



**LOUDOUN COUNTY PUBLIC SCHOOLS**  
**DEPARTMENT OF PLANNING AND LEGISLATIVE SERVICES**

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**MEMORANDUM**

To: Loudoun County Planning Commission  
From: Sara Howard-O'Brien, Land Management Supervisor  
Date: September 10, 2010  
Re: **ZMAP 2010-0001, SPEX 2010-0003, HS-7 Dulles South High School and Future Elementary School, Goshen Road Assemblage: Responses to Planning Commission Briefing Questions**

At the September 8, 2010, Planning Commission Briefing for the proposed Dulles South High School (HS-7) and Future Elementary School, the following questions were raised.

**Question: Proposed Condition #5 ties the provision of public utilities to the occupancy permit for the high school use. Other conditions tie requirements to the first site plan; why is this condition different?**

**Response:** Staff advised that while the high school is planned to be the first use on the property, to be consistent with condition format in both this special exception and others, the language should tie the public utilities to the first site plan on the property. The language will be revised accordingly.

**Question: Condition 7.d. requires athletic field lighting to be turned off within one hour following the end of evening activities, or by 11 p.m., whichever occurs first. Is this time requirement consistent with other athletic field lighting requirements in the County?**

**Response:** The Loudoun County Public Schools (LCPS) provides lighting only at the high school stadium, baseball and softball fields. For those high schools in the County that have required a special exception or separate zoning amendment the athletic field lighting requirements are similar to the proposed condition. These include Woodgrove High School, Loudoun Valley Estates (future HS-6) and this application (HS-7).

As a practical matter, the 11 p.m. restriction works well with the athletic schedules.

In terms of other athletic fields in the County, a review of various Special Exception Applications over the past five years found similar lighting conditions contained in SPEX 2004-0009, ULYFY, SPEX 2005-0049, Loudoun Country Day School (only temporary field lighting once a month), SPEX 2007-0040, Lovettsville Community Park, SPEX 2007-0056, 0059, &0060, Play to Win Sports (condition to become void if adjacent property ceases to be residential), and SPEX 2009-0036, Loudoun Youth Soccer Association Lighting. SPEX 2003-0022, Phillip Bolen Park prohibits lighted fields adjacent to residential uses along Cochran Mill Road but allows lighting adjacent to non-

To: Planning Commission  
Re: ZMAP 2010-0001 and ZMAP 2010-0003  
Date: September 10, 2010

residential uses without a time limitation specified. SPEX2009-0004, Jenkins Memorial Park permits lighting in the future without a time limitation specified. Please note that is not an exhaustive inventory of lighted athletic fields in the County but does include the easily identifiable special exceptions over the past 5 years.

**Question: Please provide a map depicting the road access/improvements for other uses in the area including the Corpus Christi Parish and the Boyd School.**

**Response:** Utilizing the HS-7/ES Surrounding Development Map, the additional applications have been added. Map attached.

**Question: Please provide a brief explanation of the abandonment process.**

**Response:** There are two statutes for abandoning a public road. Section 33.1-151 of the State Code allows for abandonment if the Board of Supervisors finds that either no public necessity exists for the continuance of the road or the safety and welfare of the public would be served best by abandoning the road. Section 33.1-155 allows for the abandonment of a road when a new road has been constructed and accepted into the secondary system that serves the same citizens as the old road. The request for abandonment is submitted to the County with consideration and action by the Board of Supervisors. The Office of Transportation (OTS) refers the request to referral agencies for review and comment and then presents the proposal to the Board for action. Under Section 33.1-151 a public hearing is required. Under Section 33.1-155 no public hearing is required. The Board adopts a resolution for abandonment under both statutes. The Virginia Department of Transportation (VDOT) is a key agency in the review of abandonments.

LCPS has filed an abandonment request for a portion of Goshen Road. Both OTS and VDOT have reviewed the application. LCPS is working with these agencies in the abandonment process and believes Goshen Road may be abandoned when Road A and Relocated Route 659 have been constructed and accepted into the state system. The segment of Goshen Road proposed for abandonment may be closed to the public during construction. Further, Goshen Road may be closed when the alternate road is constructed and open for public use (but not necessarily accepted into the state system). In other words, when Road A and Relocated Route 659 are constructed and the high school is opened in the Fall of 2012, Goshen Road would be closed. LCPS will maintain emergency access on Goshen Road during construction.

**Question: On Sheet 5 of 7 there is a sidewalk shown on the west side of Relocated Route 659. Who is responsible for the construction and maintenance of this sidewalk?**

**Response:** Upon checking Sheet 5, LCPS found that the graphic lines do resemble a sidewalk and should be corrected. The lines shown are the right of way line (the most westerly line that contains small dashes) and the edge of pavement line. This is

To: Planning Commission  
Re: ZMAP 2010-0001 and ZMAP 2010-0003  
Date: September 10, 2010

confusing and we apologize. The edge of pavement line will be removed and the right-of-way line labeled prior to the Board of Supervisors hearing. The 2010 Countywide Transportation Plan calls for Relocated Route 659 between Route 50 and Braddock Road to be a controlled access, six-lane divided minor arterial within a 120 foot right of way with multi-use trails on each side of the roadway. Prior to the opening of the high school in the Fall of 2010 two lanes of Relocated Route 659 between Tall Cedars Parkway and Braddock Road will be constructed, including a 10 foot wide trail along the east side. The trail is outside of the VDOT right-of-way, by design, and will be maintained by the respective property owners/HOAs. The ultimate right-of-way (120 feet) is being dedicated as a part of the initial two lane construction. Four way controlled stops are planned at Roads A and B with crosswalks connecting to an integrated pedestrian network, on and off-site. Please reference Sheet 5 of the SPEX Plat. Improvements are being constructed consistent with the ultimate planned improvement. Presently there are no proffers or road projects for the second two lanes of Relocated 659 between the northern boundary of Braddock Crossing and Tall Cedars Parkway or for the four lane section between Tall Cedars Parkway and Route 50. The multi-use trail on the west side of Relocated Route 659 would be constructed at such time as funding is identified and construction is undertaken for the widening of this road to four lanes.

**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.

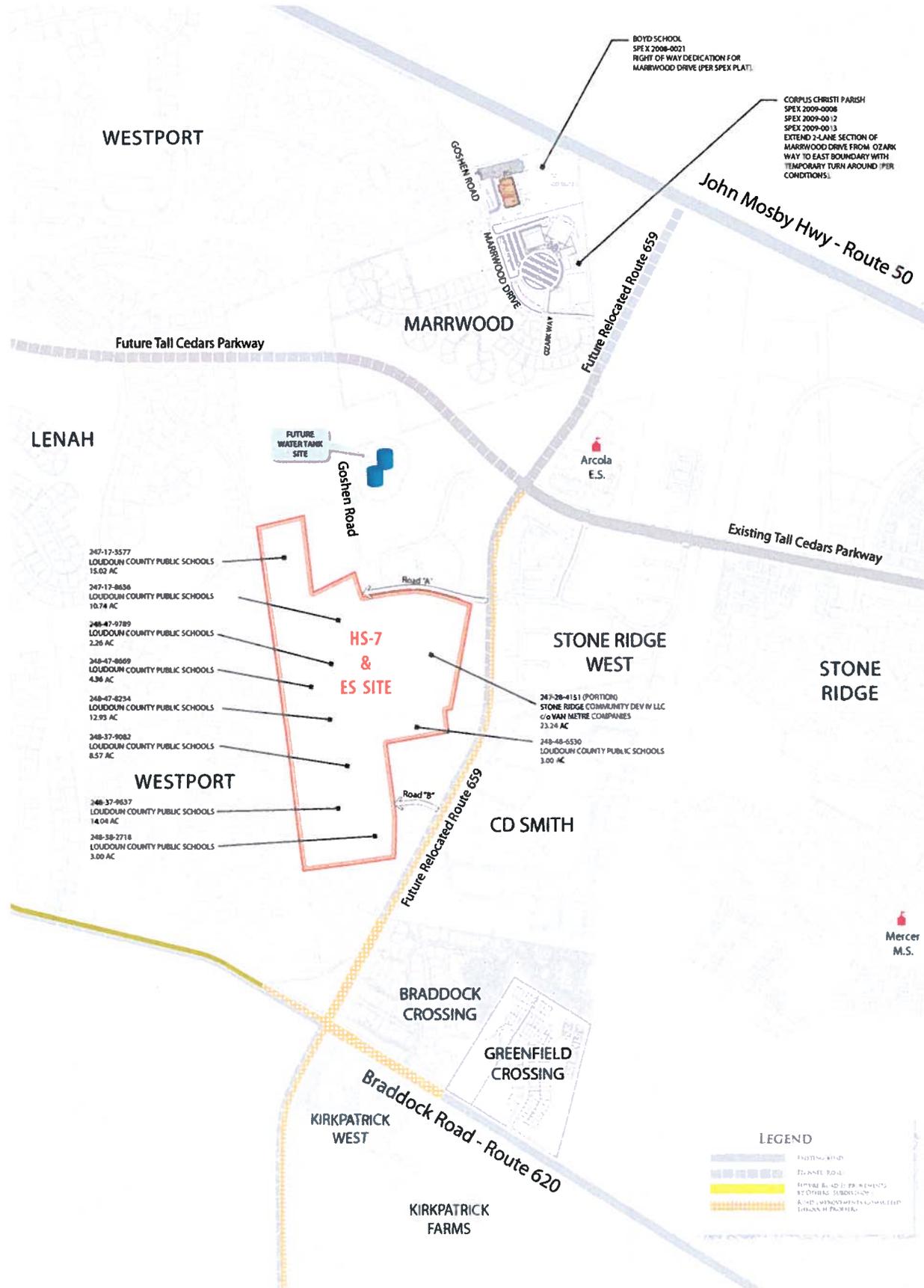
**Question: Will the schools be able to comply with Loudoun Water's Statement of Policy, Rates, Rules and Regulations; and Design Standards as required for public water and sewer service (7/14/10 referral)?**

**Response:** Yes. All developments are required to comply with Loudoun Water's regulations for development. Compliance is reviewed as a part of site plan. Prior to filing the site plan LCPS submitted a sewer alignment study as well as a water model for preliminary review by Loudoun Water. The site plan incorporated the previously reviewed designs and is currently under review. LCPS anticipates approval from

To: Planning Commission  
Re: ZMAP 2010-0001 and ZMAP 2010-0003  
Date: September 10, 2010

Loudoun Water and the provision of public sewer and water to serve the proposed school use.

Thank you for your time and attention. LCPS Staff will be available at the hearing to respond to any additional questions the Commission may have.



WESTPORT

LENAH

MARRWOOD

STONE RIDGE WEST

STONE RIDGE

WESTPORT

CD SMITH

BRADDOCK CROSSING

GREENFIELD CROSSING

KIRKPATRICK WEST

KIRKPATRICK FARMS

John Mosby Hwy - Route 50

Future Tall Cedars Parkway

Future Relocated Route 659

Existing Tall Cedars Parkway

Future Water Tank Site  
Goshen Road

Arcola E.S.

247-17-3577 LOUDOUN COUNTY PUBLIC SCHOOLS 15.02 AC

247-17-8636 LOUDOUN COUNTY PUBLIC SCHOOLS 10.74 AC

248-47-9789 LOUDOUN COUNTY PUBLIC SCHOOLS 2.26 AC

248-47-8669 LOUDOUN COUNTY PUBLIC SCHOOLS 4.36 AC

248-47-8234 LOUDOUN COUNTY PUBLIC SCHOOLS 12.93 AC

248-37-9082 LOUDOUN COUNTY PUBLIC SCHOOLS 8.57 AC

248-37-9637 LOUDOUN COUNTY PUBLIC SCHOOLS 14.04 AC

248-58-2718 LOUDOUN COUNTY PUBLIC SCHOOLS 3.00 AC

HS-7 & ES SITE

243-28-4151 (PORTION) STONE RIDGE COMMUNITY DEV IV LLC c/o VAN METRE COMPANIES 23.24 AC

248-48-6530 LOUDOUN COUNTY PUBLIC SCHOOLS 3.00 AC

Mercer M.S.

LEGEND

- EXISTING ROAD
- PLANNED ROAD
- TEMPORARY EASEMENTS BY OTHERS, SUBSIDIES & OTHER AGREEMENTS/COMPLETED THROUGH PROFILES
- UTILITY EASEMENTS