

schneider, marchant

From: Sara Howard-O'Brien [Sara.HowardOBrien@lcps.org]
Sent: Wednesday, September 15, 2010 4:43 PM
To: schneider, marchant
Subject: Zoning/Co. Attorney comments on proffer statement & conditions: HS-7/ES Goshen Rd Assemblage
Attachments: Sara Howard-O'Brien.vcf

Marchant:

To follow up on my phone call the only objection we have to the staff recommendations on the proffer statement is related to Proffer 2, School, last phrase *"provided that the maximum allowable floor area ratio of .05 shall not be exceeded"*. The TR Districts have two sets of development standards depending on when the lot was created. Section 2-1703 (B) provides that a lot existing on January 7, 2003 is exempted from the standards and requirements of Section 5-701 (TR Districts Lot Standards). The development of such lot shall be subject to the development standards of Table 2-1703 (B).

When the BLAD is recorded for this property (and it is required to be recorded prior to site plan approval) the applicable development standards will be Section 5-701 (lot existing after 1/7/03) which requires 50% open space on the lot as a part of development.

The .05 FAR requirement would only permit 211,614 SF of development on the proposed 97.16 acre lot.

Development of school sites in the TR Districts require us to obtain lots that are created AFTER 1/7/03 in order to develop in a reasonable and relatively cost effective manner.

The SPEX, ZMAP and Site Plan have all been structured based on a new lot and utilization of Section 5-701 (the open space standard). This is how MS-5 was also handled.

The other changes are fine provided it is understood that the warrant studies for the all-way stops are to be submitted but are not required to be approved prior to site plan approval. It can take 2-3 months for review and action on a warrant study. We can get the studies submitted but we cannot wait for action on same before action on our site plan. We will have approximately two years between submission of the studies and occupancy to get the roads built and the all way stop signs installed. We would prefer to have the submission and action both tied to "prior to occupancy" but we can accept a requirement that the studies be submitted prior to site plan approval. It takes approximately one month to prepare the warrant studies.

Thank you for the opportunity to comment. Sara

Sara Howard-O'Brien
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Phone: 571-252-1156
Fax: 571-252-1101
E-mail: **Note New as of 8/10** Sara.howardobrien@lcps.org

schneider, marchant

From: Sara Howard-O'Brien [Sara.HowardOBrien@lcps.org]
Sent: Tuesday, September 14, 2010 3:43 PM
To: bruce.isaachsen@gsa.gov
Cc: phillips, george; schneider, marchant
Subject: Re: Closing of Goshen Road for HS-7
Attachments: Sara Howard-O'Brien.vcf

Bruce: good afternoon. This morning LCPS staff met with VDOT and the County Office of Transportation to review the proposed abandonment of a portion of Goshen Road. The purpose of the meeting was to review the proposed abandonment, the appropriate process for abandonment, and how a portion of Goshen Road may be closed during construction, if necessary. While we continue to work with VDOT and the County on the details, LCPS has decided to pursue the abandonment by the process that requires the alternate road to be constructed and accepted into the VDOT secondary road system. (State Code 33.1-155). In other words, Road A and Relocated Route 659 would need to be constructed and a part of the State's Road System to formally abandon that portion of Goshen Road.

We still may need to close Goshen Road between Roads A and B during the construction process for safety purposes but have not yet determined if or when this would be. We are looking at various alternatives, including your suggestions below. We will be examining our construction schedule and figuring out the best way to move forward in the coming weeks. I will keep you informed and would be happy to discuss or meet with you at any point in the process. Presently, we are in public hearing for the school use. The abandonment review process will not occur until the new road is constructed and accepted (anticipated Fall 2012 timeframe). Generally, it takes approximately 60 days after the legislative approvals are secured (special exception and zoning) for the site plan to be approved. We would not anticipate construction moving forward until late this year and most likely January 2011. The construction phasing and the timing for closure of Goshen Road (if it is necessary to even close the road) will be reviewed in the coming weeks. LCPS is aware of your concerns and we are looking to find ways that we can all get where we need to be. We appreciate your contacting us and working with us. I will be in touch again soon. Do not hesitate to contact me at any time. Sara

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>>> <bruce.isaachsen@gsa.gov> 9/2/2010 11:23 AM >>>

Sara, some issues I want to bring to your attention regarding the early closing of Goshen Road. Currently, Arcola Elementary School uses that portion of Goshen Road for the bus route my son and two other children take to school. My wife and I also use that portion of the road for access to Braddock Road to visit friends both east and west of Goshen off of Braddock as well as access to the Giant in South Riding and church. I do favor the closing of Goshen Road in the end plan in the hope that traffic will no longer come flying down the road at 45+ mph. Perhaps Rt 659 and Road A can be constructed before closing Goshen or Goshen can be left open for authorized vehicles and local access only and not through traffic (signage near the Boyd School can be posted). Feel free to contact me regarding this. I have also left voice mails for you as well as George and Marchant. I will also try to attend the public hearing on the 12th. Thanks.

Bruce R. Isaachsen, PE
Cost Estimator
Professional Services Branch
Design & Construction Division

Public Buildings Service
National Capital Region
U.S. General Services Administration
301 7th St. SW - Room 2010
Washington, DC 20407
bruce.isaachsen@gsa.gov
202-205-0132

schneider, marchant

From: Sara Howard-O'Brien [Sara.HowardOBrien@lcps.org]
Sent: Monday, September 13, 2010 11:03 AM
To: Brown, Ron
Cc: schneider, marchant; Armstrong, Van
Subject: Fwd: RE: Update for September 15, 2010 PCPH - ZMAP 2010-0001, SPEX 2010-0003: LCPS HS-7 and Future ES
Attachments: PCBRIEFINGQssept82010.doc; Sara Howard-O'Brien.vcf

Ron, below is an email received from Commissioner Robinson regarding HS-7, SPEX 2010-0003 and ZMAP 2010-0001. I will be drafting a response to her questions but in talking with Marchant this morning, he asked that I let you know about her concern regarding proposed condition 6.g.iii. this condition provides a cash contribution for the future construction of a trail on the proffered C.D. Smith park site located to the south of the proposed high school. she initially raised the concern at the briefing and I responded in writing this past Friday (see attached). Her specific question and my response was as follows (excerpt from attached):

Question: Condition 6.g.iii. requires a cash contribution for the future construction of a trail connecting the school and park. Rather than a CPI index there should be a three bid process at the time of construction. The CPI may not keep up with construction costs.

Response: The proposed condition provides for a cash contribution for the future construction of a trail when the park has been dedicated to the County and developed for park use. The amount is based on current construction costs accepted by the County and is tied to CPI consistent with County practice. The funds will be paid prior to occupancy of the high school, within 2 years, and will be held by the County, usually in an interest bearing account, until needed. Because of the school funding structure, it would be very difficult for LCPS to wait until the park is developed to secure bids and then either construct the trail or provide funding for construction. Once schools have been constructed the accounts are closed and any additional funds are returned to the County. It is not known when this park will be developed. Because of these factors, we respectfully ask that the proposed condition be accepted.

She has reviewed the response and has further questions regarding how cash contributions will keep pace with inflation, particularly with regard to oil products. This seems a larger policy question. However, you may have your own input with regard to this question and Marchant wanted to make sure you were aware of her concern. Thanks. Sara

PS, Just to make sure you know, Marchant is out for a few days as he and his wife just had a baby. This is why I'm contacting you instead of Marchant.

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>>> "Robinson, Gigi" <Gigi.Robinson@loudoun.gov> 9/12/2010 2:09 PM >>>
Van,

Thank you very much for this information. Kudos to Sara for her very complete explanations and map!! That was great information.

I have a couple of concerns that you may be able to answer either before or at the hearing.

Goshen road comes down past the new church property, comes down past the future tanks, and continues through to Braddock. If I read the information and the map correctly that same thru traffic should happen...ultimately. However, I am concerned about what happens in the interim. Goshen may be closed during construction. I presume that Road A will be built to connect to a new road built across the empty lots on Stone Ridge or that the two lanes of Northstar will be built so that Road A connects with Northstar and then Tall Cedars and then an alternate route can take one down to Braddock. Or all of this may be wrong. Could you explain to me how one can get from Route 50 to Braddock during construction of the high school and before CD Smith builds their section of Northstar?

Northstar is ultimately to have multi-use trails on both sides of the six-lane controlled access roadway. I am concerned that during initial design there is enough room for all the intended uses for that road at its ultimate build out. I am also concerned that the multi-use trails may be of little use to anyone if people do not feel safe. In particular, we need to make sure children riding their trikes are safe from six lanes of traffic, which because of controlled access, may have a speed limit that is quicker than those roads in the surround subdivisions. How do we ensure there be enough room to protect from environmental concerns on the school property and to alleviate all safety concerns?

Another concern on Northstar, at ultimate build out, is how people will cross from Stone Ridge, CD Smith, etc. Do we use 4-way stops on six-lane controlled access roads? If not, should there be an understanding at project inception of crossing methods so that a future PC or BOS will not have to deal with the problem?

The practice of indexing is to make sure that today's dollars will correspond to tomorrow's dollars. For a long time the economy has been in a controlled inflation. With the economy not looking as if it will pick up very soon, I am concerned that indexing to money (a price index) may not guard against the sudden increase in oil caused either by conflict or market. Thus if oil has a significant jump, the CPI will be slow to rise to meet it. However, construction that depends on oil derivative products will realize an almost instant and identical price jump. How does Finance plan to keep the County whole in those circumstances?

Again, thanks for the very fast and complete response to the briefing questions.

Gigi Robinson
Planning Commission
Leesburg District

From: Armstrong, Van
Sent: Friday, September 10, 2010 3:39 PM
To: DEPT-PLANEPT-PLANNING_COMMISSION
Cc: Merrithew, John E.; schneider, marchant; Bryan, Nancy
Subject: Update for September 15, 2010 PCPH - ZMAP 2010-0001, SPEX 2010-0003: LCPS HS-7 and Future ES

Commissioners – Regarding questions and comments received from the Planning Commission Briefing on September 8th, the School Board Staff (as applicant) have submitted written responses to clarify the application information. Please find attached these responses that have not had the benefit of County Staff review. I note that Marchant Schneider is on leave at this time and will return on September 15 to review this material in preparation for the public hearing. Thank you and have a great weekend.

Van Armstrong, Program Manager
Land Use Review
Loudoun County Planning Department
703-777-0653

From: Sara Howard-O'Brien [mailto:Sara.HowardOBrien@lcps.org]
Sent: Friday, September 10, 2010 3:31 PM
To: Armstrong, Van
Cc: schneider, marchant
Subject: ZMAP 2010-0001 and SPEX 2010-0003, LCPS HS-7 and future ES

Please find attached the responses to the Planning Commission Briefing Questions on 9/8/10 along with a requested graphic. We ask that this information be distributed to the Commission in advance of the hearing on 9/15/10. Thank you for your assistance. Please let me know if you have any questions or need additional information. Sara

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schneider, marchant

From: Sara Howard-O'Brien [Sara.HowardOBrien@lcps.org]
Sent: Monday, August 30, 2010 8:19 AM
To: schneider, marchant
Subject: Fwd: Re: HS-7: 2 story
Attachments: Sara Howard-O'Brien.vcf

Hey, I am forwarding this to you so you will have the background should a question arise. I think we are safe to just say a two story high school but if you want to word it to reflect the info below, that is fine too. Sara

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>>> Kevin Lewis 8/30/2010 8:16 AM >>>

yep, high bay - Gym, auditorium, aux gym, weight room, band and chorus, art, mechanical (needed to feed the high bay), cafeteria, drama. Good design will typically raise the ceiling of spaces where sound our high energy activities take place

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Director of Construction Services
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kevin.lewis@LCPS.org
571-252-1161
571-252-1296 (Fax)
Please note our email address has changed

>>> Sara Howard-O'Brien 8/30/2010 8:11 AM >>>

thank you. Is it say to say that the "high bay" areas are places like the gym? Maybe the cafeteria? I'm sure you know immediately what a "high bay" area. thank you for your patience. Sara

>>> Kevin Lewis 8/28/2010 9:02 AM >>>

The new ES and MS two story plans are modeled after the high school prototype and we have simply referred to them as "two story" so I think that remains appropriate. There are one story portions that are comprised of the "high bay" areas with wide "clear spans" (meaning no mid span columns) which are difficult t stack other program areas on.

Another item to remember is that if we were to stack classrooms on top of the gym or auditorium, etc, the clear span support system would increase dramatically in terms of cost and we take the risk of exceeding height restrictions in some areas of the county.

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571-252-1296 (Fax)

Please note our email address has changed

>>> Sara Howard-O'Brien 8/27/2010 3:25 PM >>>

Kevin, staff has asked a question that I'm not quite sure how to answer (and I should know this). HS-7 is a two story building but not completely, so how does one describe it: partial 2-story, 2-story all but the gym? Help. Thanks. Sara

schneider, marchant

From: Sara Howard-O'Brien [Sara.HowardOBrien@lcps.org]
Sent: Tuesday, August 24, 2010 10:12 AM
To: schneider, marchant
Subject: HS-7 cover letter
Attachments: ltrschneideraug192010final.pdf; Sara Howard-O'Brien.vcf

Letter per our discussion. Plats have been ordered and will be there shortly. Thanks. S

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LOUDOUN COUNTY PUBLIC SCHOOLS
PLANNING AND LEGISLATIVE SERVICES

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August 19, 2010

Mr. Marchant Schneider
Loudoun County Planning Department
1 Harrison Street, S.E., 3rd Floor
Leesburg, VA 20177

Re: ZMAP 2010-0001 and SPEX 2010-0003, HS-7 Dulles South and Elementary School, Goshen Road Assemblage, Revised SPEX Plat to Address Referral Comments

Dear Marchant:

Please find enclosed the revised SPEX/ZMAP Plat, last revised August 18, 2010, to address referral agency responses and the amended request for the Goshen Road abandonment for the proposed HS-7 high school and elementary school at the Goshen Road Assemblage in Dulles South. We are providing 10 sets of the revised ZMAP/SPEX Plat. Please note that the following changes have been incorporated into the Plat:

- Cover Sheet: Revised end of first sentence of Note 12 to reflect change in segment of Goshen Road proposed for abandonment, reading "...south to the intersection with planned Access Road B" instead of "...south to Braddock Road"; changed sheet legend to reflect revised name for Sheet 7 ("Road Improvements Map").
- Sheet 3: Reconciled limits of tree preservation area located west of stadium complex with site plan design (resulted in increased tree preservation and corresponding decrease in reforestation area stemming from the realigned sewer line as recommended by staff to minimize impacts to green infrastructure elements); changed note regarding Goshen Road abandonment to read as follows: "Existing Goshen Road to be abandoned from this point south to Road B."
- Sheet 5: Changed width of trail proposed along east side of Northstar Boulevard from 8' to 10' and removed "by others" label for same; added phase line label.
- Sheet 7: Added exhibit identifying transportation improvements to be completed with HS-7 construction per draft SPEX conditions; re-titled "Road Improvements Map."
- ALL SHEETS: Added revision date (8/18/2010).

LCPS/Goshen Road Assemblage
ZMAP 2010-0001/SPEX 2010-0003
August 19, 2010

If you have any questions or need additional information, please advise. Thank you for your continued assistance and guidance.

Sincerely,

A handwritten signature in black ink, appearing to read "Sara", with a large, stylized initial "S" that loops around the first part of the name.

Sara Howard-O'Brien, AICP
Land Management Supervisor

schneider, marchant

From: Sara Howard-O'Brien [Sara.HowardOBrien@lcps.org]
Sent: Thursday, August 19, 2010 1:57 PM
To: schneider, marchant
Cc: Cody Francis; Chris Mohn; Claus Bader; Kenneth Theurich; Kevin Lewis
Subject: HS-7 Draft Conditions, Revised SPEX/ZMAP Plat, and graphics
Attachments: ltrschneiderpcphsubaug192010.doc; CONDITIONS-DRAFT 08-12-10.docx; Sara Howard-O'Brien.vcf

Marchant: I am attaching a draft letter to you for the revised SPEX/ZMAP Plat. This letter explains the revisions that have been made to the plat. Primarily, changes have been incorporated to address referral comments/conditions, reflect the change in the approach for the Goshen Road abandonment, and specifically to provide a plat sheet depicting the transportation improvements that can be referenced by the proposed SPEX conditions. Let me know how many copies of the revised plat you want. **I'm having Bowman bring over one hard copy and send electronically, asap.**

Also attached are the draft conditions with red-line requested changes. Mostly, the changes are format per our discussion re the transportation improvements. As recommended, we have amended Sheet 7 of the SPEX Plat to provide a road improvements map that will clearly depict what is to be done prior to the occupancy of the HS. A cash-in-lieu contribution condition has been set up for the trail connection to the park site (south of the high school) because the park has not been dedicated nor constructed and a cash-in-lieu contribution for the parking area on the park site that had to be adjusted as a result of Road B. I am expecting the contribution amounts shortly and will forward those as soon as I have them. I also note that with regard to condition 9.c. the roof on the two story ES does not have a canopy (the old 1 story did but not the two story). I have asked Construction for language that would be reflective of the design that could be incorporated into the conditions. with regard to condition 11, we do not expect to have any required wetland mitigation with this site so we have changed the language accordingly. The condition could actually be deleted for this particular property. Condition 14, public uses do not bond. Condition 16, Construction advises that there is a separate agreement with P&R for use and the preference is to use that agreement to avoid any discrepancy between the two.

Once you have had a chance to review these requests, please let me know your thoughts. Thank you for the opportunity to review. I have double checked our referral responses and believe all of the commitments are either captured on the SPEX plat or in these conditions. Finally, I am copying our team on this email and may have additional input but didn't want to delay any longer in your getting these items.

Reminder: conditions need to be sent to VDOT for review and as soon as you have the legal ad from Cty Attorney, we need for our first notice letter (goes out on the 25th). Thanks. I also owe you the proffer statement for the 3 acre zoning which I will do next! Sara

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schneider, marchant

From: Sara Howard-O'Brien [Sara.HowardOBrien@lcps.org]
Sent: Monday, August 16, 2010 11:26 AM
To: schneider, marchant
Subject: RE: Meeting Summary of Aug. 10 - Goshen Road Abandonment

Checked with Tushar. Our projections for 2020 are less than 8,000 vpd (significantly so), so we should be fine. I think the 8,000 threshold relates to the general rule of thumb used by OTS and VDOT that 8,000 is the trigger for two more lanes. I've never completely understood that as we certainly have 2 lane roads with more than 8000 vpd functioning just fine. Anyway, that's what I make of it! S

>>> "schneider, marchant" <Marchant.Schneider@loudoun.gov> 8/16/2010 10:47 AM >>>

What do you make of this?

From: Salous, Imad A., P.E. [<mailto:Imad.Salous@VDOT.Virginia.gov>]
Sent: Monday, August 16, 2010 10:23 AM
To: Sara Howard-O'Brien; cmohn@bowmanconsulting.com; chris.tacinelli@goroveslade.com; tawar@goroveslade.com; tushar.awar@goroveslade.com; Kenneth Theurich; Kevin Lewis; Sam Adamo; Yudd, Charles; phillips, george; Hobbie, Jason; Mosurak, Lou; schneider, marchant; Armstrong, Van; Chris Myers
Subject: RE: Meeting Summary of Aug. 10 - Goshen Road Abandonment

Sara,

Just one more condition that I may have forgotten to mention for accepting the phased two lanes of relocated 659 under the transportation plan approach is that the projected traffic volume for the 10 years after acceptance should be less or equal to 8000 VPD.

Thanks,

Imad Salous, P.E
Loudoun Permits Manager
Va Department of Transportation
Office 703-737-2026
Cell 571-271-3059

From: Sara Howard-O'Brien [<mailto:Sara.HowardOBrien@lcps.org>]
Sent: Friday, August 13, 2010 12:07 PM
To: cmohn@bowmanconsulting.com; chris.tacinelli@goroveslade.com; tawar@goroveslade.com; tushar.awar@goroveslade.com; Kenneth Theurich; Kevin Lewis; Sam Adamo; charles.yudd@loudoun.gov; george.phillips@loudoun.gov; jason.hobbie@loudoun.gov; lou.mosurak@loudoun.gov; Marchant.Schneider@loudoun.gov; van.armstrong@loudoun.gov; Chris Myers; Salous, Imad A., P.E.
Cc: Sara Howard-O'Brien
Subject: Meeting Summary of Aug. 10 - Goshen Road Abandonment

All

The attached meeting summary is being sent to the participants at the August 10, 2010 meeting to discuss the proposed Goshen Road abandonment process and acceptance of two lanes of Relocated Route 659. Please review and let me know if there are any changes or corrections. Thanks to all for your time and guidance.

Sara

schneider, marchant

From: Sara Howard-O'Brien [Sara.HowardOBrien@loudoun.k12.va.us]
Sent: Wednesday, June 02, 2010 6:40 AM
To: Fuller, Brian; Novak, Mark
Cc: schneider, marchant; Kenneth Theurich
Subject: HS-7 Park trail connection from north

At our meeting on the 24th we talked about the referral comment below and discussed providing a trail from the HS parking lot to the trail that is planned around the park pond:

Comment 9: On Sheet 5 of the Special Exception / Rezoning Plat (Pedestrian Circulation Map), Staff requests that the Applicant revise the proposed "Sidewalk" along Road B to provide a "Proposed 10'

Multi-Use Trail" to service the proffered park site and provide consistent connectivity with the rest of proposed adjacent trail system.

Response: As requested, the pedestrian circulation has been revised to provide a 10' multi-use trail on the north side of Road B. Based on the 5/24/10 meeting LCPS understands that Parks and Recreation does not wish to have a sidewalk along the south side of Road B nor a sidewalk along the western frontage of the park property. Instead Parks and Recreation has asked that a connection be provided from the high school parking lot to the future trail that is to be constructed around the park pond.

I have meet with LCPS staff and have been advised that a direct connection between the parking lot and the fishing pond could pose a number of issues for schools and that it would be preferred not to have such a connection. I am writing to see about going back to the sidewalk along the park frontage on the western side or providing a trail from the NW corner of the park site, across the park property to the pond.

Let me know if one of these alternatives would work for you all please.
Thanks. Sara

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schneider, marchant

From: Sara Howard-O'Brien [Sara.HowardOBrien@loudoun.k12.va.us]
Sent: Friday, July 16, 2010 2:46 PM
To: schneider, marchant
Subject: HS-7 Information
Attachments: zoningltrtowinchesterrwdec2009.pdf; zoningltrtogreenvestrwdec2009.pdf; profferszcpamay2010.pdf; copytestzcpamay2010.pdf; Sara Howard-O'Brien.vcf

Marchant, when we talked yesterday I noted that I had two letters from Susan Glass from when the r/w dedication was requested from Winchester Homes and Greenvest (Braddock Crossing and C.D. Smith) that outlined the proffer commitments from these respective developments (including cash-in-lieu of construction). I have attached these letters which should address the question, in part, raised by OTS in their Comment 2 (Page 10), July 13, 2010 referral. There is not such a letter for Stone Ridge as their ZCPA was recently approved. I do have the proffers (attached) for Stone Ridge and suggest taking a look at Proffer II.C.3. It is important to note that LCPS and Stone Ridge have a contractual agreement regarding these 2 lanes.

I trust this is helpful. S

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schneider, marchant

From: Sara Howard-O'Brien [Sara.HowardOBrien@loudoun.k12.va.us]
Sent: Friday, July 09, 2010 8:06 AM
To: schneider, marchant
Subject: Summary from LCPS/Bowman Mtg with Dana Malone on HS-7
Attachments: Sara Howard-O'Brien.vcf

Marchant: below is a cut and paste of the meeting our team had with Dana. the email covered more than the meeting with Dana so I have provided the summary below. The meeting was held on 6/28/10. I'll check on the status of the reforestation plan.

Dana Malone and Todd Taylor met with Claus, myself and Brian Gainer. Overall it went well.

We agreed that 3 gallon plantings would be appropriate for the floodplain area, with Sycamores being a preferred planting. Root stock with tubes planted in other locations as appropriate. In particular they are looking for a 50' buffer along the wetlands on the west side of the site. We agreed that most of it is already wooded and within the 50' GI buffer shown on the commission permit. As such, reforestation along there should be minimal. Dana asked if reforestation would be possible on the slopes between the ball fields and the stream. No commitment was made on that.

Todd Taylor asked for the tree save between the elementary school and the high school again, but I said I didn't think it would work. I reminded him that with two schools on the site, options are limited.

Brian Gainer, our arborist will be putting together the reforestation plan and after LCPS reviews we'll send it to Dana for his review.

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schneider, marchant

From: Sara Howard-O'Brien [Sara.HowardOBrien@loudoun.k12.va.us]
Sent: Friday, July 02, 2010 8:08 AM
To: schneider, marchant
Cc: phillips, george; Mosurak, Lou
Subject: Fwd: Route 659 Relocated - Tri-County Parkway
Attachments: Sara Howard-O'Brien.vcf

FYI, confirmation from VDOT that the CP&P alignment matches the VDOT location study. Sara

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E-mail: Sara.howardobrien@LOUDOUN.K12.VA.US

>>> "Myers, Chris" <cmyers@urban-ltd.com> 7/1/2010 1:13 PM >>>

Email confirmation from VDOT that our 659 Relocated alignment matches the VDOT location study. I believe this was a SPEX comment from Jim Zeller and he has been copied on these emails and should be familiar with its outcome.

Chris Myers, P.E.
Associate
Urban, Ltd.

From: Nies, Nick M. [mailto:Nicholas.Nies@VDOT.Virginia.gov]
Sent: Thursday, July 01, 2010 8:52 AM
To: Myers, Chris
Cc: Salahshoor, Amir, P.E.; Zeller, James C., P.E.; Tyler, Stuart; Sinner, Maria J., P.E.
Subject: RE: Route 659 Relocated - Tri-County Parkway

Good Morning Chris,

Thanks for the quick response. Based on the information you have provided, the route 659 relocated final alignment and typical section as approved are consistent with the conceptual design information for the Tri-County Parkway location study. Please continue to coordinate with the appropriate VDOT staff as you move forward with your project.

Also, would it be possible to deliver a copy of the typical section (full size) to Amir Salahshoor in our NOVA District Office?

Thank you,

Nick

Nicholas M. Nies
Project Manager
VDOT – Environmental Division
(804)786-1092

From: Myers, Chris [mailto:cmyers@urban-ltd.com]
Sent: Wednesday, June 30, 2010 9:13 AM
To: Nies, Nick M.
Subject: RE: Route 659 Relocated - Tri-County Parkway

Thanks for your feedback Nick. To answer your question about the trail, the short answer is that yes it does meet VDOT standards. In fact, the trail will be located entirely outside of the VDOT right of way and will not be subject to VDOT maintenance.

Chris Myers, P.E.
Associate
Urban, Ltd.

From: Nies, Nick M. [mailto:Nicholas.Nies@VDOT.Virginia.gov]
Sent: Wednesday, June 30, 2010 8:45 AM
To: Myers, Chris
Cc: Salahshoor, Amir, P.E.; Tyler, Stuart; Sinner, Maria J., P.E.; Zeller, James C., P.E.
Subject: Route 659 Relocated - Tri-County Parkway

Good Afternoon Chris,

I met with our Engineering section yesterday and it appears that the information you provided is consistent with the proposed Tri-County Parkway typical section. We do have one question as it relates to the proposed public access easement/trail design. Does the buffer between the trail/sidewalk and roadway meet current VDOT design standards? Can you provide any additional information/clarification on this?

Thank you,

Nick

Nicholas M. Nies
Project Manager
VDOT – Environmental Division
(804)786-1092

From: Myers, Chris [mailto:cmyers@urban-ltd.com]
Sent: Thursday, June 10, 2010 12:38 PM
To: Nies, Nick M.
Subject: RE: Route 659 Relocated - Tri-County Parkway

Thanks Nick. I'm not exactly sure when they were sent out, but it was probably shortly after we spoke. I had a feeling they may not have reached you since we hadn't heard anything which is why I sent you the PDF's. If they ever do show up, you can probably just file them. Hopefully everything will look okay, as I think the plans had been coordinated previously when the plan was first designed and approved, but I guess we just need something formalized at this point. Thanks again, and please don't hesitate to get in touch if you have questions or need additional information.

Chris

Chris Myers, P.E.
Associate
Urban, Ltd.

From: Myers, Chris [mailto:cmyers@urban-ltd.com]
Sent: Tuesday, June 08, 2010 1:43 PM
To: Nies, Nick M.
Subject: Route 659 Relocated - Tri-County Parkway

Nick,

Dave McElhaney and I spoke with you briefly one morning several weeks ago about the alignment study that VDOT has underway for Tri-County Parkway in Loudoun County. We also sent hard copies of some of our plan information to you. As you may recall we have an approved plan for Route 659 Relocated that follows this general alignment. We are currently processing a revision to this plan to add some interim improvements to allow a public high school and elementary school site to come online in 2012 and 2015.

As part of these school applications, Jim Zeller in VDOT's Leesburg office has requested that we get confirmation from you or your office that our final alignment and typical sections as approved are in agreement with the conceptual design information for Tri-County Parkway developed by your office. If possible, could you please review the attached information, which is a pdf copy of what was sent via mail, and provide written confirmation that our design as approved is coordinated with the work being done by your office.

Please feel free to contact me if you have any questions. Thanks very much for your help.

Chris Myers, P.E.
Associate

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Email: cmyers@urban-ltd.com
Web: www.urban-ltd.com

schneider, marchant

From: Sara Howard-O'Brien [Sara.HowardOBrien@loudoun.k12.va.us]
Sent: Thursday, June 10, 2010 6:00 PM
To: Seigfried, Mike
Cc: schneider, marchant
Subject: HS-7 Processing
Attachments: bosstaffreportexpeditehs7.pdf; bosminutesexpeditemar2009.pdf; Sara Howard-O'Brien.vcf

Mike, hope this note finds you well and enjoying life. I was talking with Marchant yesterday and he mentioned that B&D had some questions about the processing of our HS-7 site plan. I failed to call you today as it has been one of those meeting marathon days but I thought I'd forward the Board of Supervisors action on the HS-7 project. The Board has expedited all the land development applications associated with this project. This was done in an effort to assist LCPS in meeting the 2012 opening. This school has been pushed back a couple of years due to funding, difficulty finding land and then the denial of the Lenah SPEX. HS-7 is critically needed in the Dulles South area. I realize it is always difficult tracking a site plan at the same time as the SPEX but it is a risk we have to take if we are to make our opening dates. I thought perhaps the attached documents may not have been filed with the site plan.

If you have any questions, need additional information or if there is anything we can do to assist in the processing of this application, do not hesitate to contact me. I will be working out of the house tomorrow (703) 476-1981 and will check messages so feel free to email or call. As always, thanks for your help. Sara

Sara Howard-O'Brien
Land Management Supervisor
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21000 Education Court
Ashburn, Virginia 20148
Phone: 571-252-1156
Fax: 571-252-1101
E-mail: Sara.howardobrien@LOUDOUN.K12.VA.US

Date of Meeting: 17 March 2009

**LOUDOUN COUNTY BOARD OF SUPERVISORS
ACTION ITEM
BOARD MEMBER INITIATIVE**

Item # 13

**SUBJECT: EXPEDITING LCPS APPLICATIONS ASSOCIATED
WITH MS-5 AND HS-7**

INITIATED BY: Supervisor Stevens Miller

ELECTION DISTRICT: Dulles

RECOMMENDATION: Supervisor Miller is recommending that the Board direct staff to expedite all land use applications from LCPS concerning the schools known as MS-5 and HS-7.

BACKGROUND:

In November 2005 the voters of Loudoun County approved a bond referendum for the purchase and construction of a second middle school for the Dulles South area, known as MS-5. Since that time, parents and students have waited while an appropriate site was found. The application known as Braddock Village South included a potential school site, but was ultimately rejected by the Board of Supervisors in early 2008. LCPS subsequently sought to purchase land from Greenvest to build both MS-5 and HS-7, but the Planning Commission rejected the Commission Permit for the application. Public controversy over the Greenvest property, known as the Lenah Schools Site, centered on the site's price, distance from the communities to be served, and concerns over infrastructure costs. The Board of Supervisors upheld the Planning Commission's denial.

Contemporarily to the review of the Lenah application, the Joint Board of Supervisors / School Board Committee undertook a review of the process by which the County selects and purchases school sites. Following the Lenah application, both LCPS and County staff moved quickly to find a more suitable property and used the opportunity to "test-drive" parts of the proposed new process, including conferring with both the Board of Supervisors and the School Board prior to approving a contract. This process, while not entirely complete, has proven successful so far in that the new property is closer to the majority of students in Dulles South, costs far less than the Lenah property, and seems as though it will require less in the way of infrastructure improvements. Staff is currently reviewing sites for HS-7 and will hopefully be presenting those options soon.

While much progress has been made in the site selection process, the parents of Dulles South have waited far too long for the construction of these schools to begin. Mercer Middle School is overcrowded and the students have endured overflow busing and will soon cope with another boundary change involving Stone Hill Middle School.

DRAFT MOTION:

"I move that the Board of Supervisors direct staff to expedite all land use applications (legislative and ministerial) from LCPS associated with MS-5 and HS-7 and take all steps to ensure that these applications are given priority and available for Planning Commission and Board review as soon as possible."

ATTACHMENTS: NONE

Staff Contact(s): Shaun Daniels, Staff Aide to Supervisor Stevens Miller

M I N U T E S

LOUDOUN COUNTY BOARD OF SUPERVISORS

MARCH 17, 2009

At a public input and business meeting of the Board of Supervisors of Loudoun County, Virginia, held at the County Government Center in the Board of Supervisors' Meeting Room, 1 Harrison Street, S.E., Leesburg, Virginia on Tuesday, March 17, 2009 at 9:00 a.m.

PRESENT: Scott K. York, Chairman
Susan Klimek Buckley, Vice Chairman
Kelly Burk
James G. Burton
Eugene A. Delgaudio
Sally Kurtz
Andrea McGimsey
Stevens Miller
Lori L. Waters

IN RE: CALL TO ORDER

Chairman York called to order the public input session and the business meeting.

Supervisor Burton led the invocation and pledge of allegiance.

IN RE: PUBLIC COMMENTS

Stephanie Hoffer, a Broad Run District resident, expressed the need for a new school based on current and projected student enrollment. She stated that building HS-6 was the only prudent solution to the problem. She asked the Board to listen to staff since they understand the complexities of the County's growth. She said moving forward with HS-6 would be fiscally responsible and would allow the County to take advantage of low construction costs.

Ronald Rush, a real estate agent, compared Loudoun's proposed tax rate with Fairfax and Prince William counties. He felt \$1.29 was too high and could force people out of their homes. He said there were fifty-one foreclosures in Sterling, and many others throughout the county. He referred to President Obama's push for homeownership. He

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suggested the Board find a rate that would support what they wanted to do. He urged the Board to match Fairfax County's tax rate since the two counties had similar problems.

Will Langhorne, a construction professional from Leesburg, spoke regarding the cost-savings opportunity that County taxpayers would realize with the construction of HS-6. He explained that it would cost less to build today and let a structure remain empty for two years than to wait two years to begin construction. He urged the Board to fund HS-6 and warned them that their fiscal responsibility was under scrutiny.

Jennifer Selman spoke as a taxpayer and the parent of a first grader in Loudoun. She discussed the overcrowding problems at the three Dulles North schools by 2012 and that funding a new school in FY 2010 would ensure enough seats for all children. She agreed that building HS-6 in 2010 rather than waiting would save taxpayers millions of dollars. She felt it was time to make a conscious effort to offer a permanent solution and a permanent educational home. She urged the Board to include HS-6 in the FY 2010 budget.

Leah Parks, a Lansdowne resident, discussed the high number of employees at her firm being laid off and that in her neighborhood, one in every third household had a parent who had been laid off. She noted the Board's work on the school boundary process and suggested that they look at the capacity of students in Dulles North and Central Loudoun. She urged them to ensure that the sacrifice they were putting the children through made sense.

Hobie Mitchel, Loudoun County Transportation Safety Committee Co-Chair, said he lived in the South Riding area and had been doing business in Loudoun County for thirty years, mostly as a developer. He urged the Board to move the PPTA proposal to his committee for further discussion. He reminded them that there was little money for Route 28 improvements when he was a CTB member in 1999, but they came up with solutions and nine years later, a limited-access highway was approved. He asked for Board recommendations regarding funding potentials and timing of

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improvements. He reminded them that there was still a transportation crisis and many safety improvements needed to be done. He felt that the major infrastructures could solve many of the congestion problems.

Cathy Jones resides in Ashburn Farm. She urged the Board to not move up the opening of HS-6 pointing out that County employees had to accept minimal pay increases and that some residents were losing jobs. She explained how residents could not afford a tax increase to pay for a school that was not yet needed even though it would be a bargain. She stated that from a fiscal standpoint to approve HS-6 during these difficult times made no sense.

Cathy Dorman, a 10-year resident of Ashburn Farm and a mother of three, urged the Board to waive construction of HS-6. She said Loudoun County citizens could not afford to pay higher taxes for this school. She told the Board it would be fiscally irresponsible to take on additional debt if they did not have to, especially during a time of budget cuts, salary freezes and a loss of programs. She asked how the Board in good conscience could build another school.

Alicia Boyles stated she had lived in Ashburn for thirteen years. She felt it was imperative for the County to remain in the black and not take on additional unnecessary debt. She said HS-6 was not needed until at least fall of 2014 and that Tuscarora High School would relieve overcrowding from Stone Bridge High School. She pointed out that the County would be faced with increased operational costs for three more high schools during a time of budget shortfalls and felt it would be irresponsible to knowingly exacerbate this problem by opening a fourth high school before it was needed. She urged the Board to exercise fiscal responsibility.

Ed Joseph of Ashburn stated his opposition to funding HS-6. He questioned how increasing the Loudoun's debt burden would further divert funds from the County operating capital. He urged the Board to request staff to explain their rationale and plan.

Katie Isaacson, an Ashburn resident, opposed funding HS-6 at this time. She said she had been a taxpaying homeowner

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for more than nine years and had experienced an economic downturn in her own household as had many of her neighbors. She felt it would be fiscally irresponsible for the Board to consider building a high school ahead of schedule when students could be sent to other schools. She urged the Board to consider not moving HS-6 up and ask the School Board to find ways to accommodate these students without creating an additional financial burden on Loudoun's taxpayers.

Mike McCoy from Ashburn stated his opposition to building HS-6 when the tax burden was already high and there was a lack of substitute teachers. He asked how the Board planned to staff a new school and pay the interest. He felt it made no financial sense to spend this money and that there were two plans for solving the overcrowding problem in the schools. He stated that HS-7 was already funded and approved and should move forward. He felt HS-6 should be approved by the voters and not "fast-tracked."

Sheryl Pramuka said she could not support an unfunded capital improvements project (CIP) expenditure which was not approved by voters and would put the County into debt. She said her opposition to building HS-6 would add to the budget, harm the County's good credit rating, and place an additional burden on taxpayers. She felt it would be irresponsible at this time to spend \$100 million for a school that was not yet needed.

Leanne Good, an Ashburn Farm resident and Loudoun County taxpayer for 17 years, stated that she did not support building HS-6 at this time. She did not understand why the County did not utilize other schools to relieve overcrowding or why HS-7 could not be built before HS-6. She urged the Board to consider the County as a whole not just in portions. She stated that the older population did not need schools, but knew they had to pay for them. She felt it was financially irresponsible to build HS-6 prematurely, and that this should go to referenda to allow for voter approval.

Darrell Miller of Ashburn opposed approving HS-6. He said he had been impacted by a reduction in force and that as an executive he received a severance package from his previous

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employer. He explained that his vehicle had nearly 100,000 miles and believed that even though buying a vehicle would be great buy at this time, it would be financially irresponsible given his situation. He added that since his future was uncertain, he had chosen to make the most of what he had now.

Richard Loucks, a resident of Lansdowne, urged the Board to consider building HS-6 sooner rather than later. He said that by 2013 or 2014, there would be a 1200-seat shortage for high school students in the Dulles North district. He stated that there were 30,000 approved building permits for Dulles North. He felt the Board's debt ceiling would have greater flexibility if HS-6 was built earlier.

Sarah Palmer of Ashburn Farm said she had lived in Loudoun County for 20 years and opposed funding for HS-6. She questioned the difference in numbers between the two communities. She felt it would be fiscally irresponsible for the County to approve funding for HS-6 at this time.

Robert Wisner, an Ashburn Farm resident, spoke in opposition of moving forward with HS-6. He acknowledged that during these difficult times, his school district faced implementation of a zero-growth budget. He pointed out that although Dr. Hatrick had prepared budget cuts that would impact the quality of education, the Board was considering a proposal to move forward with construction of HS-6 at a time when Tuscarora, Woodlawn and HS-7 would need to be staffed and maintained. He felt this would add an unnecessary \$100 million to the County's debt load.

Nellie Davidson moved to Ashburn Farm eleven years ago to get away from Long Island's high property taxes. She noted that since coming here, her property taxes had increased three times. She did not support her money being spent to build another school. She pointed out that she had always voted for school construction bond referenda, but this time she would not. She felt the Board needed good money sense, not more flexibility. She urged them to let taxpayers vote on HS-6.

Beth MacMonigle stated that she had lived in Loudoun County three years. She felt it was fiscally irresponsible and

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reprehensible for the Board to "fast-track" HS-6 during the current economic times. She observed that previous speakers offered numbers but she felt the real problem was that schools were not being located where residents wanted them. She asked the Board what would happen if taxpayers refused to pay for HS-6 and a tax increase, since it had not been voted on. She wondered if the County could potentially go bankrupt.

Barbara Munsey of South Riding spoke regarding HS-6, reminding the Board that when HS-7 was being discussed a few months ago, residents of Dulles South were told that it would be fiscally irresponsible to spend \$18 million for two school sites, one of which was already two years late. She felt that had HS-7 not been voted down and thereby made a year late, there would have been no discussion about building HS-6 so soon. She urged the Board to not accelerate HS-6.

Michael Dillon stated that he had been an out-of-work, disenfranchised executive since September 2008. He explained that he and his family moved from California to Lansdowne due to the quality of Loudoun's schools. He pointed out that the Board was not short-sighted, nor did they fail to exercise leadership. He encouraged them to be leaders and use foresight and insight to accelerate HS-6, and not allow fear and political rhetoric to rule the day.

Lesli McGrath from Ashburn Farm spoke regarding HS-7 and HS-6 and observed that several speakers had "crunched different numbers." She urged the Board to go to the source and get the right numbers. She pointed that HS-7 was in the CIP ahead of HS-6 and had been voter-approved. She felt that everyone would have to deal with temporary solutions at some point and that no particular geographical area should be immune. She urged the Board to stick with the plan and build HS-7.

Courtney Taliaferro from Leesburg urged the Board to support funding for HS-6 to open in 2012. She pointed out that the land was "shovel-ready" and would be a permanent solution to overcrowding in Ashburn. She said it would also save at least \$20 million if it was built now rather than

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in 2014. She urged to Board to make a fiscally responsible decision.

Kimberly Burns of the Broad Run District stated her support of HS-6, but not at the expense of HS-7. She pointed out that the land was ready and available funding options were being explored. She said moving forward on HS-6 would mean lower construction costs, saving the County as much as \$25 to \$30 million. She felt HS-6 would offer a solution to boundary issues and according to the CIP, would solve overcrowding at Stone Bridge High School. She urged the Board to be fiscally responsible and move forward on HS-6 in a timely manner, because it was right thing to do.

Melissa Goldman said that she was the mother of four children and believed that building HS-6 made fiscal sense. She explained that the Board's decision would directly impact the school boundary decisions, which would determine whether the solution would be temporary or permanent. She urged the Board to vote in favor of HS-6 and a permanent solution.

Kirsten Langhorne, a Broad Run District resident, urged the Board to discuss with staff whether or not building HS-6 now would be a fiscally responsible solution. She referred to Darrell Miller's metaphor about wanting to replace his car and explained that she was not making light of his or anyone else's concerns. She asked the Board to imagine that she had three children and a car with five seats. She added that because she was pregnant, she would need to buy a new car, but would have to make a fiscally responsible decision to take advantage of financing and available low prices.

Andre Jackson said he was proud to live in Loudoun County and thanked the Board for the job they had done. He stated that he was also out of a job and having a difficult time finding another one. He pointed out the choices he has had to make in this difficult time, such as not replacing a badly needed heating and air conditioning system. He felt the Board should move forward with HS-6 instead of making temporary fixes. He said it would be cheaper to build a school that would eventually be needed, than wait. He urged the Board to do the right thing and think about the children.

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Sherrie Kipps stated she had lived in Loudoun County for forty-four years. She said that she did not support HS-6 being built at this time. She felt it was unacceptable to build another high school when there were vacant seats in other ones and since Loudoun was no longer the fastest-growing county. She suggested that if the Board wanted to pursue building HS-6 now, the voters should be given the opportunity to decide as they were allowed to vote for Briar Woods and Freedom High Schools. She felt there was nothing wrong with riding a school bus for a few minutes and that there was nothing wrong with the quality of education at any of the County's schools.

IN RE: PRESENTATION OF RE-ACCREDITATION CERTIFICATE
TO SHERIFF STEPHEN O. SIMPSON BY THE VIRGINIA LAW
ENFORCEMENT PROFESSIONAL STANDARDS COMMISSION

Tim Paul of the Department of Criminal Justice discussed the accreditation program and introduced Chief Summers of the Herndon Police Department, a member of the Executive Board of the Virginia Law Enforcement Professional Standards Commission. He presented the Re-Accreditation Certificate to Sheriff Stephen O. Simpson.

IN RE: ADMINISTRATOR'S COMMENTS

Kirby Bowers, County Administrator, spoke briefly about the recent passing of George Titus and Frank Raflo. He said Mr. Titus had served as County Treasurer for 38 years and had run unopposed in every election. He stated that he was an honest, trustworthy and dedicated individual who would be missed. He noted that Mr. Raflo was Mayor of Leesburg in the 1950's, served on the Board of Supervisors from 1972 through 1986 and Chairman in 1985, and was a member of the Commission on Local Governments. He recalled that Mr. Raflo was an effective voice and advocate for state deinstitutionalization of MH and MR clients, favoring local, community-based care. He remembered him as a "tough budget reviewer." He said it was an honor and privilege to have worked with both gentlemen. He hoped the Board would consider a permanent fitting tribute to both men who served the County well with distinction.

schneider, marchant

From: Sara Howard-O'Brien [Sara.HowardOBrien@loudoun.k12.va.us]
Sent: Friday, May 28, 2010 11:12 AM
To: Mosurak, Lou
Cc: Tushar Awar; schneider, marchant
Subject: HS-7 Traffic Study Addendum
Attachments: Sara Howard-O'Brien.vcf

Lou, happy Friday. I just wanted to get back to you to let you know that LCPS has asked Gorove/Slade to prepare a traffic study addendum based on the LCSB adopted boundaries for HS-7. We believe it will be ready by the end of next week, early part of the following week.

also, I checked the traffic study to confirm the direction of the traffic percentage change. A preliminary estimate indicates that the adopted boundaries will reduce the east to west traffic on Route 50 from 19% to approximately 4%.

If you have any additional questions, do not hesitate to contact me or Tushar. thank you for all the time you are giving our application. have a great weekend. Sara

Sara Howard-O'Brien
Land Management Supervisor
Loudoun County Public Schools
Planning and Legislative Services
21000 Education Court
Ashburn, Virginia 20148
Phone: 571-252-1156
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E-mail: Sara.howardobrien@LOUDOUN.K12.VA.US

schneider, marchant

From: Stein, Theresa
Sent: Tuesday, April 06, 2010 11:55 AM
To: Sara Howard-O'Brien; schneider, marchant
Subject: RE: HS-7/ES Zoning Referral Question

I think the way to handle the ES is to put a statement in the SOJ that this issue of the ES validity has been discussed and that the issuance of the HS building permit will satisfy the period of validity for both schools. I would also mention that when the HS is graded, etc. the ES site will also be prepared. I'll put a statement in my response that staff concurs, or something like that. I'm looking for a way to document it so nothing comes up in the future.

Theresa

From: Sara Howard-O'Brien [<mailto:Sara.HowardOBrien@loudoun.k12.va.us>]
Sent: Tuesday, April 06, 2010 9:48 AM
To: schneider, marchant; Stein, Theresa
Subject: RE: HS-7/ES Zoning Referral Question

I would hate that too!! I appreciate your looking out for us. I'll do whatever is needed. I MUST make sure the SPEX remains valid. In these economic times there is just no way to predict when the ES will be constructed. Thanks for checking on this. Sara

>>> "Stein, Theresa" <Theresa.Stein@loudoun.gov> 4/6/2010 9:17 AM >>>

My concern is that the ES and the HS aren't reflected as being built in "phases" on the plat. Typically it's true that implementation of one part of a proposal "vests" the rest of the development, but since these are shown as essentially 2 separate uses, it worries me that they would be viewed as having their own separate period of validity. I would hate that years from now, someone would put the kabash on the ES construction.

I'm doing some research, and will get back with you.

Theresa

From: Sara Howard-O'Brien [<mailto:Sara.HowardOBrien@loudoun.k12.va.us>]
Sent: Tuesday, April 06, 2010 9:04 AM
To: schneider, marchant
Cc: Stein, Theresa
Subject: HS-7/ES Zoning Referral Question

Good Morning. first, thanks for the quick turn around on the Zoning referral. I have a question regarding the SPEX period of validity. Both the HS and ES are under the same SPEX. Wouldn't the construction of the HS (and occupancy) maintain the validity of the SPEX? Many SPEX's uses are build in phases. Do these get extended periods of time up front?

I've not encountered this before so I'm curious. We can certainly ask for an extension if that is how this works. In this particular case, we will be grading the entire site (in order to balance the earth work), extending the utilities and building the road infrastructure to serve both schools but as noted in the SoJ, the ES will be built later. When is not known at this juncture. The timing depends on funding, need, and identification in the CIP.

I'll do whatever is required and I appreciate the "heads up". I don't want to leave this as a question for the future nor run the risk of "missing" the timeframe for an extension in the future. We will also take care of the other plat clarifications. Many thanks for your time and attention. Have a great day. Sara

Sara Howard-O'Brien
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E-mail: Sara.howardobrien@LOUDOUN.K12.VA.US

schneider, marchant

From: Sara Howard-O'Brien [Sara.HowardOBrien@loudoun.k12.va.us]
Sent: Monday, April 05, 2010 4:20 PM
To: schneider, marchant
Subject: CommInfoMtgNoticedraftmar192010
Attachments: CommInfoMtgNoticedraftmar192010.pdf; Sara Howard-O'Brien.vcf

Marchant:

Attached is the notice for the community meeting for HS-7/ES, Goshen Road. It is scheduled for 4/29. Sam will be sending to the LCSB and the BoS so they are aware. We will also be publicizing in the paper and sending out notices (notice list) as well as letting the major HOA's know. Sara

Sara Howard-O'Brien
Land Management Supervisor
Loudoun County Public Schools
Planning and Legislative Services
21000 Education Court
Ashburn, Virginia 20148
Phone: 571-252-1156
Fax: 571-252-1101
E-mail: Sara.howardobrien@LOUDOUN.K12.VA.US

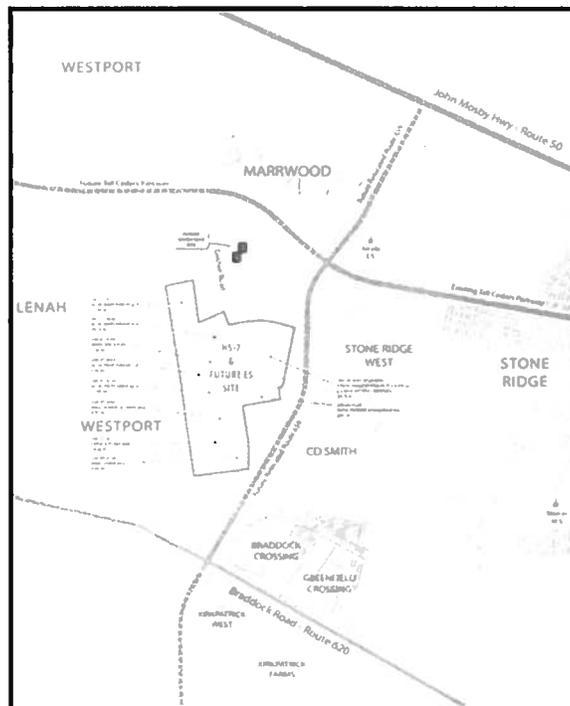
COMMUNITY INFORMATION MEETING NOTICE LOUDOUN COUNTY PUBLIC SCHOOLS

Loudoun County Public Schools will hold a community information meeting to review the proposed Dulles South High School (HS-7) and a future elementary school on **April 29, 2010, in the Mercer Middle School auditorium (42149 Greenstone Drive, Aldie)** at 6:30 p.m. The school is proposed to be located south of Route 50, north of Route 620/Braddock Road, on both sides of Goshen Road on the west side of Stone Ridge. The property is more particularly described as approximately 97.16 acres of land identified as MCPI 247-17-3577, 247-17-8636, 248-47-9789, 248-47-8669, 248-47-8234, 248-37-9082, 248-37-9637, 248-38-2718, 248-48-6530 and a portion of 247-28-4151 in the Dulles Election District. A Special Exception (SPEX 2010-0003) application has been filed with Loudoun County to construct a 302,000^{+/-} square foot high school, a 105,000^{+/-} square foot elementary school and associated facilities. A Rezoning (ZMAP 2010-0001) has been filed to rezone three acres (MCPI 248-48-6530) of the assemblage from PD-GI (Planned Development General Industrial) to TR-1 (Transitional Residential), the zoning of the remainder of the assemblage. The design capacity for the high school is 1800 students and 875 for the elementary school. The high school is planned to open in the Fall 2012. This school is included in the *School Board Adopted FY 2011 through 2016 Capital Improvements Program (CIP)*. A specific elementary school has not been identified for this site but will be determined later as part of future CIP review. The purpose of the meeting is to share information with the surrounding community on the proposed schools.

If, due to a disability, you need assistance to enable you to participate meaningfully in the above meeting, please contact this office at least **FIVE WORKING DAYS** prior to the above date.

If you cannot attend and wish to have additional information, you may contact:

Dr. Sam Adamo, Executive Director
Department of Planning and Legislative Services
Loudoun County Public Schools
21000 Education Court
Ashburn, VA 20148
Phone: 571-252-1050 Fax: 571-252-1101
Email: lecpplan@loudoun.k12.va.us



schneider, marchant

From: Pastor, Julie
Sent: Tuesday, February 16, 2010 9:39 AM
To: 'Sara Howard-O'Brien'
Cc: schneider, marchant; Armstrong, Van
Subject: RE: HS-7 SPEX/ZMAP Filing

Sarah, Yes you know us New Englanders, we were all shoveled out before the storm ended. Only problem for us was the Town of Leesburg's plowing was less than stellar for the first storm so by the time the second one came along and they got their act together, they dumped both on our sidewalk (up to the front door practically)! Hard as a rock too!

Regarding the applications, we definitely think you should get them in as soon as possible. Even with expediting, the referrals alone are probably going to be 60 days, which likely puts us beyond the Board's action on Stone Ridge Commercial application. John is out of the office on vacation this week so feel free to check in with Van or I with questions in the meantime if necessary.

Julie Pastor, AICP
Director of Planning
Loudoun County, Virginia
703-777-0246

-----Original Message-----

From: Sara Howard-O'Brien [<mailto:Sara.HowardOBrien@loudoun.k12.va.us>]
Sent: Monday, February 15, 2010 10:59 AM
To: Pastor, Julie
Cc: Merrithew, John E.; schneider, marchant
Subject: HS-7 SPEX/ZMAP Filing

Julie, hope this note finds you well and shoveled out! I am writing to seek your guidance on the filing for the SPEX/ZMAP HS-7/ES project. As I'm sure you will recall we had talked about the appropriate timing of filing these applications in relation to the pending Stone Ridge Commercial ZMAP/ZCPA applications (SRC). LCPS had agreed to wait until SRC was out of the process to file the SPEX/ZMAP. We are still willing to do so but wanted to run another option by you. As I understand it, SRC is scheduled for a BoS PH on 3/8. They had a unanimous recommendation for approval from the PC. While we won't know what the BoS will do until they hold their public hearing, the application seems to be moving forward in the short term. Action seems probable in the April, maybe May timeframe.

I anticipate having the HS-7/ES applications ready for filing by 3/1/10. Here are my questions: would it be ok to file these applications to start the check list review BEFORE SRC is acted on? How about sending out on referral? We would not be in a public hearing format for at least 90 days and surely by then SRC will be acted upon. I will follow whatever you decide but thought I would ask. We'd like to get under construction this fall if possible. As always, thank you for your help. Sara

Sara Howard-O'Brien
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