



Prince William County
PUBLIC SCHOOLS
Providing A World-Class Education

November 18, 2015

David McGettigan
Long Range Planning Manager
Prince William County Planning Office
5 County Complex Court
Prince William, VA 22192

RE: PFR PLN
PW Parkway Elementary School
Location: 13001 Chinn Park Drive
GPIN: 8192-79-8407
Zoning: A-1
Comprehensive Plan Land Use Designation: PL, Public Land
Magisterial District: Occoquan

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PLANNING OFFICE
PRINCE WILLIAM COUNTY

Dear David:

This is the Application for Public Facility Review and Determination. Accompanying this letter are 25 copies of the Application and the Public Facility Review Plan for the proposed PW Parkway Elementary School.

As noted on the Application, the proposal includes utilizing a portion of a 77 acre parcel to allow for the construction of an elementary school off Chinn Park Drive, between Old Bridge Road and the Prince William Parkway. The school is proposed to open September 2018 as approved in the School Division's 2016-2025 Capital Improvement Plan (CIP).

The elementary school will accommodate 924 students and relieve overcrowding at Vaughan and Westridge Elementary Schools and other elementary schools that may be overcrowded. The proposed school will be located at 13001 Chinn Park Drive (GPIN 8192-79-8407) in the Occoquan Magisterial District.

The following summarizes the project:

Long Range Land Use - The site is zoned A-1, Agricultural and is consistent with the Long Range Land Use plan of Public Land (PL).

The proposed school facility is compatible with the adjacent park facilities and residential areas and will be built in general conformance with the Public Facilities Review plan dated November 6, 2015.

Maureen Hannan
Supervisor of Land Acquisition and CIP Planning

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A diverse work force of teachers, administrators, custodians, office staff and guidance will be provided as part of the proposed school facility

Transportation - Access is off Chinn Park Drive. Westbound traffic will turn right only on Chinn Park Drive from Prince William Parkway. The south and east traffic will enter from Troupe Road off Old Bridge Road. The Traffic Impact Analysis (TIA) is being finalized with traffic counts planned for December 1, 2015.

The original TIA was completed with plans to access the proposed school site from Trowbridge off the Prince William Parkway. Recent improvements to the Prince William Parkway reduced the left turn lane from the Parkway onto Trowbridge from 350 foot storage (with 50 foot taper) to 50 foot storage (with 100 foot taper) thereby preventing bus access. The plan was revised to access the proposed school site from Chinn Park Drive.

Environmental

-The Preservation Site Assessment (PASA) and Perennial Flow Determination (PFD) reports, have been completed by Wetlands Studies and Solutions and submitted to Prince William County. The Resource Protection Area Evaluation (RPA), has been submitted to the U.S. Army Corps of Engineers.

-The Endangered and Threatened Species Evaluation has been submitted to US Department of the Interior, Fish and Wildlife Service for review and determination.

-The Existing Vegetation Evaluation has been submitted to the Virginia Department of Conservation and Recreation (DCR) for review and determination.

-The Cultural Resource Evaluation is attached (6 copies). Per the recommendation of the evaluation, Prince William County Schools commits to a Phase I Archeological study.

Storm water management/Best Management Practices (BMP) is proposed to be provided on-site in accordance with the most current regulations.

Fire & Rescue - The school site falls within the recommended 4.0 minute response time of the Hillendale Fire and Rescue station.

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

Sincerely,



Maureen Hannan

Supervisor, Land Acquisition & CIP Planning