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October 15, 2009

Ms. Sophia Fisher, Project Manager
Department of Planning
County of Loudoun
1 Harrison Street, SE, 3rd Floor
Leesburg, VA 20177

Re: Arris Montessori School - SPEX 2009-0028

Dear Ms. Fisher:

The following are our responses to the referral agency comments. The response to comments are found on the pages indicated below:

<u>Referral Agency</u>	<u>Page</u>
1. Virginia Department of Transportation Letter Dated September 25, 2009	2
2. Loudoun Water Letter dated September 30, 2009	3
3. Zoning Administration Memorandum dated October 6, 2009	4
4. Department of Fire, Rescue and Emergency Management Memorandum dated October 7, 2009	7
5. Community Planning Memorandum dated October 7, 2009	8
6. Office of Transportation Services Memorandum dated October 13, 2009	10

Sophia Fisher, Project Manager
October 15, 2009
Page 2

**Virginia Department of Transportation
Letter dated September 25, 2009
from Thomas B. VanPoole, P.E.**

Comment 1. The use described in the statement of justification is for students up to 12 years old. The traffic study cited data from ITE use 536 Private School K-12 rather than more appropriate ITE use 534 Private School K-8. ITE use 565 Day Care is also a possible use.; However, the actual data used, from a similar site, are higher than predicted by any of these uses, so the results of the study are conservative.

Response: Applicant acknowledges Staff's comment.

Comment 2. We have some concern whether the size and configuration of the parking lot supports a large number of parents dropping off their children in the morning at this and the other school nearby without queues backing up onto Cape Court.

Response: The primary Drop-off/Pick-up activities for the school will occur at the rear of the building providing separation from Ideal School activities. The proposed circulation is shown graphically on a new plan sheet (Sheet 4) submitted with the revised application. The circulation provides over 600 feet stacking on-site and therefore will not impact other traffic on Cape Court.

Sophia Fisher, Project Manager
October 15, 2009
Page 3

**Loudoun Water
Letter dated September 30, 2009
from Julie Atwell, Engineering Administrative Specialist**

Comment 1. Change general note 7 (sheet 1) to read Loudoun Water could provide water and sanitary sewer service to the proposed use through extension of existing facilities. Water and sewer service would be contingent upon the developer's compliance with the Authority's Statement of Policy; Rates, Rules and Regulations; and Design Standards.

Response: The note on the plat has been changed as suggested.

Comment 2. Show location of existing water and sanitary sewer lines on special exception plat.

Response: The plat has been revised to show the water and sanitary sewer lines.

Zoning Administration
Memorandum dated October 6, 2009
from Cindy Lintz

Comment 1. Include the Special Exception numbers in the title of the application.

Response: The plat has been revised to add this information.

Comment 2. Sheet 1 under Site Data, combine the proposed use and proposal to list only the two uses: a Child Care Center and a Private School for up to 175 students. The word "Montessori" should be omitted from the use since it is not a use defined under the 1993 Zoning Ordinance.

Response: The plat has been revised to remove the word "Montessori".

Comment 3. Sheet 1, under Parking Tabulation; include the parking and loading requirements for Child Care Facility, "0.2/ person in licensed capacity plus one per employee not residing on the premises. No loading space required."

Response: The plat has been revised to include this information.

Comment 4. Sheet 1 & 2, show the parking requirements for these two uses and include them in the outlined Special Exception area.

Response: Sheet 1 of the plan set has been revised to show parking and loading requirements, as well as Pickup/Delivery space requirements per section 5-609 of the zoning ordinance. Shared parking is utilized on site so individual parking spaces will not be reserved or outlined on the Special Exception limits. Please note that the Special Exception limits have been revised to include the entire parcel, the same as shown on Ideal Schools and Newton School Special Exceptions applications. The limits of private school and daycare have been added to the Special Exception Plat, Sheet 2. The number of required parking spaces will be provided for review with the site plan amendment application.

Comment 5. Sheet 2, the driveway needs to be included in the Special Exception application.

Response: The Special Exception limits have been revised as stated above.

Comment 6. Sheet 1, per Section 5-609(B)(2)(b) show the designated pickup and delivery zone. Note: this area needs to be included in the outlined Special Exception area.

Response: Sheet 1 has been revised to show the designated pick up and delivery zone requirements. The Special Exception limits have been revised as stated above.

Comment 7. Sheet 1, under parking tabulations "Accessible space provided," please correct the spelling of conformance.

Response: Sheet 1 has been revised to address this comment.

Comment 8. Sheet 1, under parking tabulations "Loading space provided," delete the word "Revised", since this parcel is under the 1993 Zoning Ordinance.

Response: The word "Revised" has been removed as requested.

Comment 9. Sheet 2, define the limits of the playground space for the number of child care students the center plans to have. Section 5-609(A)(5) of the ordinance requires 75 square feet per child.

Response: An inset has been added to Sheet 2 to include this information.

Comment 10. Sheet 3, under #1, the Beth Chaverim Reform Congregation zip code is 20147-6239.

Response: The zip code for Beth Chaverim has been revised.

Comment 11. Sheet 3, under #5, Moshen & Neda Jalali own two different parcels with two different addresses. For PIN 060-10-3176-013 County Records show the owner's address as: 44710 Cape Ct Ste 122, Ashburn, VA 20147-6231.

Response: Sheet 3 has been corrected to show the correct owners' address for this parcel.

Comment 12. Sheet 3, delete #7 since that parcel does not adjoin the owner's map.

Response: Sheet 3 has been revised to delete #7.

Comment 13. Sheet 3, under #8, Francis Richard Johnson's zip code is 20105.

Response: Sheet 3 has been revised to show the correct zip code. This owner has been changed to #7 on sheet 3.

Sophia Fisher, Project Manager
October 15, 2009
Page 6

Comment 14. Statement of Justification: under the 1993 Zoning Ordinance the Special Exception is being requested for Private School – Section 4-504(NN) and Child Care Center – Section 4-504 (U) and 5-609(B).

Response: The Statement of Justification has been revised to address this comment.

**Department of Fire, Rescue and Emergency Management
Memorandum dated October 7, 2009
from Maria Figueroa Taylor**

Comment 1. Thank you for the opportunity to review the above captioned applications. Fire and Rescue Planning Staff, in agreement with the Fire Marshal's Office, no objection to the applications as presented.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	LCFR Moorefield Station 23 Travel Time
061-49-8039	Arris Montessori School	3 minutes (temp) 5 minutes, 22 seconds (perm)

The Travel Times for each project were calculated using ArcGIS and Network Analyst extension to calculate the travel time in minutes. To get the total response time another two minutes were added to account for dispatching and turnout. This assumes that the station is staffed at the time of the call. If the station is unoccupied another one to three minutes should be added.

Project name	LCFR Moorefield Station 23 Response Times
Arris Montessori School	5 minutes (temp) 7 minutes, 22 seconds (perm)

Response: Applicant appreciates the comment as to response times. Since the Department of Fire, Rescue and Emergency Management has no objection of the approval of this application, no further response is necessary.

**Department of Planning
Memorandum dated October 7, 2009
from Kelly Williams, Planner III**

Comment 1: The proposed uses are consistent with the Plan's land use vision for this subarea, however, additional information regarding the existing retail/service component of the overall Beaumeade Technology Campus is necessary to determine if the proposed special exception is consistent with the land use mix ratio envisioned by the Plan.

Response: Applicant addresses this issue below.

Comment 2: The application proposes a combination private school and daycare center which would contribute to both the retail/service and public/civic land use mix for the Beaumeade Development. While there is no maximum amount of public and civic uses permitted, the Employment supportive Retail Polices limit the amount of retail/service uses within Beaumeade to 5% of the total square footage of the employment uses in the development.

While these types of uses are anticipated in Light Industrial Communities, information regarding the existing retail and service uses should be provided to determine if the daycare and private school are in keeping with the land use mix policies.

Response: Arris Montessori School is ideally located between the large tracts of housing development to the northwest/southwest and the large business communities in technology parks to the east and south. With increasing fuel costs, proximity will be a growing consideration in choice of schools, the proposed location will be convenient to a large number of homes and businesses in the immediate area.

Major employers represent Professional and Technical Services, which are the second highest average salaries in Loudoun County. Such employers have increased in number by almost 10 percent from the third quarter of 2006 to the third quarter of 2007 and over 13 percent in the number of establishments during the same period. Overall, employment rose by 3 percent in Loudoun, over three times the employment growth rate of the Northern Virginia region during the same period.

Major Employers in the vicinity of the proposed school location are listed in the table below. As illustrated above, these employers are within a four-mile radius.

Major Employers in Vicinity		
No.	Employer	Employment Range
1	AOL LLC	1,000 to 5,000
2	Verizon Business	1,000 to 5,000
3	US Postal Service	1,000 to 5,000
4	Dulles International Airport	1,000 to 5,000
5	Beaumeade Technology Park	500 to 1,000
6	Redskin Park	300 to 499
7	Orbital Science Corporation	1,000 to 5,000
8	United Airlines Services	1,000 to 5,000
9	Department of Homeland Security	1,000 to 5,000
10	Rockwell Collins	300 to 499
11	Janella Farm Research Campus	300 to 499
12	Telos Corporation	300 to 499

After visual inspection and general familiarity with the center, it is the Applicant's conclusion that retail uses on the site are well below five percent (5%). Although child care is treated as a retail use under the Zoning Ordinance, Montessori child care is educationally based and is more institutional than retail. There are no other operating child care facilities in Beaumeade. The use is intended to serve the center, the vicinity and the area immediately around the center as a child care facility and school.

**Office of Transportation Services
Memorandum dated October 13, 2009
from George Phillips, Senior Transportation Planner**

Comment 1. Based on information included in the application, child care is proposed with this application. Yet, the trip generation data provided in the applicant's traffic study does not appear to include these additional trips. Thus the traffic may be undercounted and the LOS analysis inaccurate. Child care uses would likely produce trips that coincide with the A.M. and P.M. peak hour, requiring a revised analysis. Please clarify why the trip generation for the child care was not provided and confirm the hours of operation and capacity of the child care facility.

Response: A trip generation analysis and comparison has been completed for two options that would break out the child care and school uses as defined by the zoning ordinance. One option included 89 child care students/86 regular students and the second option included 51 child care students/124 regular students. The comparison is shown on Table 3A attached and indicates that during the AM peak hour fewer trips would be generated than that shown in the traffic study. During the PM peak hour a maximum of 14 more trips may be generated when compared to that shown in the traffic study. These additional trips were added to total future traffic volumes at the Loudoun County Parkway/Cape Court intersection and re-analyzed for the PM peak hour. The results of the capacity analysis indicates that the eastbound left turn movement increased in delay by 0.5 seconds to 19.3 seconds of delay, maintaining a level of service (LOS) "C". Based on the results of the additional analysis, the conclusions of the traffic study remain valid. The analysis worksheet is provided with this response.

Child care trip generation was assumed to be part of the rates used as these rates reflect a Montessori School use similar to that proposed. The hours of operation for the school are 7:30 AM to 6:00PM with staggered arrivals and departures for students depending on age group. One factor determining the capacity of the child care facility is based on the available outdoor play space. Other factors may also apply. The play area shown with the previously submitted site plan would yield approximately 51 child care students. A revised site plan would permit up to 89 child care students. This range of students was the basis for the additional traffic analysis and the worse case condition was analyzed.

Comment 2. The applicant needs to ensure that adequate parking and appropriate vehicle circulation is available for the proposed uses given the existing zoning and businesses adjacent to this site. This needs to be verified by appropriate Building & Development staff.

Response: A Drop-off/Pick-up Plan, Sheet 4 has been added to the plan set to illustrate drop-off locations, over 600 feet of stacking, and circulation. The 286 existing spaces on site are shared among users in the building/site. Currently users in the building include a design center, government and private sector contracting, an insurance office, construction contractors, internet and digital communications office, and a private high school (Ideal School).

Sophia Fisher, Project Manager
October 15, 2009
Page 11

Comment 3. The applicability of Route 28 Tax District payments for the proposed use needs to be confirmed. If applicable, a condition of approval consistent with the condition language included with the Ideal Schools application (SPEX 2008-0020) is recommended.

Response: The Applicant for the Ideal Schools special exception was also the owner of the property. Here, the Applicant is a tenant and not the owner of the Property and is unable to agree to a condition that affects the owner's liability for taxes.

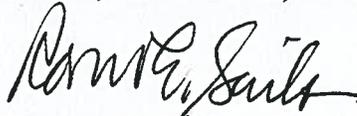
Sophia Fisher, Project Manager
October 15, 2009
Page 12

I believe we have addressed all of the County's comments regarding this application. Enclosed are five (5) copies of the revised Special Exception Plat for review and five copies of the revised Statement of Justification.

I look forward to hearing back from you on this application after you have reviewed the Applicant's responses to the referral comments.

Sincerely yours,

SEVILA, SAUNDERS, HUDDLESTON & WHITE, P.C.



Robert E. Sevila

enclosures

cc: Joanna Beitzel
Mark Baker
Ben Rose
Chris Turnbull

Table 3A

**Arris Montessori School
Site Trip Generation Comparison**

Land Use	ITE ⁽¹⁾ Code	Amount	Units	AM Peak Hour			PM Peak Hour			Average
				In	Out	Total	In	Out	Total	Daily Traffic
With Traffic Study (WTS)										
Private School ^(2,3)	534	175	Students	96	82	178	50	57	107	434
			Rate	0.55	0.47					
Comparison with Day Care Use										
<i>Option 1</i>										
Private School ⁽³⁾	534	86	Students	44	36	80	23	25	48	213
Day Care	565	89	Students	38	33	71	34	39	73	399
	Total	175		82	69	151	57	64	121	612
	Difference (W TS vs Opt 1)			(14)	(13)	(27)	7	7	14	178
<i>Option 2</i>										
Private School ⁽³⁾	534	124	Students	63	52	115	33	38	71	308
Day Care	565	51	Students	22	19	41	20	22	42	228
	Total	175		85	71	156	53	60	113	536
	Difference (W TS vs Opt 2)			(11)	(11)	(22)	3	3	6	102

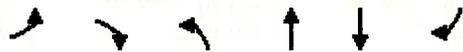
Notes:

- (1) Trip estimates based on rates and equations published in the Institute of Transportation Engineers Trip Generation, 8th Edition
- (2) AM Peak hour reflects independent trip rates collected by WV+A which reflects higher trips than ITE. PM Peak hour reflects peak hour of generator which would occur before the commuter PM peak hour.
- (3) ADT rate from ITE Land Use Code 536 (Private School K-12).

HCM Unsignalized Intersection Capacity Analysis

1: Cape Ct & Loudoun County Pkwy

10/15/2009



Movement	EBL	EBR	NBL	NBT	SBT	SBR	
Lane Configurations	↖		↖	↑↑	↑↑	↘	
Volume (veh/h)	89	166	92	908	354	49	
Sign Control	Stop			Free	Free		
Grade	0%			0%	0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	
Hourly flow rate (yph)	97	180	100	987	385	53	
Pedestrians							
Lane Width (ft)							
Walking Speed (ft/s)							
Percent Blockage							
Right turn flare (veh)							
Median type				Raised	Raised		
Median storage (veh)				1	1		
Upstream signal (ft)							
pX, platoon unblocked							
vC, conflicting volume	1078	192	438				
vC1, stage 1 conf vol	385						
vC2, stage 2 conf vol	693						
vCu, unblocked vol	1078	192	438				
tC, single (s)	6.8	6.9	4.1				
tC, 2 stage (s)	5.8						
tF (s)	3.5	3.3	2.2				
p0 queue free %	69	78	91				
cM capacity (veh/h)	314	817	1118				
Direction, Lane #	EB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	277	100	493	493	192	192	53
Volume Left	97	100	0	0	0	0	0
Volume Right	180	0	0	0	0	0	53
cSH	524	1118	1700	1700	1700	1700	1700
Volume to Capacity	0.53	0.09	0.29	0.29	0.11	0.11	0.03
Queue Length 95th (ft)	77	7	0	0	0	0	0
Control Delay (s)	19.3	8.5	0.0	0.0	0.0	0.0	0.0
Lane LOS	C	A					
Approach Delay (s)	19.3	0.8			0.0		
Approach LOS	C						
Intersection Summary							
Average Delay			3.4				
Intersection Capacity Utilization			46.9%	ICU Level of Service	A		
Analysis Period (min)			15				