



Prince William County
PUBLIC SCHOOLS
Providing A World-Class Education

Rosemount Lewis Elementary School
PFR2019-00010
Commitment Letter
June 17, 2019

Project

This Public Facility Review (PFR) proposes to construct a ±105,000 square foot multi-story building intended to accommodate 924 students. The school is proposed to open September 2022 as approved in the School Division's 2020-29 Capital Improvements Program (CIP). Overcrowding relief is planned for Ellis Elementary School, Mullen Elementary School, Sinclair Elementary School, Sudley Elementary School, and West Gate Elementary School, as well as other area elementary schools that may be overutilized.

The location, character and extent of the development of the school site shall be in general or approximate conformance with the Public Facility Review (PFR) Plan entitled, "Rosemount Lewis Elementary School," prepared by Ross France, last revision date of May 31, 2019. Modifications from the PFR Plan shall be allowed in order to meet applicable regulations and standards necessary to gain final site plan approval for this development or to coordinate with adjoining developments.

General Location/Acreage

The proposal includes utilizing three parcels, (portions of), totaling 19.58 acres, to allow for the construction of an elementary school off Crestwood Drive and Ashton Avenue, in the Brentsville Magisterial District:

GPIN 7696-28-4908 (portion of), 11000 Crestwood Drive, (12.492 acres)
GPIN 7696-38-1356, 8200 Ashton Avenue (5.538 acres)
GPIN 7696-27-9316 (portion of), 11030 Crestwood Drive (1.551 acres)

Long Range Land Use/Zoning

The site is zoned A-1-Agricultural, R-4 and R-6-Suburban Residential, and M-1, Heavy Industrial, with Comprehensive Plan, Long-Range Land Use designations of P & OS-Parks & Open Space, PL-Public Land, and EI-Industrial Employment. The school facility is compatible with the adjacent park facility and residential areas.

Economic Impact/Strategic Plan

A diverse work force of approximately 75 teachers, administrators, kitchen, custodial, and office staff, and guidance will be provided as part of the proposed school facility.

Maureen Hannan
Supervisor of Land Acquisition and CIP Planning

The School Division commits to the PFR Plan with revision date of May 31, 2019 and makes the following commitments:

Archeology/Historical Commission – The School Division commits to a Phase I Archeological study, and if warranted, a Phase II and Phase III Archeological Study. Any artifacts recovered as a result of Archeological studies will be donated to the County for curation.

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

Police Crime Prevention through Environmental Design (CPTED) principles will be incorporated, where possible, into final design of the school.

Fire and Rescue – The school site is served by Fire/Rescue Station 11 and falls within the recommended 4-minute response time for fire/basic life support and within the 8-minute response time for advance life support.

Controlled fire department access will be maintained for the rear of the facility and will be addressed at site plan submission. The site plan will provide for emergency access throughout the site, including fire lanes.

The School Division will make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of building area constructed on site.

The School Division will seek to coordinate with the owner of the adjoining Vulcan Quarry with a goal that blasting will occur at times when school is not in session.

Parks and Recreation – The existing park on the property will remain and is not a part of this PFR. Additional fields will be constructed by the School Division on the school property, for school and park use. The fields will be integrated into the existing cooperative agreement between the School Division and the Parks Department. Fields and playgrounds on the school site will be available to the community after school hours and outside of times for school events.

A paved, vehicular entrance from the school access road will be constructed off-site by the School Division for the Department of Parks and Recreation to control access to the park. The School Division will also construct off-site for the park 32 parking spaces with accessible spaces and provide a 5-space bike rack.

Long Range Planning – The school will be consistent with a typical design for County elementary schools, namely 39 classrooms, office, kitchen, library/media center, and gymnasium/activity space.

Bike racks with at least 5 bike spaces will be provided on the school property.

There will be lighted parking on the school site.

A 5-foot wide multi-use concrete walk along the access road will be constructed as per the DCSM.

A 4-foot high fence will be provided to separate the concrete play area from the dumpster.

Pedestrian connection will be provided to the existing neighborhoods. The existing off-site neighborhood trails to the park and school site will remain, and the location of access to the school site will be determined at site plan.

Sidewalks will be constructed along the entire frontage of Ashton Avenue, tying into the existing sidewalk.

Service Authority – The proposed School will be serviced with public water and sanitary sewer:

- Public water is available from an existing 12-inch water main located in Ashton Avenue.
- Public sewer is available from an existing 10-inch gravity sewer main located on the adjacent parcel to the north of the school site.

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

The School Division will design and install an approved grease trap on-site if required by the Service Authority and will maintain the grease trap to prevent grease build-up in the force main or gravity sewer.

Fire sprinkler systems will incorporate a County-approved backflow prevention device and will be designed to eliminate water hammer

Grinder pumps will be installed in the sanitary sewer system if required.

An adequately sized backflow prevention device will be installed on the water service line as approved by the Service Authority. This device will be on the School property side of the water meter and located before any point of use fixture of the on-site plumbing system.

The School Division will demonstrate that there is no detrimental effect on the Service Authority's water distribution system and service pressure prior to the installation of any landscape irrigation system.

The School Division will design and construct any on-site, off-site, and sanitary sewer utility improvements necessary to develop the subject property in accordance with the Service Authority's Uniform Standards Manual, and any applicable County, or State requirements, standards and regulations.

Transportation – The School Division is finalizing acquisition of approximately 1.551 acres of Vulcan property, 11030 Crestwood Drive, GPIN 7696-27-9316, to use as access to the school. The access road will be 26-feet wide for two-way traffic to and from the school.

Access will be provided from the Crestwood Drive cul-de-sac west of the existing traffic signal at Ashton Avenue, as well as from a right-in/right-out access off Ashton Avenue.

An analysis of the right-in/right-out site entrance on Ashton Avenue, dated February 23, 2019, has been conducted, submitted, reviewed, and approved by VDOT.

Right-in/right-out access to Ashton Avenue will be restricted to car traffic. The buses will be required to enter at Crestwood Drive.

Directional traffic movement throughout the school site will be provided.

Transportation mitigation measures include:

Crestwood Drive-Extend the east bound right turn lane (via re-striping and signage) from the current 65 feet to 100 feet of storage

Ashton Avenue-A 50-foot extension of the South bound left turn lane on Ashton Avenue at Crestwood Drive will be constructed.

Crestwood Drive/Ashton Avenue Signalized Intersection – Pedestrian-Activated traffic signal controls and crosswalk will be provided for the East-West approach.

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

The 2 specimen trees noted on the PFR Plan will be preserved.

A split buffer will be planted in accordance with the current DCSM standards for a 50-foot buffer (320 Plan Units per 100 feet) along the access from the Crestwood Drive cul-de-sac. The School Division will save what can be preserved and replant what is disturbed to meet the DCSM standard.

The School Division will reforest the 2 areas shown on the PFR Plan that are noted as disturbed areas. Reforestation shall occur in conformance with DCSM 802.21.E and container seedlings shall be used. The School Division may opt to plant without protective tubes as long as the planting density is increased to 650 trees per acre.

Onsite stormwater management will be addressed at final site plan.

Construction of any retaining wall and associated easement will not encroach into the RPA.

The School Division will abide by the approximate limit of disturbance/clearing and grading shown on the PFR Plan.

The plantings in the 10-foot landscape strip along Ashton Avenue, as well as all buffers will be in accordance with the minimum standards of the DCSM and Zoning Ordinance.

Interior parking lot landscaping for the school site and the new park site parking lot will be in accordance with the minimum standards of the DCSM.

Community Outreach

A community meeting was held July 19, 2018 at Stonewall Jackson High School to share preliminary plans with the community. The School Division's website also publicized the plans. A second meeting was held on August 21, 2018 with the Tarawood Community to address their concerns of increased traffic and loss of overflow parking on Crestwood Drive due to the school construction.

School Division staff continues to communicate with the adjacent Tarawood community and is working on identifying an area for off-site improvement of additional parking spaces.