uses – The site is to be accessed by Aden Road and is bordered by Marine Corps Base Quantico to the south, park land to the north, agricultural and residential uses to the east and west, and is located within the Rural Area.
- F. Interpretation – A response to the Prince William County Park Authority’s initial determination request was provided by the Planning Office on April 13, 2010. The letter is provided as Attachment D at the end of this report. Staff recommended a determination of consistency for the park expansion due to the following reasons:
 - 1. New ingress/egress to the existing park from Aden Road, which will also provide a safer, more efficient access for emergency response.
 - 2. Enhanced overall access to the existing park, while supporting its planned capacity and function as a regional facility.
 - 3. Consistent with the purpose, character, and intent of a Regional Park.
 - 4. Will contribute to the County’s park land needs, including the LOS park land standard of 15 acres per 1,000 population.
 - 5. Will contribute to the regional park standard of 6 acres per 1,000 population.
 - 6. Will help the County preserve at least 70 acres of parks accessible to the general public per 1,000 population.
 - 7. Acquisition of land containing a conservation area will contribute to the goal of retaining 39% of the County as protected open space.

Staff’s previous determination went before the Planning Commission at its April 21, 2010 meeting, at which time the Commission requested a formal public hearing, which was then held on June 2, 2010. At the formal public hearing on June 2, 2010, the Planning Commission determined that the PFR request was inconsistent with the Comprehensive Plan. As a result, the Park Authority is now appealing the Planning Commission’s action.

II. Current Situation:

- A. Planning Commission Action – At the June 2, 2010 public hearing, the Planning Commission reviewed PFR #PLN2010-00329 and found it to be substantially inconsistent with the adopted Comprehensive Plan due to the location, character, and extent. Specific reasons for the Planning Commission’s denial were the following:

- Inconsistent with the goals of the Parks and Open Space chapter
- Lack of sufficient data for a traffic impact analysis
- Unanswered questions about the safety of Aden Road as a second entrance
- With a reconfigured entrance off of Bristow Road, there seems to be questionable need for a second park access along Aden Road

B. Applicant Appeal – The applicant appealed the Planning Commission’s determination of inconsistency on June 11, 2010. In their submittal package, the Park Authority provided the following reasons for appealing the Planning Commission’s action:

- Proposed expansion of park for access road will help meet demand
- New ingress/egress is necessary for safety and convenience of park users
- Future development of secondary access is standard for regional facilities
- Road alignment and parcel reconfiguration with minimal resource impacts
- Only 1.5 acres of 10 acres to be acquired will be consumed by new road
- Portion of existing wetlands area will be under park preservation
- New access will provide enhanced access during emergency situations
- Park expansion contributes to park standards/needs and open space goals
- New parcel will provide environmental education opportunities for park

At this time, staff supports the Park Authority’s appeal and maintains its previous determination that the PFR request is consistent with the Comprehensive Plan.

C. Board of County Supervisors Administrative Hearing – Consideration of this appeal by the Park Authority to the Board of County Supervisors has been scheduled for September 14, 2010.

D. Recommended Board Action – Uphold appeal and find PFR #PLN2010-00329 to be substantially in accord with the Comprehensive Plan.

III. Issues:

A. Comprehensive Plan

1. Long-Range Land Use Map – Is the proposed public facility consistent with those uses intended by the AE designation?
2. Parks, Trails, and Open Space Plan – How does the park expansion meet the recommendations in the Parks, Trails and Open Space plan?
3. Transportation – How is the park expansion for enhanced access consistent with the Transportation Plan?

- B. Community Input – Have members of the community raised any issues?
- C. Other Jurisdictional Input – Have other jurisdictions raised any issues?
- D. Legal Uses of the Property – What uses are allowed on the property? How are legal issues resulting from Board of County Supervisors action to be addressed?
- E. Timing – When must the Board of County Supervisors take action on this application?

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

- A. Uphold the Appeal and find the location, character, and extent of the proposed public facility to be substantially in accord with the Comprehensive Plan.
 - 1. Comprehensive Plan
 - a. Long-Range Land Use – The requested park expansion is consistent with the purpose of the AE classification “to protect existing agricultural lands, cultural resources, and open space, as well as other important rural environmental resources”. The acquisition of the additional parcel is for the expansion of an existing Regional Park, while providing enhanced access.
 - b. Parks, Open Space and Trails Plan – The purpose of the park expansion is to provide improved and more efficient access while contributing to the functionality of the regional park. The park expansion will help meet the County’s park land needs, including the LOS park land standard of 15 acres per 1,000 population and the regional park standard of 6 acres per 1,000 population. The expansion of George Hellwig Memorial Park will also help contribute to the County’s preservation at least 70 acres of parks accessible to the general public per 1,000 population. Furthermore, the acquisition of land as a conservation area will contribute to the goal of retaining 39% of the County as protected open space.
 - c. Transportation Plan – The proposed park expansion will enable transportation improvements that result from improved access onto Aden Road, while addressing efficiency and safety issues.
 - 2. Community Input – This appeal to the Board of County Supervisors will not be in a public hearing format. Thus, there is no formal advertisement, mailing, or sign posting requirement. For the June 2, 2010 Planning Commission public hearing, notice was transmitted to adjacent property

owners within 200 feet of the subject site. During the Planning Commission public hearing, there were 20 speakers, with 15 in opposition. There was also a written petition presented that indicated considerable public opposition based on traffic/safety concerns with Aden Road, impacts to existing homes, and environmental issues. As of the date of this staff report, the Planning Office has received one letter of opposition that questioned the legality of the appeal itself, while a second follow-up letter was then written in support.

3. Legal Use of the Property – The proposed public facility can proceed on the site with an approved PFR. Legal issues resulting from Board of County Supervisors action are appropriately addressed by the County Attorney’s office.
 4. Timing – There is a requirement that the Board of County Supervisors decide this case within 60 days after which an appeal was filed with the Clerk of Board, unless extended by the Board in coordination with the applicant. The PFR appeal was received by the Clerk on June 11, 2010. After coordinating with the Park Authority, in consultation with the Chairman and in consideration of the Board’s docket, the Clerk scheduled this appeal case for September 14, 2010.
- B. Deny the Appeal and uphold the Planning Commission’s determination of the location, character, and extent of the proposed public facility to be substantially inconsistent with the Comprehensive Plan.
1. Comprehensive Plan
 - a. Long-Range Land Use – The site will continue to be designated AE and the uses would remain unchanged. The Park Authority would not be able to utilize the subject parcel for park use.
 - b. Parks, Open Space and Trails Plan – The park use will not be expanded, thus not allowing the Park Authority to obtain more open space nor allowing improved access.
 - c. Transportation Plan – The park would not be expanded, and therefore not enable transportation improvements to address efficiency and safety issues that could result from improved access onto Aden Road.
 2. Community Input – This appeal to the Board of County Supervisors will not be in a public hearing format. Thus, there is no formal advertisement, mailing, or sign posting requirement. For the June 2, 2010 Planning Commission public hearing, notice was transmitted to adjacent property

owners within 200 feet of the subject site. During the Planning Commission public hearing, there were 20 speakers, with 15 in opposition. There was also a written petition presented that indicated considerable public opposition based on traffic/safety concerns with Aden Road, impacts to existing homes, and environmental issues. As of the date of this staff report, the Planning Office has received one letter of opposition that questioned the legality of the appeal itself, while a second follow-up letter was then written in support.

3. Legal Uses of the Property – The proposed park expansion would not be permitted, as proposed, and the existing park facility will remain unchanged. However, the subject property could still be used for A-1, Agricultural, by-right uses. Legal issues are appropriately addressed by the County Attorney’s office.
4. Timing – There is a requirement that the Board of County Supervisors decide this case within 60 days after which an appeal was filed with the Clerk of Board, unless extended by the Board in coordination with the applicant. The PFR appeal was received by the Clerk on June 11, 2010. After coordinating with the Park Authority, in consultation with the Chairman and in consideration of the Board’s docket, the Clerk scheduled this appeal case for September 14, 2010.

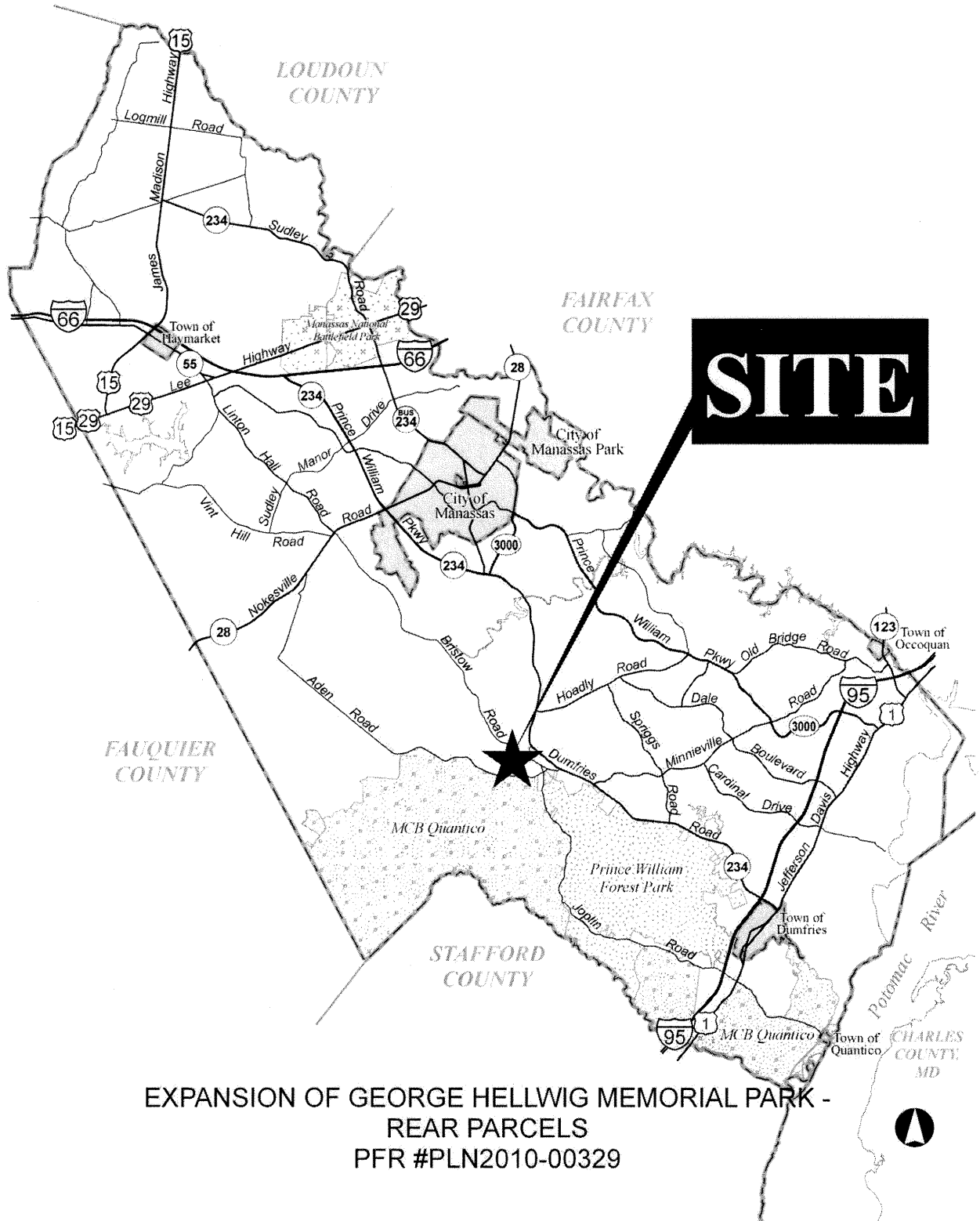
V. Recommendation is that the Board of County Supervisors accepts Alternative A and adopts the attached Resolution.

Scott F. Meyer, x 6876

Attachments

- A. Area Maps
- B. Staff Analysis
- C. Applicant’s Submission
- D. PFR Determination Letter
- E. Planning Commission Resolution
- F. Appeal Package
- G. Road Grading Exhibit
- H. Houses Setback Exhibit
- I. Intersection Sight Exhibit

Attachment A – Maps
VICINITY MAP

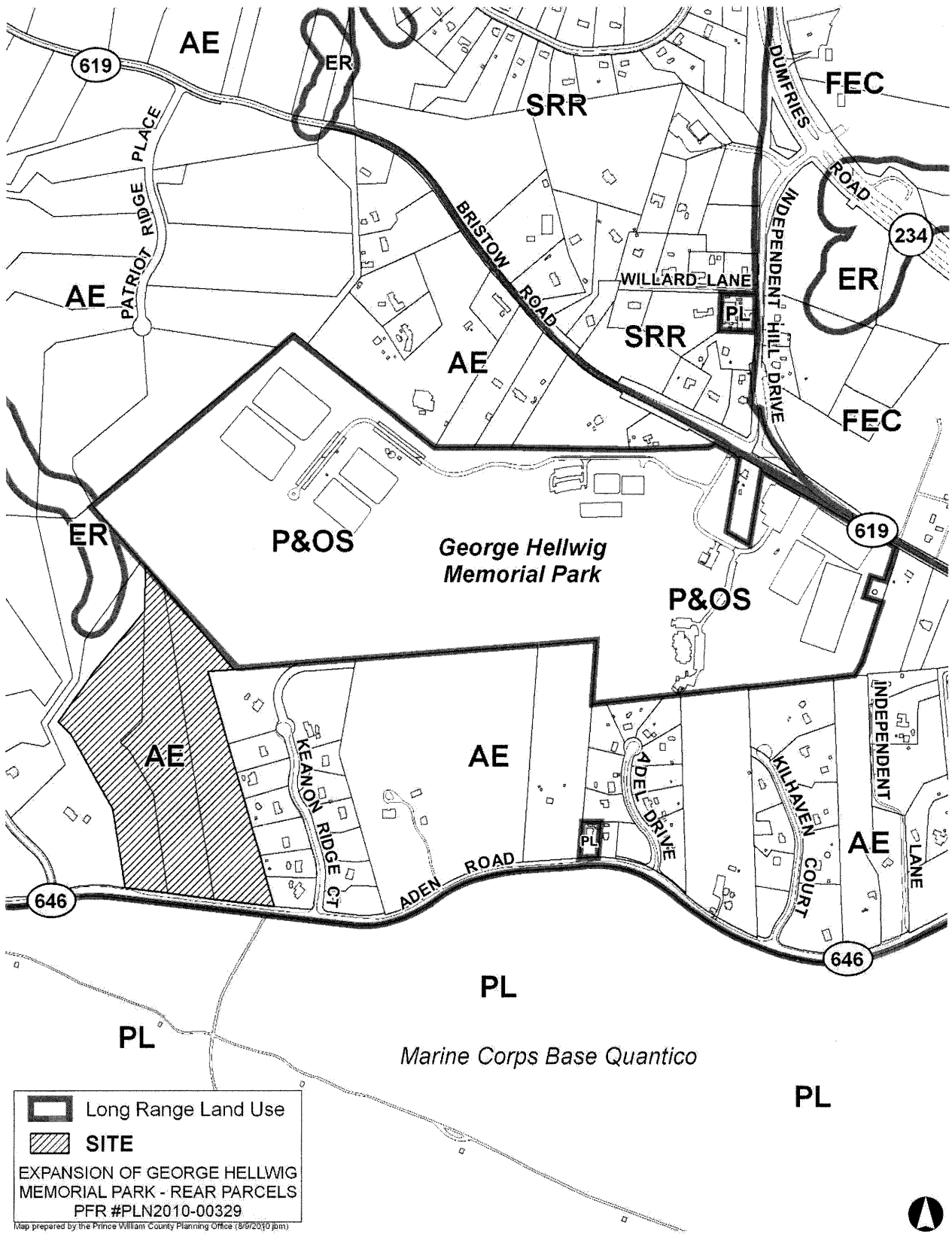


EXPANSION OF GEORGE HELLWIG MEMORIAL PARK -
REAR PARCELS
PFR #PLN2010-00329

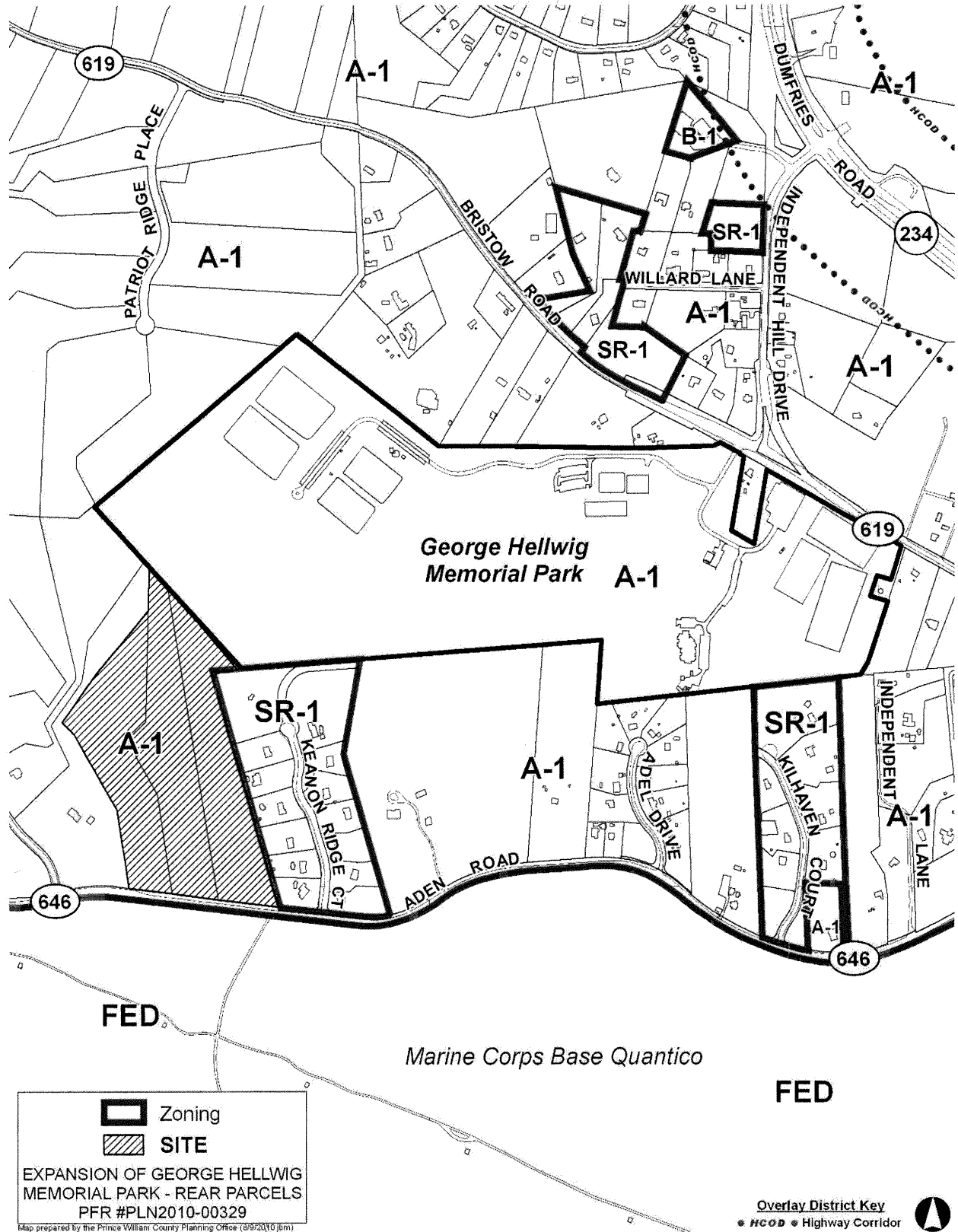
Attachment A – Maps
AERIAL MAP



Attachment A – Maps
LONG-RANGE LAND USE MAP



Attachment A – Maps EXISTING ZONING MAP



Zoning
 SITE
EXPANSION OF GEORGE HELLWIG MEMORIAL PARK - REAR PARCELS
PFR #PLN2010-00329
Map prepared by the Prince William County Planning Office (8/9/2010 jtm)

Overlay District Key
 ● HCOB ● Highway Corridor

I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Consistency with the Comprehensive Plan

PFR #PLN2010-00329, Expansion of George Hellwig Memorial Park – Rear Parcels

The following is a summary of staff’s analysis of this public facility review request for determination. 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 park expansion will contribute to the preservation of open space within the AE, Agricultural or Estate, use designation. Also, the subject parcel that is proposed to be acquired by the Park Authority will provide enhanced access to an existing regional park facility. Public facilities can be permissible in all land use designations, subject to the PFR process. Due to these factors, this request is consistent with the AE land use designation.
Cultural Resources	Yes	For the new Aden Road access, there is a moderate potential for finding archaeological resources, and any impacts will need to be addressed.
Environment	Yes	For the rear parcel that will provide access off of Aden Road, the proposed road alignment appears to minimize disturbance to existing site features, which include wetlands and a conservation area.

Attachment B – Staff Analysis

Fire & Rescue	Yes	The subject site is within the 8.0-minute response time of the Coles Fire & Rescue Station #6, which is the first due response station. However, the rear parcels off of Aden Road are outside of the preferred 4.0-minute response time. In addition, according to the latest available figures, the Coles station is not equipped with advanced life support and is also overcrowded in regard to response workload. Despite this, the proposed park expansion will likely not generate significant increases in service demand for the park. Rather, it will actually provide more efficient and safer ingress/egress from both Bristow Road and Aden Road, thus enhancing access in emergency situations. This additional access off of Aden Road will enhance the ability of fire and rescue services to respond to situations within the park.
Parks, Trails and Open Space	Yes	Expanded access will help to support the park's capacity and function as a regional park facility. The proposed park expansion will help meet the County's park land needs, including the LOS park land standard of 15 acres per 1,000 population and the regional park standard of 6 acres per 1,000 population. Also, this land acquisition or park expansion will help to contribute to the County's preservation at least 70 acres of parks accessible to the general public per 1,000 population.
Transportation	Yes	There are no major impacts on the transportation network that will result from this park expansion. With another access into the regional park facility along Aden Road, traffic flow into the park will be relieved along Bristow Road. Warrant analyses indicated that both right and left turn lanes are not required. However, a 150-foot right turn taper is warranted based on further analysis by VDOT, and will be installed.

II. Comprehensive Plan Consistency Analysis

Proposal

The Prince William County Park Authority is proposing to expand George Hellwig Memorial Park to include an additional parcel to provide ingress/egress off of Aden Road.

Rear Parcels –

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

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Park land; Larger lot single-family residential and/or undeveloped (Liberty Oaks)	P&OS, ER, AE	A-1
South	Marine Corps Base Quantico	PL	FED
East	Single-family detached residential; Estate-lot type/semi-rural development (Keanon Ridge)	AE	SR-1
West	Single-family detached residential; Larger lot residential and/or agricultural uses	AE	A-1

Procedural Information/Background

Public facility reviews have different standards of review than applications for rezonings or special use permits. Virginia Code Section 15.2-2232 requires that the Planning Commission review the general location, character, and extent of all public facilities when the proposed facility is not already clearly shown or included in the Comprehensive Plan. This subject request is to determine if the expansion of a regional park facility to include an additional parcel, to be used primarily for enhanced access, is consistent with the adopted Comprehensive Plan. PFR analysis is limited to evaluation against the Comprehensive Plan, and the other site layout, design, and engineering components still need to be resolved during the site plan process.

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 concentrating population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land

Attachment B – Staff Analysis

uses on the Long Range Land Use Map, the plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The subject site along Aden Road is located within the Rural Area of the County and is classified as AE, Agricultural or Estate. The following table summarizes the uses and densities intended within the AE designation:

Long-Range Land Use Plan Classification	Land Uses Intended
Agricultural or Estate (AE)	The purpose of the Agricultural or Estate classification is to protect existing agricultural lands, cultural resources, and open space, as well as other important rural environmental resources, and to provide areas within the County where large lot residential development is appropriate. The maximum density is one dwelling per 10 gross acres.

Proposal's Strengths

- **Comprehensive Plan Consistency** – Public facilities, in this case public parks, are consistent and permissible in all parts of the County, subject to the Public Facility Review (PFR) process. This proposal is an expansion to an existing regional park.
- **Land Use Designation** – By expanding a park facility, open space is being preserved, which is one of the preferred uses within the AE land use designation. The additional acquisition of the ± 10 acre parcel will allow enhanced access to the regional park, thus increasing its capacity and usage potential in the area. As such, this expansion for access to serve the park through acquiring an AE-designated parcel is appropriate.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, it is found to be consistent with the relevant components of the Land Use Plan.

Cultural Resources Plan Analysis

Residents of and visitors to Prince William County are aware of the important links of the County today with the rich heritage of the past because of the preservation and enhancement of our cultural resources. The Cultural Resources Plan sets out policies and action strategies that further the County's goal of identifying and protecting our historical, archaeological, architectural and cultural resources, including those significant to our minority community, for the benefit of citizens and visitors. The plan includes recommendations relating to the identification of assets, preservation through the use of federal, state, local and private initiatives, mitigation of negative impacts, and public education/awareness programs. Land use applications should include appropriate records review for prehistoric and historic resources, as well as Phase I, II, and III level archaeological studies, as appropriate.

The Prince William County Park Authority proposes to reconfigure three existing parcels and then purchase a ± 10-acre parcel, which will be created to provide a new access to George Hellwig Memorial Park from Aden Road.

A Cultural Resources Assessment and Records Check identified no previously recorded archaeology sites or architectural sites within the project area, but it did identify the area as having a high potential for prehistoric sites. A reconnaissance pedestrian survey identified fence lines and several roads, but was inconclusive as to whether a historic site existed in the project area. The project area exhibits a moderate to high potential for a finding of archaeological resources on all three parcels. However, the access road will be disturbing a portion of the site. Therefore, a Phase I cultural resources survey may be requested when the roadway design is complete.

Proposal's Strengths

- None identified.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, it 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 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.

Approximately 30% of this site is deeded as a Conservation Area with Liberty Oaks Section 3. This environmental protection area buffers the onsite pond and wetlands. None of this site contains RPA features. Slope information is difficult to assess due to portions of parcels in the subject area. However, it appears that there are areas of slopes in excess of 15% in the southern area of the site where the access road meets the reconfigured parcel. Three of the soil types in this portion south of the park are generally not well-suited for building and site development due to insufficient strength to support vehicular traffic, stability limitations, or high water table. This would need to be addressed during the engineering and building phases.

A large Conservation Area platted with Liberty Oaks Section 3 is shown in the eastern portion of this site on the Hellwig Park Aden Road Access Plan and surrounds an existing pond and adjacent wetlands with a 100-foot buffer. The conservation area size is estimated to encompass 2.4 acres, or roughly 30% of this potential acquisition area. The Conservation Area designation would prohibit any disturbance within this outlined area. The only proposed development for this site appears to be the access road to the back of Hellwig Park, which is outside of the conservation area and therefore allowed. The Road Grading Exhibit shows how the road alignment proposed conforms to the existing topography/terrain of the property with minimal clearing, grading, and overall disturbance.

Based on additional information provided by the Park Authority, the following is an area breakdown for the proposed ± 10 acre parcel to be acquired and the anticipated disturbance.

- Total Portion Disturbed for Road Construction: 2.6 acres
- Total Undisturbed & Protected Areas: 7.4 acres
 - Portion within Conservation Area: 2.4 acres
 - Wetlands Area outside of Conservation Area: 0.5 acres
 - Undisturbed Buffer Area: 1.5 acres
 - Undisturbed Woodland Area: 3.0 acres

Proposal's Strengths

- There is a designated Conservation Area depicted on the preliminary plans for the road extension through the rear parcels off of Aden Road, which will remain intact and undisturbed through this park expansion. The proposed expansion will enable the Park Authority to acquire this Conservation Area and it will be preserved.

Proposal's Weaknesses

- Several of the soils are poorly suitable for development (including roadways) and have use limitations. These issues will need to be addressed during the site plan and engineering phase, and further geotechnical work may be required.

On balance, for the purposes of evaluating this proposal as a PFR, it 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 closest responding station would be Coles Fire and Rescue Station #6. According to the most recently available FY 2009 data, it is estimated that there were approximately 2,128 incidents per tactical unit at this station, which is outside the recommended standard of 2,000 incidents per unit. During FY 2009, this station had one tactical unit with 2,128 incidents, a station workload of 107%, and was not equipped with advanced life support.

It is important to note that the most relevant issue for evaluating this PFR is the effect of the park expansions on fire and rescue services, and not the existing park use itself.

Proposal's Strengths

- **Efficiency and Safety** – Both expansions will allow the Park Authority to improve access to the regional park facility, thus allowing safer and more efficient ingress/egress in the event of emergency situations for fire and rescue services. This will enhance the current situation.

Attachment B – Staff Analysis

- Minimal Impacts on Service – The park expansion with the additional access will result in minimal/negligible service demands on the responding station. In fact, a new access will enhance the ability of emergency response.

Proposal's Weaknesses

- Station Capacity – According to an incidents and workload analysis using FY 2009 data, the Coles Fire and Rescue Station workload was operating at 107% capacity.
- Response Time – The site for the park expansion with the rear parcels for access off of Aden Road is not located within the required 4.0-minute response time for basic life support.
- Advanced Life Support – According to the FY 2009 Fire & Rescue figures, this particular station has no advanced life support system.

On balance, for the purposes of evaluating this proposal as a PFR, it is found to be consistent with the relevant components of the Fire and Rescue Plan.

Parks, Open Space and Trails Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of park, open space, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space and Trails Plan sets out policies and action strategies that further the County's goal of providing park lands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County. The plan includes recommendations to preserve existing protected open space, maintain high quality open space, expand the amount of protected open space within the County, and to plan and implement a comprehensive countywide network of trails.

Rear Parcels (Aden Road) –

The Prince William County Park Authority proposes to reconfigure the three existing parcels and then purchase a 10-acre parcel, which will be created, to provide access to Hellwig Park from Aden Road. The intended use for the additional parcel is road and necessary buffer for the park. As indicated in the Hellwig Park Aden Road Access Plan, there is future Park Authority construction planned that will include an entrance road off of Aden Road. In regard to the proposed road, it is not known if it will become a public road or private road. If it is a public road, then there will likely be required buffering, which will need to be addressed during the engineering process. This may also cause further adjustment to property line boundaries in order to maintain their design conformity.

Proposal’s Strengths

- This park expansion will help meet the County’s park land needs, including the LOS park land standard of 15 acres per 1,000 population and the regional park standard of 6 acres per 1,000 population.
- For the expansion of the new to-be-created parcel off of Aden Road, the acquisition of land containing a conservation area, as shown on the plan, will also contribute to the goal of retaining 39% of the County as protected open space.

Proposal’s Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, it is found to be consistent with the relevant components of the Parks, Open Space and Trails 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 creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of “D” or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

Rear Parcels –

The park site currently gains access from Bristow Road, which is planned to stay a 2-lane facility. The proposed land acquisition of the rear parcel will help provide future additional access to the park site from Aden Road. This should help meet the increasing traffic demand of the park facility and also relieve the burden on Bristow Road. The following table provides information concerning the most current AAWDT (weekday daily volumes) and levels of services of roadways important to this proposal:

Roadway Name	Number of Lanes	2008 VDOT Count	2005 Daily LOS
Aden Road	2	6,400 vpd	C *

Attachment B – Staff Analysis

* County model shows higher daily traffic volume for this road segment and the LOS 'D'. The LOS given above corresponds to the latest available VDOT traffic count.

At this time, it is unknown if the new access road off of Aden Road will have public or private ownership. However, as indicated on the plat that was submitted by the Park Authority for the Hellwig Park Aden Road Access Plan, the width of the planned “public road” is shown as 60 feet. Depending on the vehicles per day that would be accessing the park off of Aden Road, the necessary width would range from 56 feet to 62 feet. Assuming that the traffic counts accessing the park will fall within the lower range of this threshold, the width as shown will be adequate if it was to become a public road. At this time, the anticipated amount of traffic is not expected to trigger the need for a Traffic Impact Analysis (TIA).

Furthermore, the results of a VDOT analysis indicate that both left and right turn lanes onto the Hellwig Park access road from Aden Road are not warranted. However, a 150-foot right turn taper to the Hellwig Park access road from Aden Road is warranted, and will be provided. A separate Intersection Sight Distance Exhibit demonstrates that the proposed intersection location can meet design standards for safe traffic movement for access to the park onto Aden Road.

In the event that the access road remains under private ownership, there are no specific buffer requirements. However, based on the submitted plat, the Park Authority has confirmed that a minimal 15-foot Type D buffer to separate the park use from the road on each side could still be accommodated. However, this will need to be addressed during the engineering and site plan review phases.

Proposal's Strengths

- By allowing a new access off of Aden Road, more efficient ingress/egress to the regional park will be provided.
- Aden Road also has a planned Class III trail along it, which can help supplement this new access and provide multi-modal access to the park facility.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, it 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 these cases are as follows:

- As previously stated, since this is an appeal of a Public Facility Review, the analysis is limited based on location, character, and extent. Therefore, staff's review and analysis is limited to the relevant parameters of this PFR request, while many of the design and site layout details are unknown at this time.
- Final ownership of the proposed access onto Aden Road will be determined when the Park Authority is involved with the engineering and construction of the road. Specific details are not known at this time. Depending on whether the road is under public or private ownership, it will determine the ultimate design and necessary area for right-of-way to accommodate associated amenities, including buffers.
- The attached Distance from Existing House Exhibit shows that the closest house is over 400 feet from the future park access road and the average existing house is over 500 feet away. This demonstrates that consideration has been given to minimize impacts to adjoining and adjacent properties by maximizing the separation between the existing houses in Keanon Ridge and Liberty Oaks and the future park access road.

Minimum Design Criteria

Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. This 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. Such issues are more appropriately addressed during site plan review.

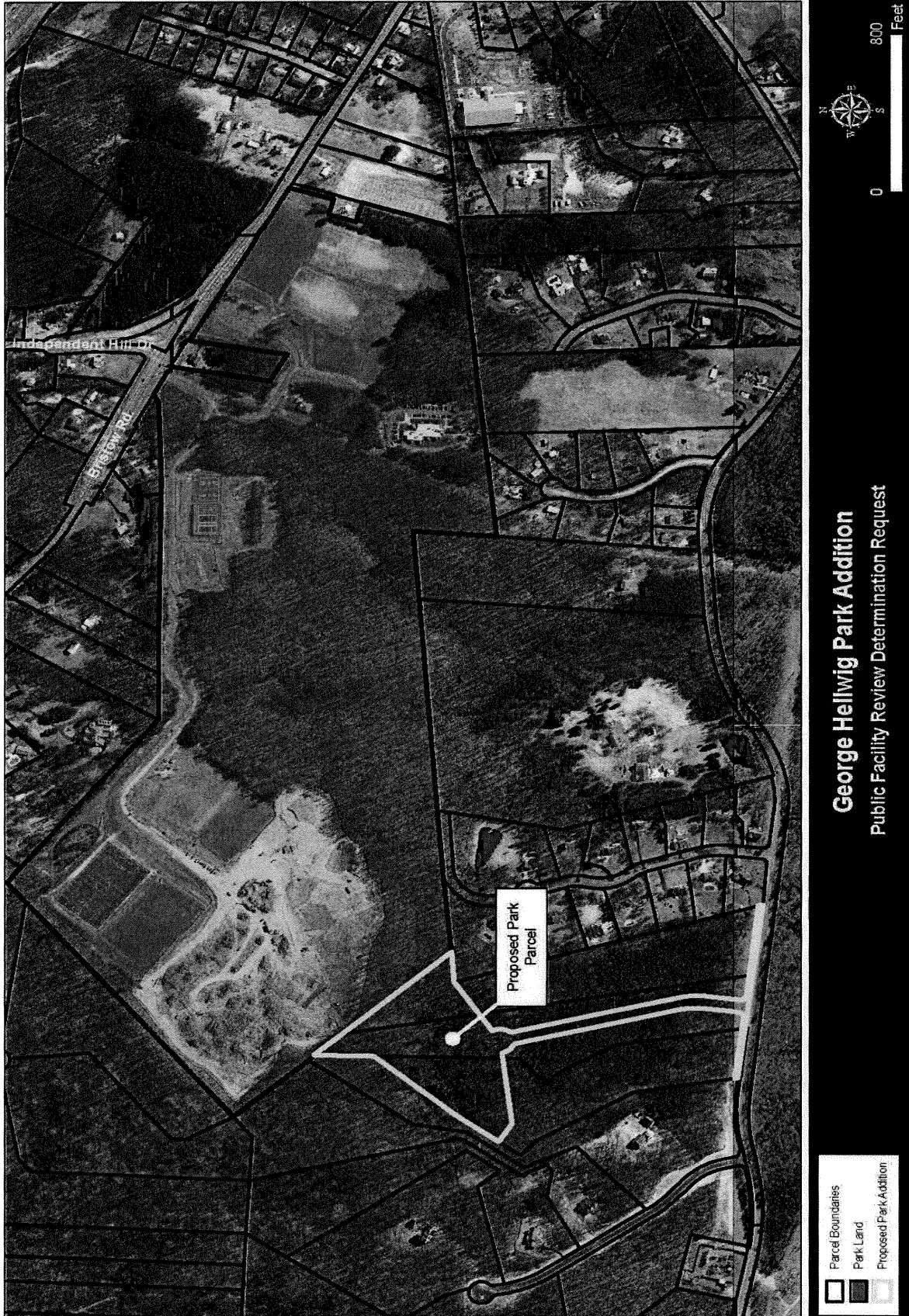
- DCSM and Zoning Ordinance requirements will pertain and must be satisfied. Many of the transportation and environment/watershed comments relate to DCSM standards, site plan layout, and design issues, which are not specifically relevant to the scope of the PFR process.

Agency Comments

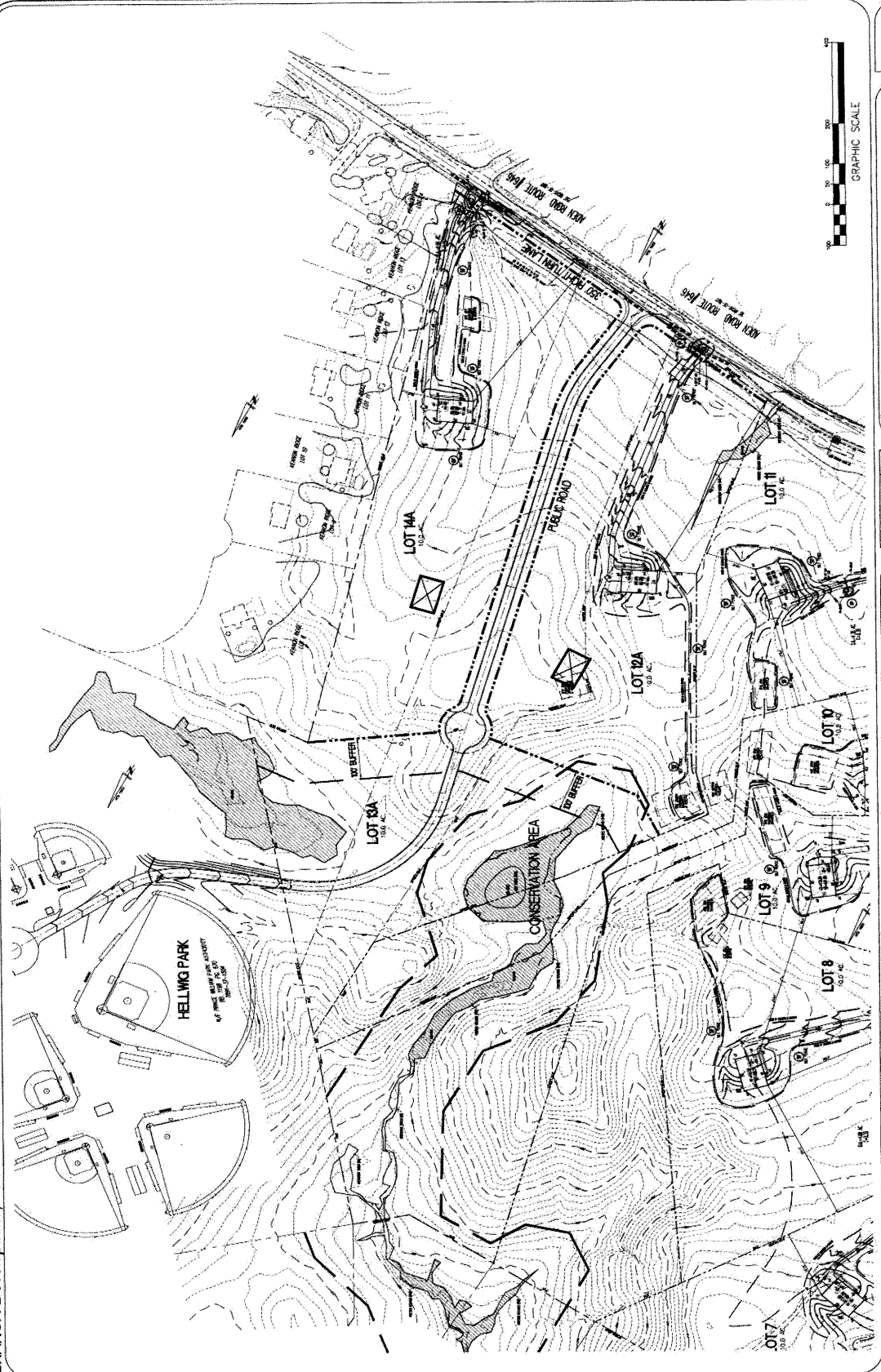
The following agencies have reviewed the proposals and their comments have been summarized in relevant Comprehensive Plan chapters of this report. Individual comments are in the case files in the Office of Planning:

County Archaeologist
Planning Office, Case Manager
Public Works – Watershed/Environmental Services
PWC Park Authority
PWC Transportation

Attachment C – Applicant's Submission



BRANCA Development, LLC



JOB NUMBER:
SHEET 1 OF 1 SHEETS

HELLWIG PARK ADEN ROAD ACCESS PLAN
LIBERTY OAKS SECTION 3, LOTS 13A
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

DESIGNED BY: WAB
CHECKED BY: WAB
DATE: 11/16/10
SCALE: 1" = 100'

BRANCA DEVELOPMENT, LLC
Development and Engineering Services
1672 Sande Wood Lane, Mechanicsville, Virginia 20712
Phone: (703)927-7783



FIELD BOOKS
HARD COPIES

REVISIONS	DATE

Attachment D – PFR Determination Letter



COUNTY OF PRINCE WILLIAM

5 County Complex Court, Prince William, Virginia 22192-9201
(703) 792-4830 Metro 631-1703, Ext. 6830 FAX (703) 792-4401
Internet: www.pwcgov.org

PLANNING
OFFICE

Stephen K. Griffin, AICP
Director of Planning

April 13, 2010

Michael DePue, Planner
Prince William County Park Authority
14420 Bristow Road
Manassas, VA 20112

RE: Public Facility Review Determination PFR #PLN2010-00329
Expansion of George Hellwig Park – Rear Parcels
Location: 14463, 14467, & 14471 Aden Road
GPINs: 7891-05-6889, 7891-05-9982, 7891-15-2947
Zoning: A-1, Agricultural
Comprehensive Plan: AE, Agricultural or Estate
Magisterial District: Brentsville

Dear Mr. DePue:

This letter is in response to your request for a determination of whether an expansion of George Hellwig Memorial Park to provide ingress/egress to Aden Road and for protected open space is consistent with the adopted Comprehensive Plan. The proposed park expansion is intended to include one parcel of land, approximately 10 acres, which is to be created from modifying the boundaries of three existing, adjacent parcels of land located on the southwestern corner of the park in the vicinity of 14467 Aden Road. The resulting parcels will be modified to create one parcel for Park Authority use and two parcels for residential or other A-1 uses, while containing a minimum of 10 acres to remain consistent with the AE land use designation found in the Rural Area.

We have reviewed your proposal and, in making our report to the Planning Commission, have found the general location or approximate location, character and extent of the proposed park expansion to be substantially in accord with the Comprehensive Plan for the following reasons:

1. The proposed park expansion will provide ingress/egress to Aden Road, which will alleviate traffic along Bristow Road and enable enhanced access to the park, while supporting its capacity and function as a regional park facility.

An Equal Opportunity Employer

Attachment D – PFR Determination Letter

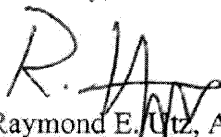
Expansion of George Hellwig Park – Rear Parcels
PFR #PLN2010-00329
April 13, 2010
Page 2

2. The park expansion is consistent with the purpose, character, and intent of a regional park facility and will help meet the County's park land needs, including the LOS park land standard of 15 acres per 1,000 population and the regional park standard of 6 acres per 1,000 population.
3. The expansion of George Hellwig Memorial Park will help the County preserve at least 70 acres of parks accessible to the general public per 1,000 population.
4. The acquisition of land containing a conservation area will contribute to the goal of retaining 39% of the County as protected open space.

A public hearing by the Planning Commission, therefore, would not be required, except as provided for below. Please note that even if the Planning Commission deems the facility to be substantially in accord with the Comprehensive Plan, it must also comply with the provisions of the Zoning Ordinance and the Design and Construction **Standards** Manual. Also, depending on the amount of ground that will be disturbed, a site plan may be required in accordance with Part 800 of the Zoning Ordinance. In addition, all building, land disturbance, and other relevant permits must be obtained **from** Development Services prior to installation.

The Planning Commission will consider your proposal at its April 21, 2010 meeting. The Planning Commission may determine that the general location or approximate location, character and extent of the proposed park extension are substantially in accord with the Comprehensive Plan, or may request a public hearing on this matter within the 60-day period following its receipt of this report. In addition, this decision may be overruled by the Board of County Supervisors in accordance with Section 32-201.16 of the Zoning Ordinance. You will be notified in the event the Planning Commission requests a public hearing.


Sincerely,


Raymond E. Utz, AICP
Chief, Long Range Planning

Attachment: Request package

cc: Planning Commission
Scott Meyer
Nick Evers
Oscar Guzman
Chris Thompson

Attachment D – PFR Determination Letter

	<p>COUNTY OF PRINCE WILLIAM PLANNING OFFICE 5 County Complex Court, Prince William, Virginia 22192-9201 (703) 792-6830 Metro 631-4703, Ext. 6830 FAX (703) 7924758 Internet www.pwcgov.org</p>	DATE STAMP
Stephen K. Griffin, AICP		
Director of Planning		

APPLICATION FOR A PUBLIC FACILITY REVIEW AND DETERMINATION (Please type or print.)

Description of Proposed Public Facility:

The Prince William County Park Authority would like to request a **determination** of whether the expansion of George **Hellwig** Memorial Park to include a yet to be created parcel of land, consisting of approximately 10 acres, and located in the vicinity of 14467 Aden Rd., Nokesville, VA 20181 is consistent with the adopted Comprehensive Plan. The boundaries of three existing parcels, identified as **GPINs** 7891-05-6889, 7891-05-9982, 7891-15-2947, will be modified to create one parcel appropriate for Park Authority use and two parcels appropriate for residential or other **A-1** uses. All resultant parcels will be a minimum of 10 acres to remain consistent with the **AE** land use designation found in the **Rural Area**. The expansion of **Hellwig** Park to include this parcel would allow the Park Authority to develop an **ingress/egress** onto Aden Rd. which would alleviate **traffic** issues at the park's only existing **ingress/egress** located on **Bristow Rd.** Furthermore, this addition to **Hellwig** Park would help the Park Authority reach its Level of Service Standard of 15 acres per 1,000 population and the County reach its overall **goal** of 70 acres of publically accessible land per 1,000 population as specified is the **Parks** Chapter of the Comprehensive Plan.

Is this a telecommunications facility? Yes/**No**

If Yes, please provide the additional information requested on the following pages.

Facility Location:

GPIN: 7891-05-6889, 7891-05-9982, 7891-15-2947 (to have boundaries adjusted)

Address: 14463, 14467, 14471 Aden Rd., Nokesville, VA 20181 (to have boundaries adjusted)

Applicant Name: Michael DePue, Planner, PWCPA

Company Name: Prince William County Park Authority

Applicant Address: 14420 Bristow Rd, Manassas, VA 20112

Applicant Phone Number: (703) 792-5394 Applicant E-mail: mdepue@pwcparcs.org

Applicant Signature: Michael DePue Date: 3/3/10

Attachment E – Planning Commission Resolution

PLANNING COMMISSION RESOLUTION

MOTION: BURGESS June 2, 2010
Regular Meeting
Res. No. 10-086
SECOND: BRYANT
RE: PUBLIC FACILITY REVIEW #PLN2010-00329, EXPANSION OF
GEORGE HELLWIG MEMORIAL PARK – REAR PARCELS
BRENTSVILLE MAGISTERIAL DISTRICT
ACTION: FOUND TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN
MOTION FAILED TO CARRY

WHEREAS, pursuant to Section 15.2-2232 of Code of Virginia, Ann., the Planning Commission was to determine the consistency with the Comprehensive Plan expansion of George Hellwig Memorial Park – Rear Parcels, a +/-10 acre parcel of land to provide ingress/egress to Aden Road; and

WHEREAS, the site is located at +/-740 ft east of the intersection of Justice Ridge Place and Aden Road; and

WHEREAS, the site is identified as GPINs 7891-05-6889 (pt), 7891-05-9982 (pt) and 7891-15-2947 (pt), designated Agricultural or Estate in the Comprehensive Plan and zoned A-1, Agricultural; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on June 2, 2010, at which time public testimony was received and the merits of the above-referenced public facility were considered;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Planning Commission does hereby find that the location, character, and extent of the proposed Public Facility Review #PLN2010-00329, Expansion of George Hellwig Memorial Park - Rear Parcels to be substantially consistent with the adopted Comprehensive Plan.

Votes:

Ayes: Bryant, Burgess, Holley
Nays: Fry, Hendley, Hosen, Friedman
Absent from Vote: None
Absent from Meeting: Gonzales
MOTION FAILED TO CARRY

CERTIFIED COPY


Clerk to the Commission

Attachment E – Planning Commission Resolution

PLANNING COMMISSION RESOLUTION

MOTION: BURGESS **June 2, 2010**
Regular Meeting
Res. No. 10-087
SECOND: FRY
RE: PUBLIC FACILITY REVIEW #PLN2010-00329, EXPANSION OF
GEORGE HELLWIG MEMORIAL PARK – REAR PARCELS
BRENTSVILLE MAGISTERIAL DISTRICT
ACTION: SUBSTITUTE MOTION
FOUND TO BE INCONSISTENT WITH THE COMPREHENSIVE PLAN

WHEREAS, pursuant to Section 15.2-2232 of Code of Virginia, Ann., the Planning Commission was to determine the consistency with the Comprehensive Plan expansion of George Hellwig Memorial Park – Rear Parcels, a +/-10 acre parcel of land to provide ingress/egress to Aden Road; and

WHEREAS, the site is located at +/-740 ft east of the intersection of Justice Ridge Place and Aden Road; and

WHEREAS, the site is identified as GPINs 7891-05-6889 (pt), 7891-05-9982 (pt) and 7891-15-2947 (pt), designated Agricultural or Estate in the Comprehensive Plan and zoned A-1, Agricultural; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on June 2, 2010, at which time public testimony was received and the merits of the above-referenced public facility were considered;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Planning Commission does hereby find that the location, character, and extent of the proposed Public Facility Review #PLN2010-00329, Expansion of George Hellwig Memorial Park – Rear Parcels to be substantially inconsistent with the adopted Comprehensive Plan for the following reasons:

- Is not consistent with the goals of the Parks and Open Space chapter
- Application lacks sufficient data for a traffic impact analysis
- Unanswered questions about the safety of Aden Road for a second entrance
- With a reconfigured entrance off of Bristow Road, there seems to be questionable need for a second park access along Aden Road

Votes:

Ayes: Bryant, Burgess, Fry, Hendley, Holley, Hosen, Friedman

Nays: None

Absent from Vote: None

Absent from Meeting: Gonzales

MOTION CARRIED

CERTIFIED COPY


Clerk to the Commission



Prince William County Park Authority

E. Jay Ellington
Executive Director

Board Members
Anthony Arnold
Lori Bauckman-Moore
Jane Beyer
Richard Berry
Brenda Gardziel
R.B. Thomas, Jr.
Brant Wickham
Duane H. York

RECEIVED
10 JUN 11 PM 3:34
COUNTY EXECUTIVE OFFICE
PRINCE WILLIAM CO., VA

June 10, 2010

From: Michael DePue, Planner, PWCPA

To: Phillip Campbell, Clerk to the Board

Re: Request for Appeal, PFR PLN2010-00329, Expansion of George Hellwig Memorial Park – Rear Parcels

On June 2, 2010, the Planning Commission found PFR PLN2010-00329, Expansion of George Hellwig Memorial Park – Rear Parcels, to be inconsistent with the Comprehensive Plan during a Public Facility Review. I am writing to request that the appeal process for this decision be initiated per Section 32-201.15 of the Zoning Ordinance which states:

“An applicant aggrieved by the public facility determination of the Planning Commission hereunder may appeal that determination to the Board of County Supervisors, by written petition giving the reasons for such appeal, filed with the Clerk to the Board within ten (10) days after the Commission’s decision. The Board shall hear and decide such appeal within sixty (60) days after the date upon which the appeal was filed with the Clerk, and its decision thereon shall be final. A majority vote of the Board shall overrule the Commission.”

The Prince William County Park Authority strongly believes that the proposed expansion of George Hellwig Memorial Park, which would provide park access to Aden Road in the future, is a necessary and timely addition to the park as we strive to meet the demands of this rapidly growing county. The Parks, Open Space and Trails Chapter of the Comprehensive Plan states Regional Parks should “provide complexes of intensively developed activity areas” and “may attract large numbers of spectators” (Appendix A – Regional Parks). Hellwig Park is a model of the Regional Park contemplated in the adopted Comprehensive Plan with over 130 acres of land containing a wide array of amenities including soccer fields, diamond fields, basketball courts, tennis courts, a nature trail, a playground, and the Park Authority administrative building. With such a variety of recreational opportunities, increasing demand and intensity of use during peak hours (Saturday morning and afternoon), the future development of a second ingress/egress to this park is necessary for the safety and convenience of park users as well as being a prudent and accepted practice in park planning.

Recognizing the limitations of the park’s current access onto Bristow Rd., the Park Authority has sought out an opportunity to work with a private land owner to gain access from Hellwig Park to road frontage on Aden Rd. The Park Authority has worked closely with the land owner to adjust the boundary lines of three existing vacant parcels

Park Authority Administration Complex
George Hellwig Memorial Park • 14420 Bristow Road • Manassas, Virginia 20112-3932 • (703) 792-7060 • TDD # 791-4068
www.pwcparks.org

Attachment F – Appeal Package

to create one parcel for park use and two parcels (to remain in the hands of the private land owner) for residential development or other permissible uses. All resultant parcels would be at least ten (10) acres in size and remain consistent with the AE land use designation. During the process of creating proposed boundary lines, a variety of factors were taken into consideration including the avoidance of environmentally sensitive areas, adjoining property uses and, of course, the ability to engineer an access road while meeting all buffer, traffic and other applicable DCSM requirements. The end result is a parcel that provides the Park Authority the ability to create a future ingress/egress while minimally impacting the surrounding area. Unfortunately, this rare opportunity to custom tailor an addition to an existing park expires if any one of the three existing vacant parcels is sold.

During the Public Facility Review of this proposed park land acquisition a number of concerns were expressed by both Planning Commissioners and citizens. The bulk of these concerns were related to impacts on traffic on Aden Rd., potential impacts on natural resources and park safety. The Park Authority is confident that these issues have been adequately addressed and impacts on the surrounding area would be minimal.

The cost of road improvements and associated right-of-way dedication were one of the predominate factors in determining the feasibility of the proposed park expansion and future access road. In order to determine the VDOT requirements to which the Park Authority would be held, detailed information regarding the park amenities the road is expected to serve was submitted to VDOT for review. From this information VDOT determined that the park access road would generate 691 vehicle trips on a peak day and 76 vehicle trips during peak hours which would likely only occur on Saturdays. On Saturday, April 10 a traffic count was performed on the east and west bound lanes of Aden Rd. and revealed 280 vehicle trips at peak hour and a total of 3,374 vehicle trips during the course of the day. When contrasted against the 5,900 vehicle trips per day and 649 peak hour trips estimated by VDOT's 2008 Annual Average Daily Traffic Estimates, which incorporates both weekend and weekdays into its averages, it is evident Aden Rd. has the capacity to handle the small amount of additional weekend traffic generated by the park without reaching the intensity of use experienced on a average weekday. After taking a number of factors into consideration including the aforementioned traffic counts and estimates, VDOT concluded that it will not required a left or right turn lane but rather a simple 150' right turn taper (per Turn Lane Warrants Analysis for Aden Road at the Proposed Entrance Road to Hellwig Park, April 10, 2010).

The preservation of environmental resources served as a driving force during the process of creating the proposed boundary lines. By working closely with the land owner, a ten acre parcel was created that would allow the proposed entry road to meander between two delineated wetlands avoiding any impacts. Of the ten acre site the Park Authority hopes to acquire, approximately 1.5 acres would be consumed by the proposed entry road leaving approximately 8.5 acres of land to serve as additional open space available to the public. The addition of these 8.5 acres of open space to the Park Authority's inventory would bring one complete wetland area under Park protection (currently half the wetland area is on park land) and would also give the Park Authority and the public access to a very unique forested wetland area which is already protected by a 100' buffer which encumbers approximately 2.3 acres of the proposed park parcel.

Attachment F – Appeal Package

This forested wetland would provide the Park Authority with an excellent opportunity for environmental education and give the public the opportunity to experience this exceptionally unique habitat.

Concerns were also raised regarding safety issues within the park resulting from traffic cutting through the park to access Aden Rd. or Bristow Rd. The possibility of thru traffic would be mitigated through various traffic control measures. Hellwig Park already features several speed bumps and gates and, if deemed necessary, the Park Authority would consider limiting the days and hours during which the Aden Rd. entry would be accessible. It is the Park Authority's position that a second entrance would in fact make the park safer as emergency vehicles would have an alternative route to enter the park should the primary entrance on Bristow Rd. be blocked during an emergency situation. Conversely, a second entrance would provide park users a means to evacuate the park should an emergency situation arise that blocks the primary entrance.

The Park Authority believes that the proposed expansion of the George Hellwig Memorial Park, which would provide park access to Aden Road, is in accordance with the letter and spirit of the Parks, Open Space and Trails Chapter of the Comprehensive Plan. These types of infrastructure improvements are necessary to carry out our goal of providing quality recreational opportunities to the residents of this county in a safe and convenient manner. This is especially true in Regional Parks which are tasked by the Comprehensive Plan to simultaneously provide a wide range of amenities to large groups of residents. Additionally, this land acquisition would help the Park Authority reach its goal of 15 acres of park land per 1,000 population and the county reach its goal of 70 acres of accessible open space per 1,000 population. With this, we hereby request that the determination of inconsistency made by the Planning Commission be reviewed by the Board of County Supervisors which we are confident will find this request to be consistent with the Comprehensive Plan.

Sincerely,



Michael DePue, PWCPA

April 10, 2010

**Turn Lane Warrants Analysis for Aden Road
at the Proposed Entrance Road to Hellwig Park**

Peak Hour Traffic Analysis:

The traffic generated from the recreational activities located in the rear portion of Hellwig Park is estimated to be 190 VPH:

Recreational Activity	Quant.	Estimated Peak Hour Trips/Activity	Vehicles per Hour (VPH)
Soccer Fields	4	20.67 Trips/Field/Game ¹	83 VPH
Play Ground	1	4 Trips Each ²	4 VPH
Baseball Fields	3	24 Trips/Field/Game ³	72 VPH
Softball Fields	1	24 Trips/Field/Game ³	24 VPH
Batting Cages	3	2.22 Trips/Cage ¹	7 VPH
Estimated Total Peak Hour Trips =			190 VPH

Footnotes:

1. The Peak Hour Trip generation factors for the Soccer Fields and the Batting Cages were obtained from ITE.
2. The Peak Hour Trips for the Playground were estimated.
3. The Peak Hour Trip generation factors per game for the Baseball and Softball Fields are estimated in the following table since ITE did not have trip generation factors for baseball or softball fields:

Attendance per Game		Persons per Car	Vehicles Trips per Game
Officials	2	1	2
Coaches	4	2.5	2
Players	30	2.5	12
Spectators	20	2.5	8
Estimated Total Trips per Game =			24 Trips/Game

Traffic Splits:

The estimated traffic splits between the 2 park entrances are 60% or 114 VPH for the existing entrance off Bristow Road and 40% or 76 VPH for the proposed entrance to Aden Road. The vehicle count for Aden Road was obtained from the VDOT 2008 traffic counts, see attachment.

Conclusion:

The results of the analysis revealed that neither a right or left turn lane were warranted at the proposed intersection to Aden Road. A 150' right turn taper was warranted and will be provided. This analysis should be considered a conservative analysis since the intersection was analyzed with the week day peak traffic flow which should be greater than the weekend peak traffic flow and the peak traffic flows for the park should occur on the weekend.

Attachments:

Aden Road Access Plan

VDOT 2008 Traffic Counts

Intersection Diagram - AM Peak Hour

Intersection Diagram - PM Peak Hour

Road Design Manual Figure C-1-1.9 – Left Turn Lane Warrants Analysis

Road Design Manual Figure C-1-8 – Right Turn Lane Treatment Analysis

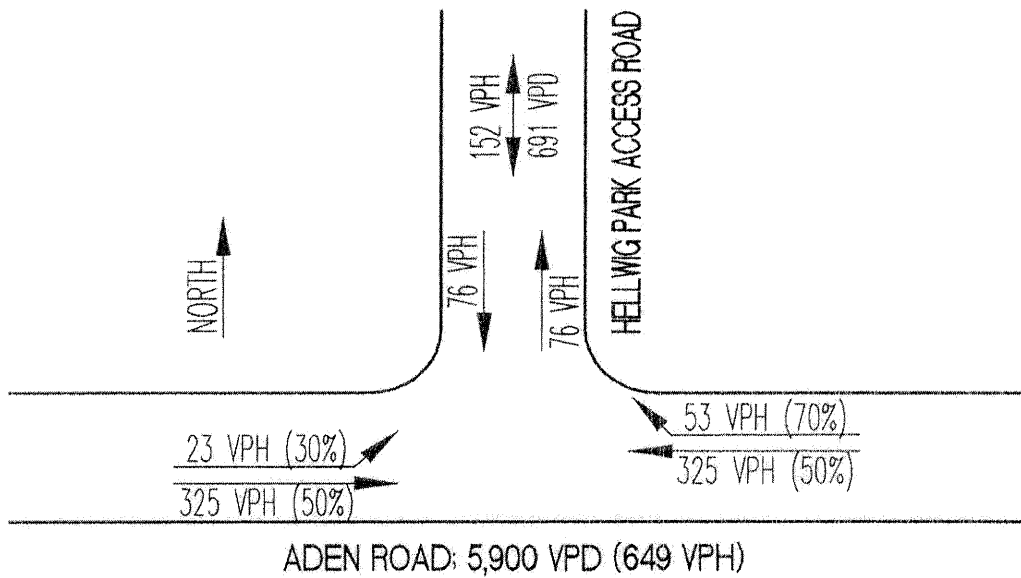
ADEN ROAD TURN LANE WARRANTS AM PEAK

ADEN ROAD:

DAILY VEHICLES: 5,900 VPD (PER 2008 VDOT TRAFFIC COUNTS)
 HOURLY PEAK VEHICLES: 649 VPH (5,900 VPD X 11%)
 DIRECTIONAL PEAK HOUR (AM):
 WEST: 325 VPH (50/50 SPLIT)
 EAST: 325 VPH (50/50 SPLIT)

HELLWIG PARK ACCESS ROAD:

DAILY VEHICLES: 691 VPD
 HOURLY PEAK VEHICLES: 76 VPH
 DIRECTIONAL PEAK HOUR:
 SOUTH (TOTAL OUT): 76 VPH
 NORTH (TOTAL IN): 76 VPH
 NORTH (LEFT TURNS IN): 23 VPH (30/70 SPLIT)
 NORTH (RIGHT TURNS IN): 53 VPH (70/30 SPLIT)



INTERSECTION DIAGRAM

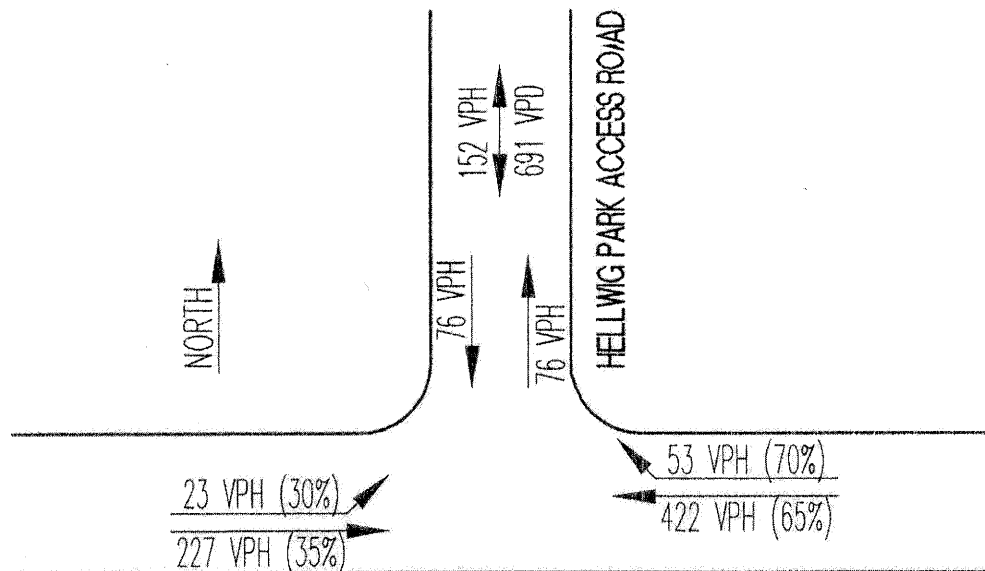
ADEN ROAD TURN LANE WARRANTS PM PEAK

ADEN ROAD:

DAILY VEHICLES: 5,900 VPD (PER 2008 VDOT TRAFFIC COUNTS)
 HOURLY PEAK VEHICLES: 649 VPH (5,900 VPD X 11%)
 DIRECTIONAL PEAK HOUR (PM):
 WEST: 422 VPH (65/35 SPLIT)
 EAST: 227 VPH (35/65 SPLIT)

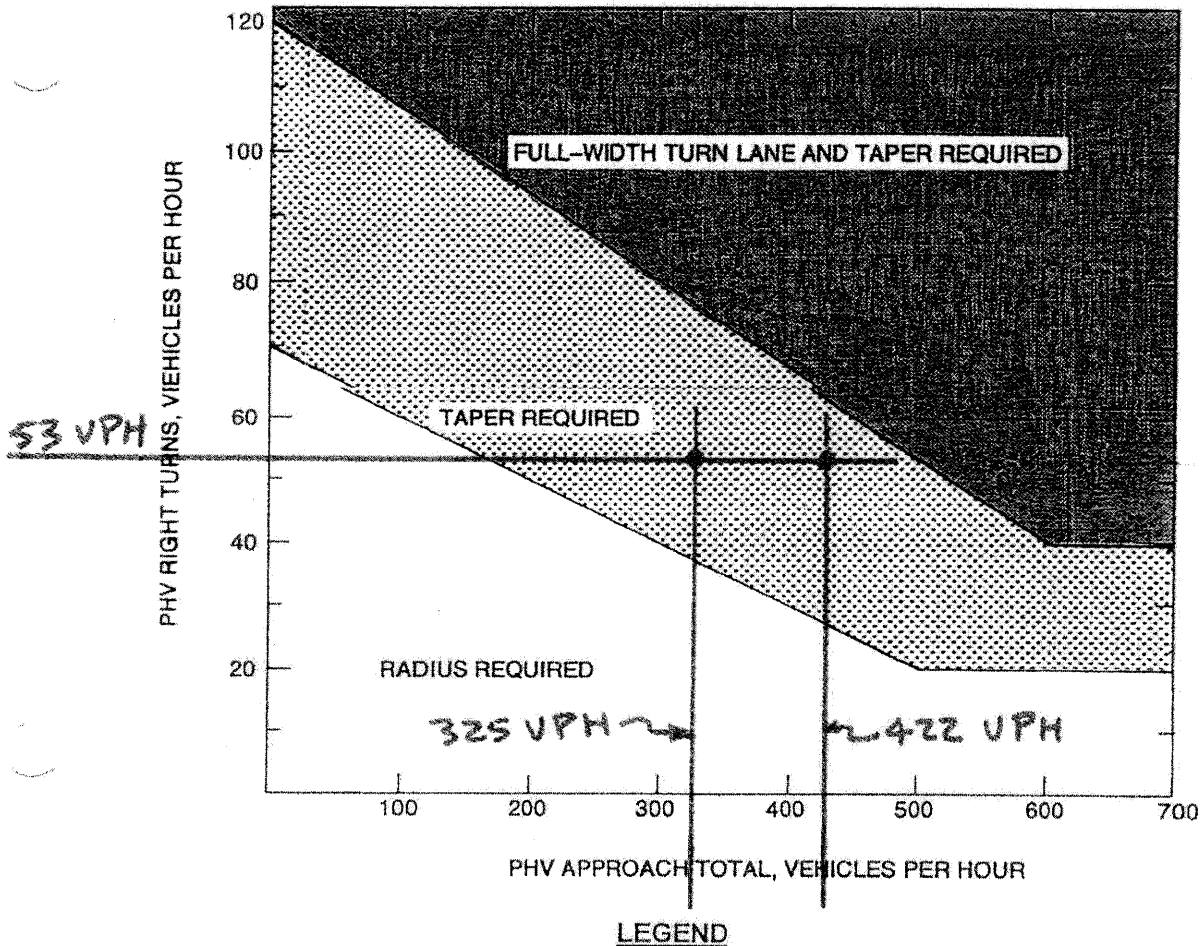
HELLWIG PARK ACCESS ROAD:

DAILY VEHICLES: 691 VPD
 HOURLY PEAK VEHICLES: 76 VPH
 DIRECTIONAL PEAK HOUR:
 SOUTH (TOTAL OUT): 76 VPH
 NORTH (TOTAL IN): 76 VPH
 NORTH (LEFT TURNS IN): 23 VPH (30/70 SPLIT)
 NORTH (RIGHT TURNS IN): 53 VPH (70/30 SPLIT)



ADEN ROAD: 5,900 VPD (649 VPH)

INTERSECTION DIAGRAM



PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

For posted speeds at or under 70 km/h (45 mph), PHV right turns > 40, and PHV total < 300.

Adjusted right turns - PHV Right Turns - 20

If PHV is not known use formula: $PHV = ADT \times K \times D$

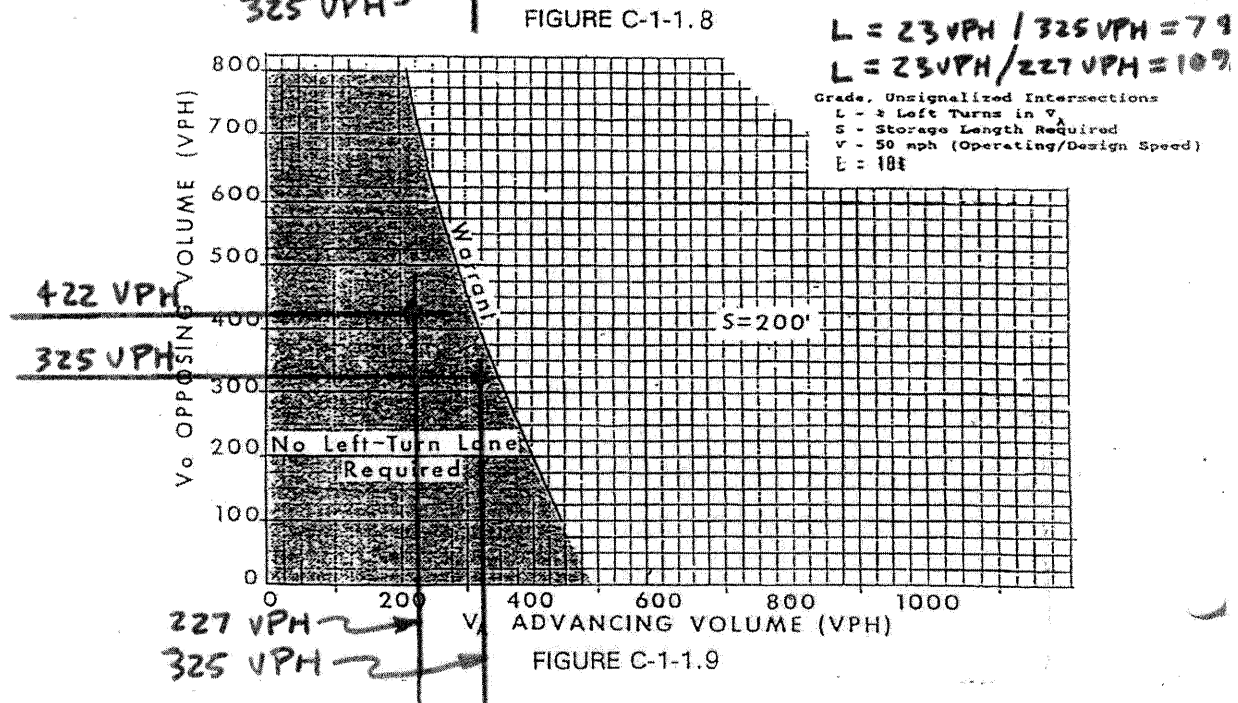
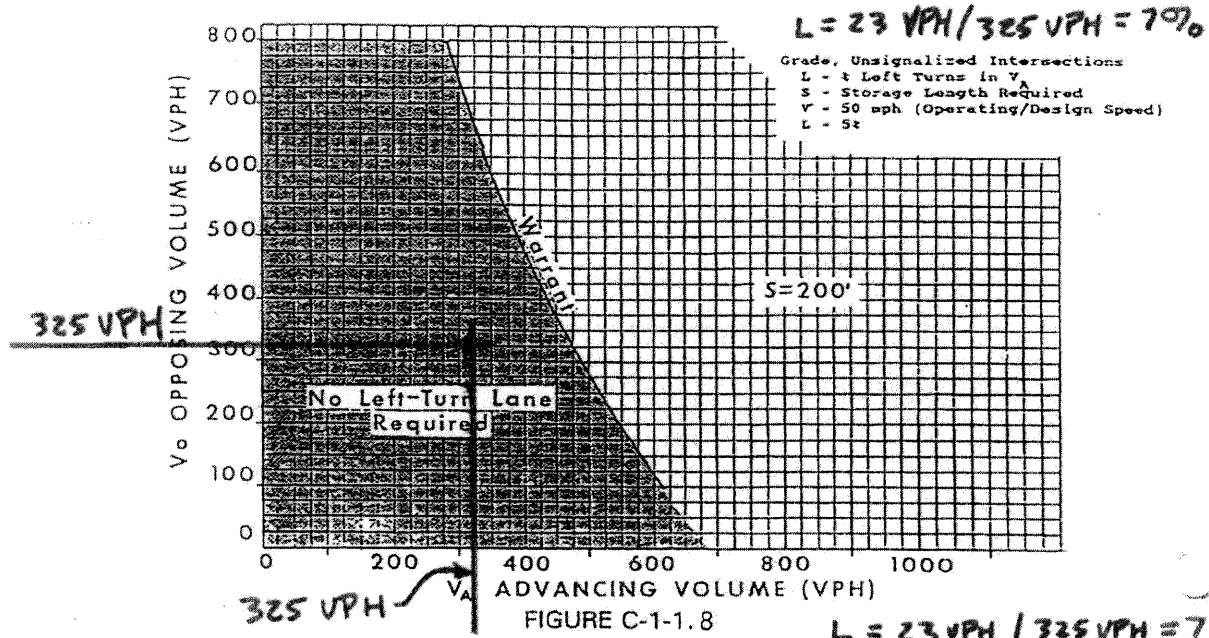
K = the percent of AADT occurring in the peak hour
 D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

GUIDELINES FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)
FIGURE C-1-8

C-5.4

WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAYS



**Nu-Metrics Traffic Analyzer Study
Computer Generated Summary Report
City: INDEPENDENT HILL
Street: ADEN ROAD**

A study of vehicle traffic was conducted with HI-STAR unit number 2241. The study was done in the 1 EAST lane on ADEN ROAD in INDEPENDENT HILL, VA in PWC county. The study began on 04/10/2010 at 01:00 AM and concluded on 04/11/2010 at 01:00 AM, lasting a total of 24 hours. Data was recorded in 60 minute time periods. The total recorded volume of traffic showed 1,670 vehicles passed through the location with a peak volume of 141 on 04/10/2010 at 12:00 PM and a minimum volume of 2 on 04/10/2010 at 01:00 AM. The AADT Count for this study was 1,670.

SPEED

Chart 1 lists the values of the speed bins and the total traffic volume for each bin.

Chart 1

0 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 >
0	3	1	1	4	5	23	71	232	546	509	183	60	0	0

At least half of the vehicles were traveling in the 50 - 54 mph range or a lower speed. The average speed for all classified vehicles was 54 mph with 93.4 percent exceeding the posted speed of 45 mph. The HI-STAR found 45.9 percent of the total vehicles were traveling in excess of 55 mph. The mode speed for this traffic study was 50 mph and the 85th percentile was 59.97 mph.

CLASSIFICATION

Chart 2 lists the values of the eight classification bins and the total traffic volume accumulated for each bin.

Chart 2

0 to 20	21 to 27	28 to 39	40 to 49	50 to 59	60 to 69	70 to 79	80 >
1536	59	30	8	2	3	0	0

Most of the vehicles classified during the study were Passenger Cars. The number of Passenger Cars in the study was 1,595 which represents 97.40 percent of the total classified vehicles. The number of Small Trucks in the study was 30 which represents 1.80 percent of the total classified vehicles. The number of Trucks/Buses in the study was 8 which represents 0.50 percent of the total classified vehicles. The number of Tractor Trailers in the study was 5 which represents 0.30 percent of the total classified vehicles.

HEADWAY

During the peak time period, on 04/10/2010 at 12:00 PM the average headway between the vehicles was 25.35 seconds. The slowest traffic period was on 04/10/2010 at 01:00 AM. During this slowest period, the average headway was 1200.0 seconds.

WEATHER

The roadway surface temperature over the period of the study varied between 44 and 97 degrees Fahrenheit. The HI-STAR determined that the roadway surface was Dry 100.00 percent of the time.

**Nu-Metrics Traffic Analyzer Study
Computer Generated Summary Report
City: INDEPENDENT HILL
Street: ADEN ROAD**

A study of vehicle traffic was conducted with HI-STAR unit number 4102. The study was done in the 2 WEST lane on ADEN ROAD in INDEPENDENT HILL, VA in PWC county. The study began on 04/10/2010 at 01:00 AM and concluded on 04/11/2010 at 01:00 AM, lasting a total of 24 hours. Data was recorded in 60 minute time periods. The total recorded volume of traffic showed 1,704 vehicles passed through the location with a peak volume of 139 on 04/10/2010 at 02:00 PM and a minimum volume of 3 on 04/10/2010 at 01:00 AM. The AADT Count for this study was 1,704.

SPEED

Chart 1 lists the values of the speed bins and the total traffic volume for each bin.

Chart 1

0	10	15	20	25	30	35	40	45	50	55	60	65	70	75
to	to	to	to	to	to	to	to	to	to	to	to	to	to	>
9	14	19	24	29	34	39	44	49	54	59	64	69	74	
0	2	3	4	8	11	39	166	490	549	280	65	22	0	0

At least half of the vehicles were traveling in the 50 - 54 mph range or a lower speed. The average speed for all classified vehicles was 51 mph with 85.7 percent exceeding the posted speed of 45 mph. The HI-STAR found 22.3 percent of the total vehicles were traveling in excess of 55 mph. The mode speed for this traffic study was 50 mph and the 85th percentile was 57.16 mph.

CLASSIFICATION

Chart 2 lists the values of the eight classification bins and the total traffic volume accumulated for each bin.

Chart 2

0	21	28	40	50	60	70	80
to	to	to	to	to	to	to	>
20	27	39	49	59	69	79	
1542	46	34	12	3	1	1	0

Most of the vehicles classified during the study were Passenger Cars. The number of Passenger Cars in the study was 1,588 which represents 96.90 percent of the total classified vehicles. The number of Small Trucks in the study was 34 which represents 2.10 percent of the total classified vehicles. The number of Trucks/Buses in the study was 12 which represents 0.70 percent of the total classified vehicles. The number of Tractor Trailers in the study was 5 which represents 0.30 percent of the total classified vehicles.

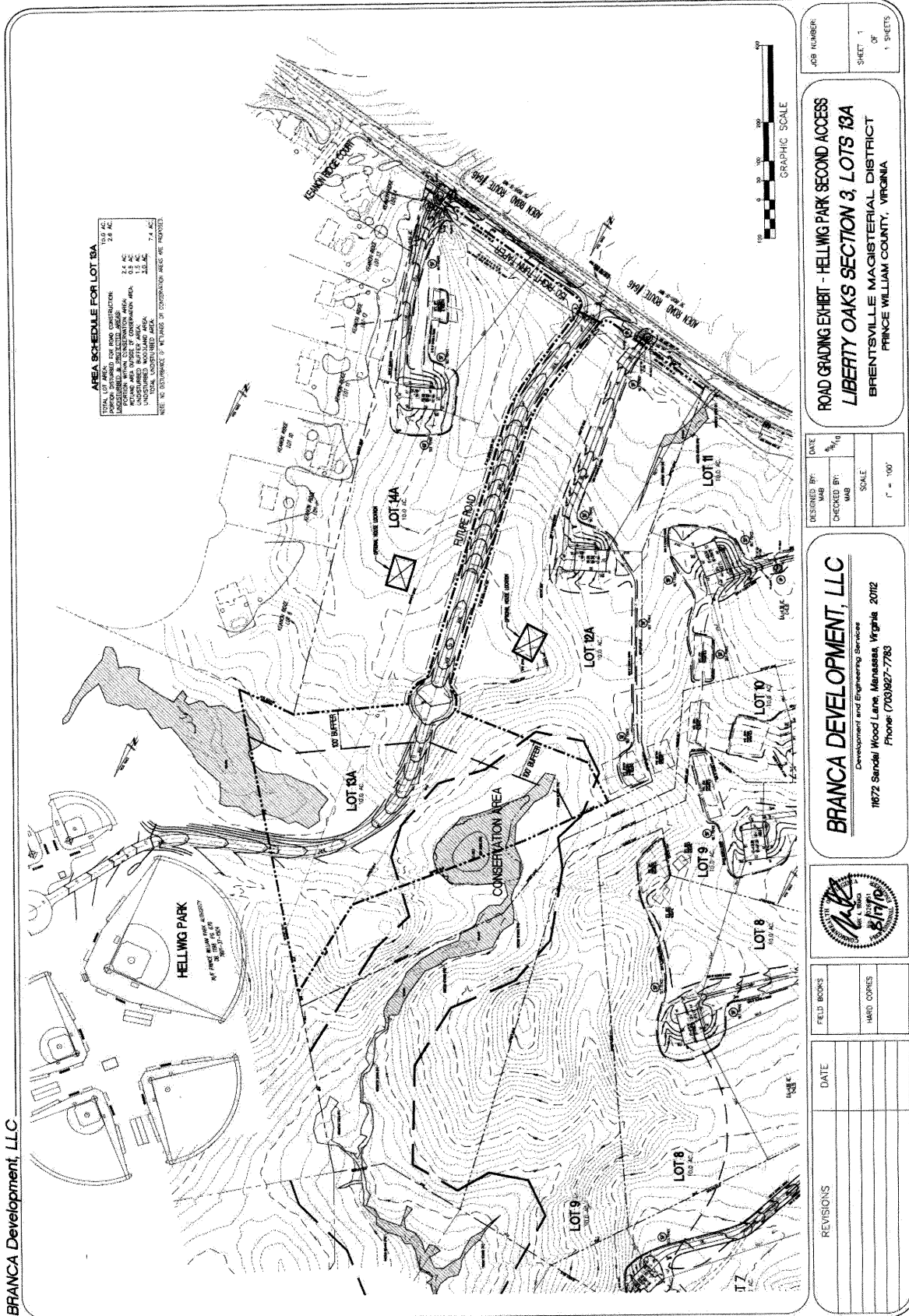
HEADWAY

During the peak time period, on 04/10/2010 at 02:00 PM the average headway between the vehicles was 25.71 seconds. The slowest traffic period was on 04/10/2010 at 01:00 AM. During this slowest period, the average headway was 900.0 seconds.

WEATHER

The roadway surface temperature over the period of the study varied between 44 and 105 degrees Fahrenheit. The HI-STAR determined that the roadway surface was Dry 100.00 percent of the time.

Attachment G – Road Grading Exhibit



JOB NUMBER:
SHEET 1 OF 1 SHEETS

ROAD GRADING EXHIBIT - HELLWIG PARK SECOND ACCESS
LIBERTY OAKS SECTION 3, LOTS 13A
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

DESIGNED BY: MAB
CHECKED BY: MAB
SCALE: 1" = 100'

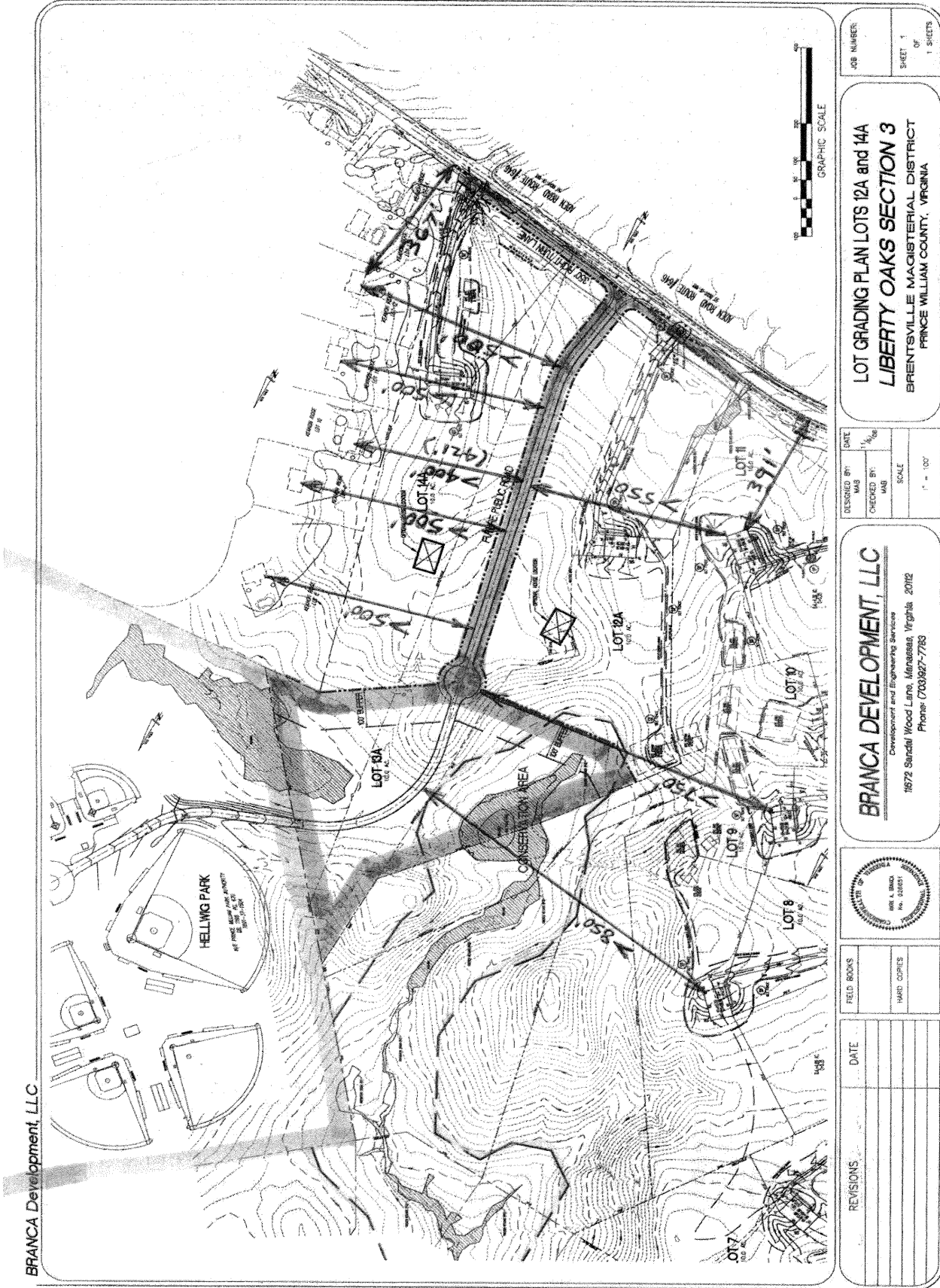
BRANCA DEVELOPMENT, LLC
Development and Engineering Services
1872 Sandoli Wood Lane, Manassas, Virginia 20112
Phone: (703)927-7783



FIELD BOOKS:
MARK COPIES:

REVISIONS	DATE

Attachment H – Houses Setback Exhibit



BRANCA Development, LLC

JOB NUMBER: _____
SHEET 1 OF 1 SHEETS

LOT GRADING PLAN LOTS 12A and 14A
LIBERTY OAKS SECTION 3
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

DESIGNED BY: MAS
CHECKED BY: MAB
SCALE: 1" = 100'

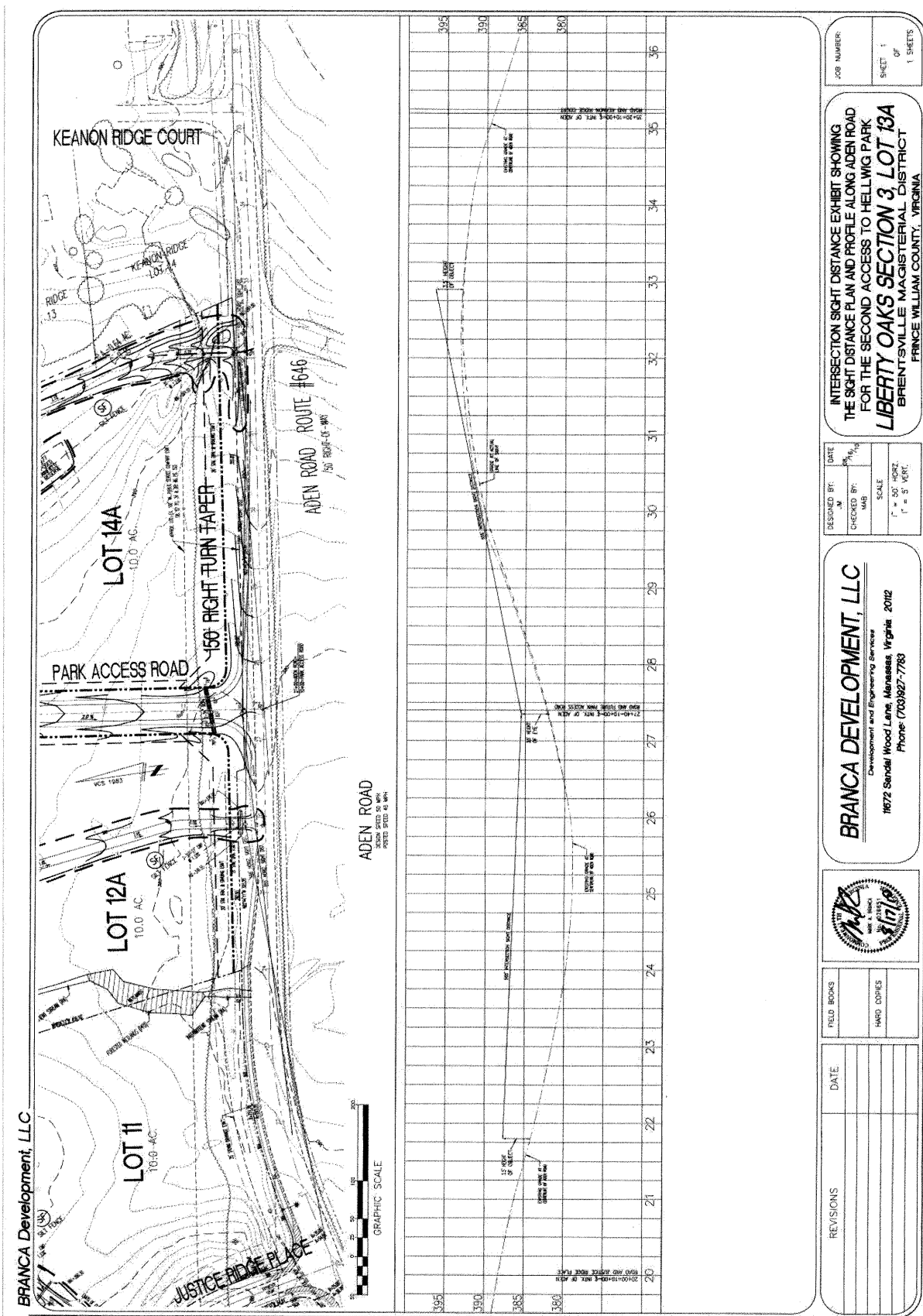
BRANCA DEVELOPMENT, LLC
Development and Engineering Services
1872 Sandlot Wood Lane, Manassas, Virginia 20112
Phone: 703-927-7783



FIELD BOOKS: _____
HARD COPIES: _____

REVISIONS	DATE

Attachment I – Intersection Sight Exhibit



JOB NUMBER:
SHEET 1 OF 1 SHEETS

INTERSECTION SIGHT DISTANCE EXHIBIT SHOWING THE SIGHT DISTANCE PLAN AND PROFILE ALONG ADEN ROAD FOR THE SECOND ACCESS TO HELLWIG PARK LIBERTY OAKS SECTION 3 LOT 13A BRENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

DESIGNED BY: DATE: 10/16/10
CHECKED BY: MAB
SCALE: 1" = 50' HORZ., 1" = 5' VERT.

BRANCA DEVELOPMENT, LLC
Development and Engineering Services
1672 Sandal Wood Lane, Manassas, Virginia 20102
Phone: (703)927-7783



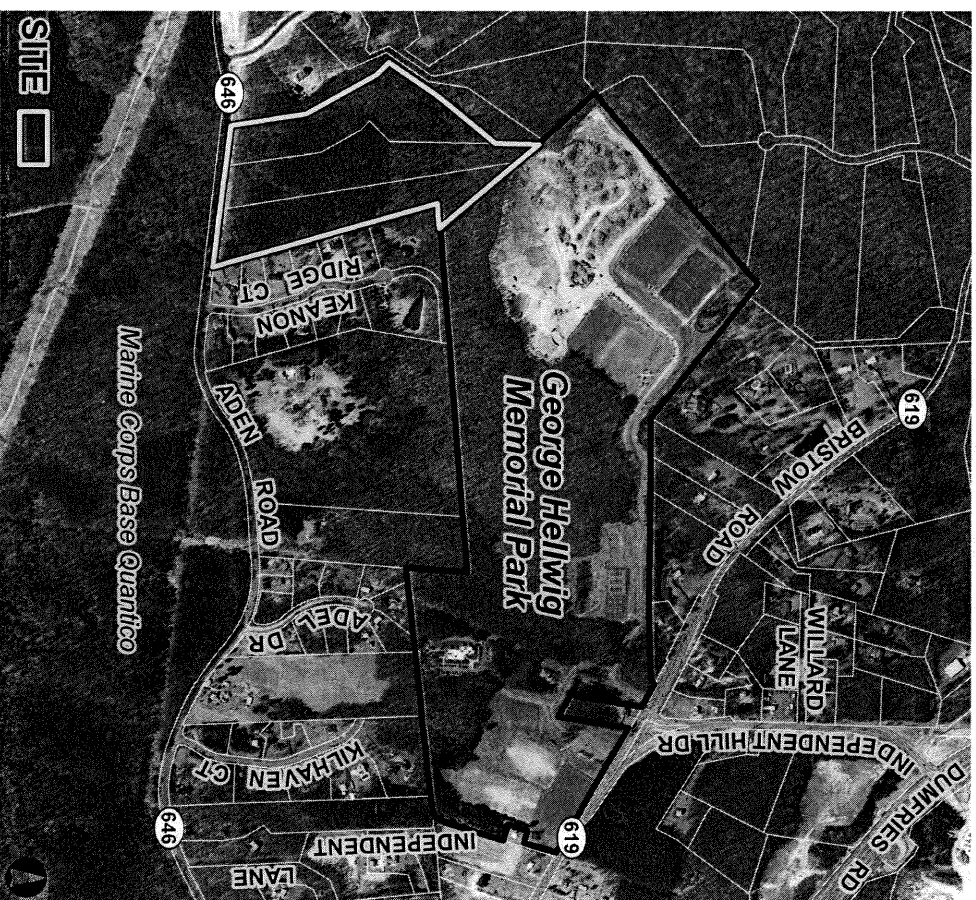
FIELD BOOKS: _____
HARD COPIES: _____

REVISIONS	DATE

**PFR #PLN2010-00329
Expansion of George Hellwig Memorial Park –
Rear Parcels**

- Proposal: To expand George Hellwig Memorial Park through the acquisition of a ±10 acre parcel to create a new access road off Aden Rd.**

- Location: 14463, 14467, and 14471 Aden Rd. (north of MCB Quantico)**



Date: 9/14/2010



**PFR #PLN2010-00329
Expansion of George Hellwig Memorial Park –
Rear Parcels**

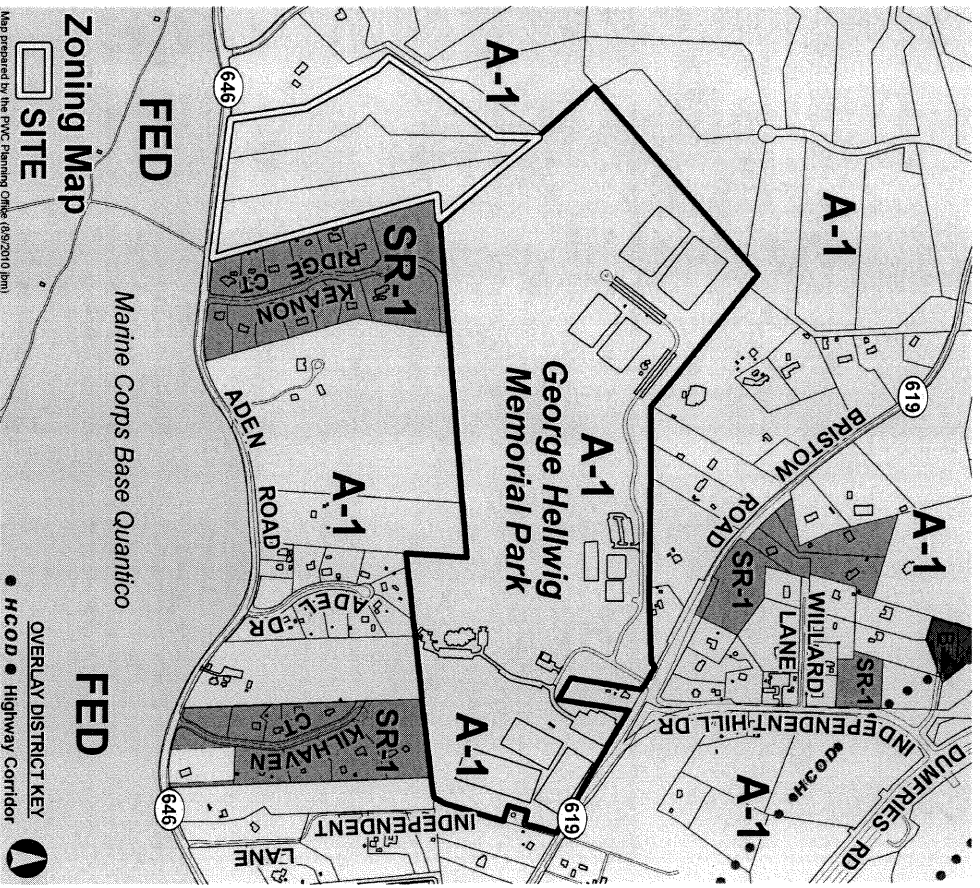
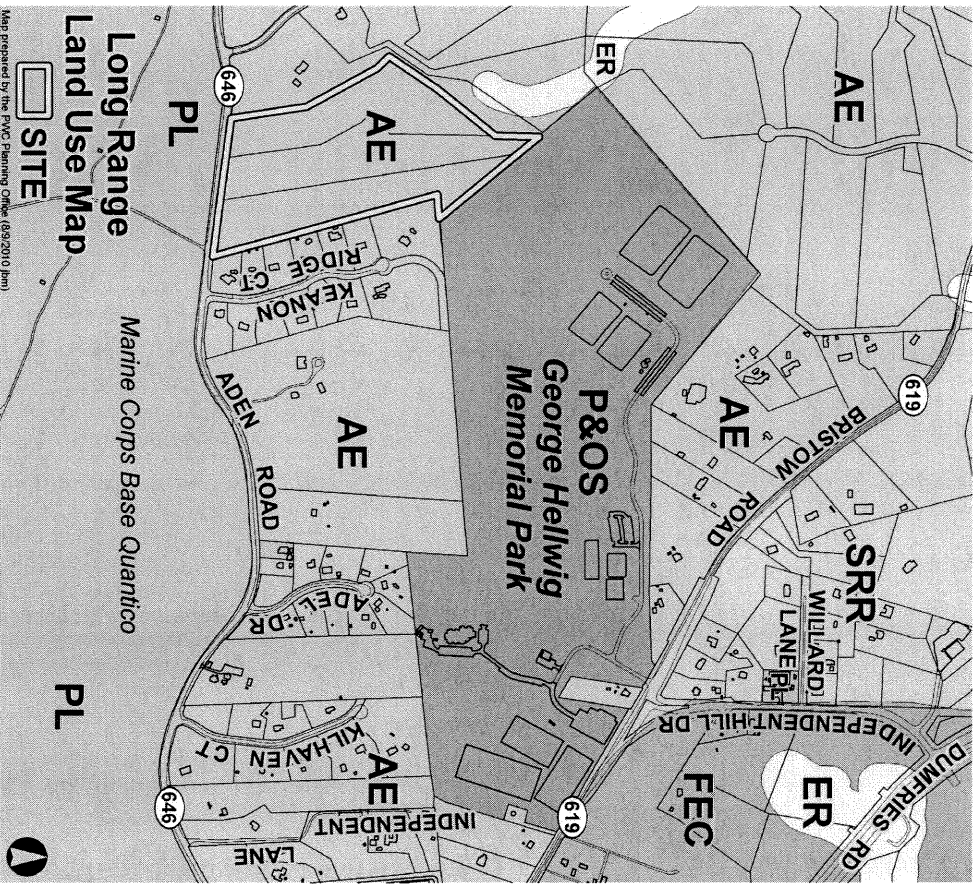
Background:

- Proposed ±10 acre expansion of Hellwig Park requested by Park Authority
 - Public Facilities Review (PFR) – limited to location, character, and extent (Virginia State Code 15.2-2232)
 - Staff recommended expansion is consistent with Comp Plan
 - At Planning Commission (PC) public hearing on 6/2/10, found to be substantially inconsistent with Comp Plan
 - Park Authority is appealing PC action to BOCS
 - BOCS is to take action on PFR Appeal
-
-

Date: 9/14/2010



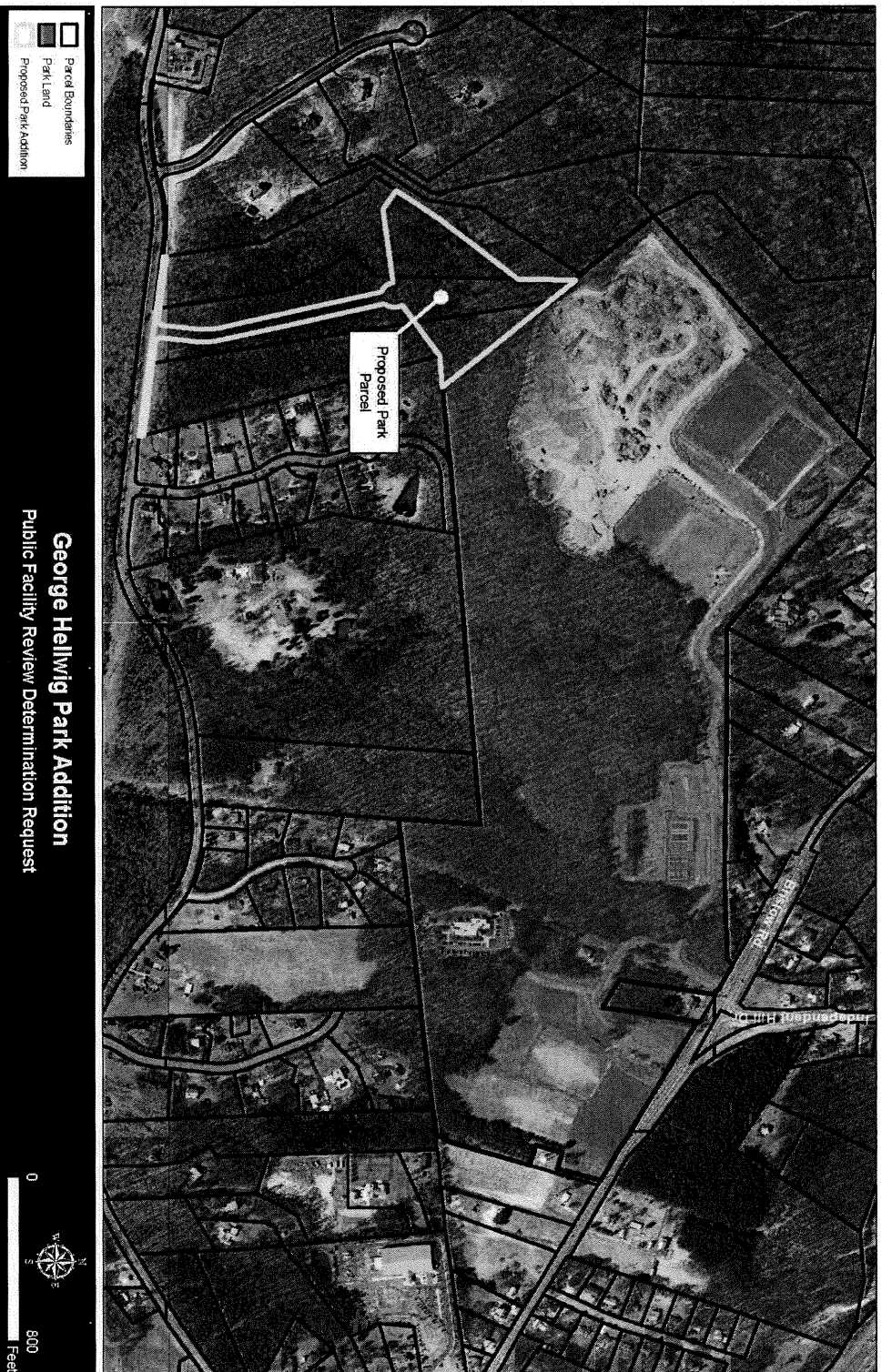
PFR #PLN2010-00329 Expansion of George Hellwig Memorial Park – Rear Parcels



Date: 9/14/2010



PFR #PLN2010-00329 Expansion of George Hellwig Memorial Park – Rear Parcels

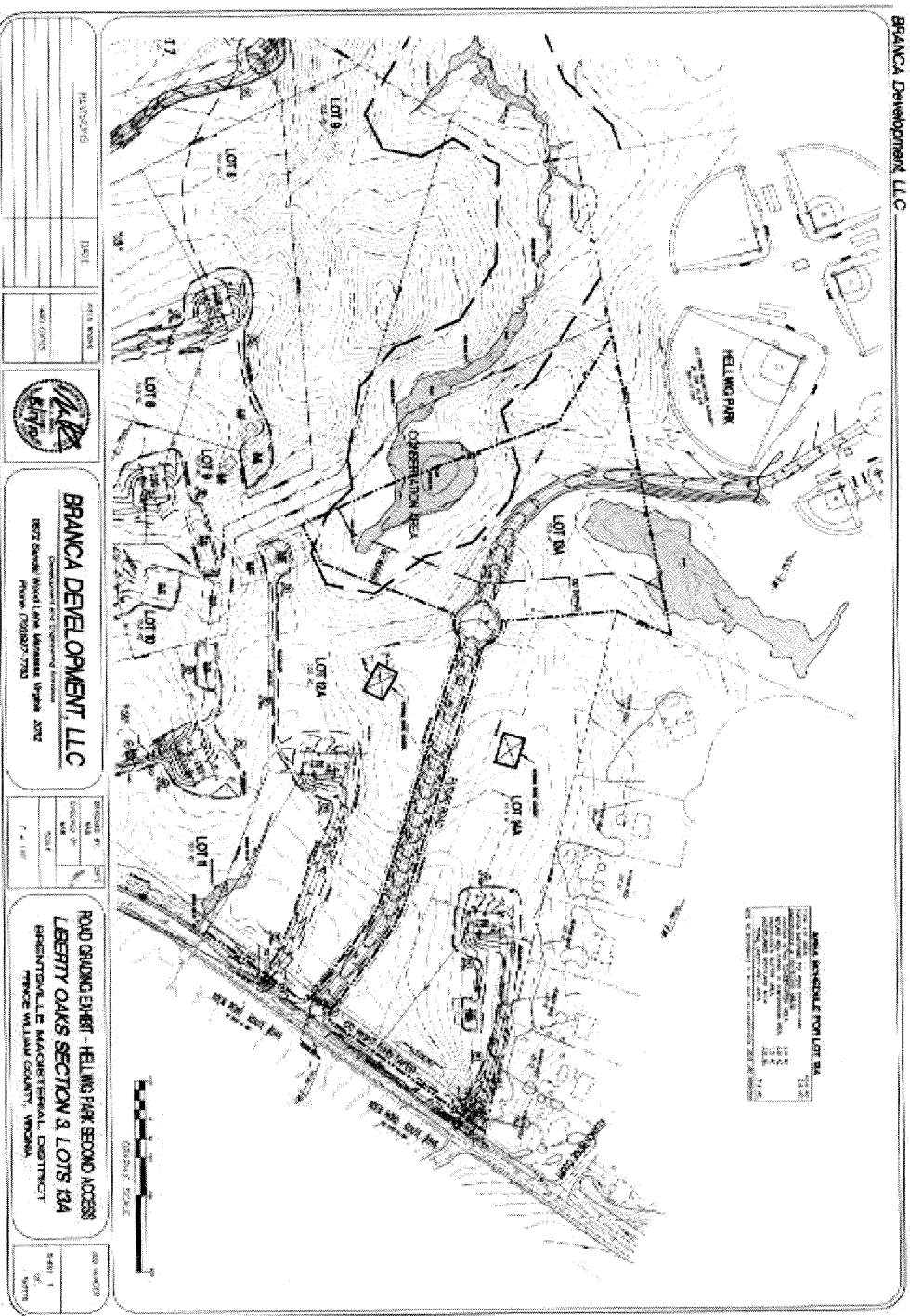


Date: 9/14/2010



PFR #PLN2010-00329 Expansion of George Hellwig Memorial Park – Rear Parcels

BRANCA Development, LLC



Date: 9/14/2010



**PFR #PLN2010-00329
Expansion of George Hellwig Memorial Park –
Rear Parcels**

Strengths:

- Land use consistency
- More efficient and safer access for Fire & Rescue
- Enhanced access to regional park facility
- Contributes to open space LOS goal for County and Parks
- Proposed road alignment to have minimal disturbance

Weaknesses:

- None identified.
-
-

Date: 9/14/2010



**PFR #PLN2010-00329
Expansion of George Hellwig Memorial Park –
Rear Parcels**

Recommendation:

- PC determined the location, character, and extent of the park expansion to be substantially inconsistent with the adopted Comprehensive Plan.
- Staff maintains original determination of consistency, and recommends the BOCS uphold the Appeal and find the proposal to be substantially in accord with the Comprehensive Plan.

Date: 9/14/2010

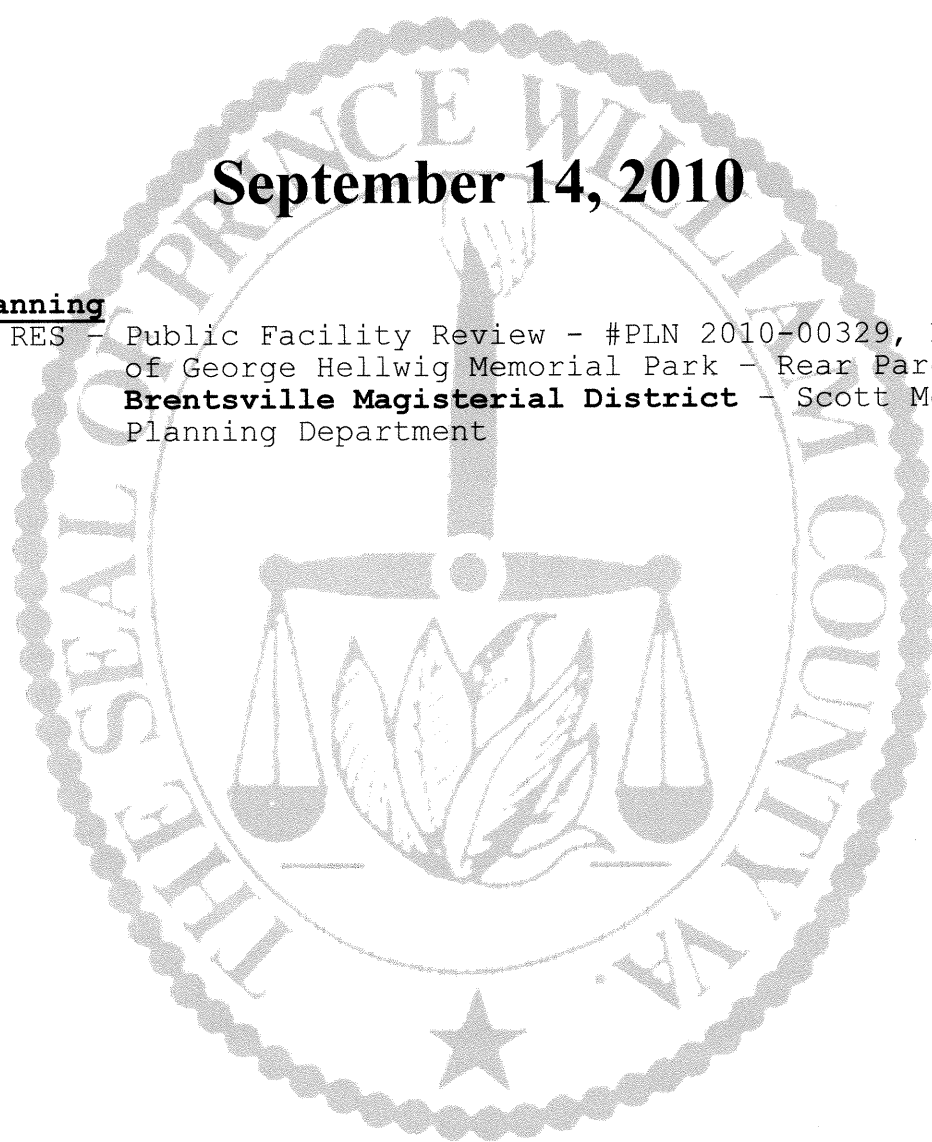


Public Comments

September 14, 2010

15. Planning

A. RES - Public Facility Review - #PLN 2010-00329, Expansion of George Hellwig Memorial Park - Rear Parcels - **Brentsville Magisterial District** - Scott Meyer - Planning Department



Ridgewood Estates Civic Association

9012 Sowder Place, Nokesville, VA 20181

July 22, 2010

Dear Board of County Supervisors,

I am writing on behalf of Ridgewood Estates Civic Association, located in Mid-County, to urge you to vote against the Park Authority proposed "back" road into Hellwig Park located off Aden Road at your September 14 meeting.

Ridgewood Estates is a neighborhood of about 112 homes located along Aden Road. Our neighborhood was started in the late 1960's. We feel the quality of life in our neighborhood would greatly suffer if the proposed road is approved. Our reasons include:

- Location of the road is near several curves that already have enough accidents and a blind hill. Appropriate turn lanes are not planned and traffic leaving the park would have to cross two lanes with heavy traffic moving over the recommended speed limit (according to the Park Authority report) and limited visibility. It is an accident waiting to happen.
- Increased vandalism due to a second entrance that would not be easily monitored.
- Potential damage to the "pristine" wetlands. The Park Authority has already caused damage to the wetlands they own with the runoff from the baseball parking lots. They have also acknowledged the land is not conducive to building a road so it would need to be built up, which would cause additional runoff into the wetland areas.
- The amount of park land in the Brentsville District is already more than any other district. We need to put more parks where there are more people.
- Not attempting the most intelligent solution for reducing the wait time of those trying to get out of the park before adding a back road. By placing a stoplight at the intersection of the entrance to Hellwig Park and Independent Hill Road, the traffic would move much more quickly. This method worked at Long Park. This would also slow the drivers coming both directions on Bristow Road as they are usually speeding through this area.

We hope you will support us and vote against this proposal. Thank you for taking the time to listen to us.

Sincerely,
Barbara Reese
President, Ridgewood Estates Civic Association

COUNTY EXECUTIVE OFFICE
PRINCE WILLIAM CO., VA

10 JUL 23 AM 9:28

RECEIVED