



LOUDOUN COUNTY PUBLIC SCHOOLS
DEPARTMENT OF PLANNING AND LEGISLATIVE SERVICES

21000 Education Court
Ashburn, Virginia 20148
Telephone: 571-252-1050
Facsimile: 571-252-1101



March 8, 2010

Ms. Linda Neri,
Office of County Administrator
County of Loudoun
1 Harrison Street, S.E., 5th Floor
Leesburg, VA 20177

RE: Abandonment of Portion of Route 616, Goshen Road

Dear Ms. Neri:

The Loudoun County School Board proposes to construct a high school and an elementary school on a 97+ acre assemblage of property known as the Goshen Road Assemblage. Prior to the opening of the high school in the Fall of 2012, two lanes of Relocated Route 659 between Tall Cedars Parkway and Braddock Road will be constructed. In addition, a new road, Road A, will be constructed between Relocated Route 659 and Goshen Road to the north of the high school. Because Road A and Relocated Route 659 will provide a new and significantly improved road that will serve the same citizens as that certain portion of Goshen Road that currently runs between the proposed Road A and Braddock Road to the south it is proposed to abandon this 4,505 foot in length (.8531mile) portion of Goshen Road. Please reference the enclosed map which identifies the portion of Goshen Road proposed for abandonment and the replacement road, Relocated Route 659, and Road A.

Preliminary meetings have been held with the Office of Transportation and Virginia Department of Transportation. A copy of the minutes from the July 30, 2009, meeting is enclosed for background information. We have also been working closely with the property owners in the area including Toll VA VI,LP, Two Greens/Kirkvest LLC, Winchester Homes, Inc and the HS-7/ES property contract sellers.

This abandonment request is being processed concurrently with the Special Exception and Zoning Map Amendment for the school use. This is necessary in order for the construction of the high school and associated infrastructure, including the transportation network, to meet the opening schedule of Fall 2012. It is recognized that the replacement road (Relocated Route 659 and Road A) for the identified segment of Goshen Road must be in place, open to the public, and accepted into the secondary system for the abandonment to occur. To this end, the construction sequencing is planned as follows:

- Upon approval of the SPEX/ZMAP for the school use and the construction plans and profiles for the replacement road, Relocated Route 659 and Road A will be constructed.

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Re: Abandonment Portion Goshen Road
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- An appropriate turn-around, cul-de-sac or such design as required by the County and VDOT will be provided for Goshen Road at the high school site at Roadway A
- Goshen Road to the south of the turnaround/Road A to Braddock Road will be barricaded and closed to traffic
- The replacement road (Route 659 Relocated and Road A) and the Goshen Road turnaround at Road A will be constructed and open to the public prior to the opening of the high school. Further, Goshen Road will be barricaded and closed to the public between Road A and Braddock Road prior to the opening of the high school
- At such time as the replacement road is accepted into the secondary system, Goshen Road will be officially abandoned.

On behalf of the Loudoun County School Board, this letter serves to request the Board of Supervisors to adopt a Resolution declaring the portion of Goshen Road south of the turnaround/Road A to Braddock Road be abandoned in accordance with Section 33.1-155 of the Code of Virginia. The following information is provided as justification for this requested abandonment:

1. The portion of Goshen Road to be abandoned is shown on the attached plat entitled "Exhibit Showing Abandonment Goshen Road". The plat number is 5185-C-MP-001 dated March 3, 2010 and was prepared by Bowman Consulting Group, Ltd.
2. The property on the west side of the portion of Goshen Road to be abandoned is either under contract by the Loudoun County School Board with closing scheduled for Spring 2010 and with access planned to Road A or is owned by Toll VA VI LP with an approved preliminary subdivision (SBPL 2006-0040) and no access planned to this portion of Goshen Road.
3. The property on the east side of the portion of Goshen Road to be abandoned is under contract by the Loudoun County School Board with closings scheduled for Spring 2010 and Fall 2010 and with access planned to Road A or owned by Two Greens/Kirkvest LLC with Zoning approval for a community park (ZMAP 2002-0003) with access to Relocated Route 659 or owned by Winchester Homes Inc. with Zoning approval for an active recreation area (ZMAP 2003-0012) with access planned to Braddock Road.
4. The portion of Goshen Road to be abandoned is currently owned by Loudoun County Public Schools (under contract with closing to occur prior to

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abandonment), Toll VA VI LP, Winchester Homes, Inc, and Two Greens/Kirkwest LLC.

5. The portion of Goshen Road to be abandoned will serve no public purpose, as it will be replaced by Relocated Route 659 and Road A which will serve the same citizens as the old road. Relocated Route 659 and Road A will be completed and opened to traffic prior to the opening of the high school in the Fall of 2012
6. The portion of Goshen Road to be abandoned is a narrow dirt road with an undesirable intersection configuration at Braddock Road. The replacement road, Road A and Relocated Route 659, will provide a significantly better access to the same citizens by providing a two lane paved road with an improved intersection meeting VDOT standards at Braddock Road.

If you have any questions or need additional information, please do not hesitate to contact me. Thank you for your time and attention to this matter.

Sincerely,

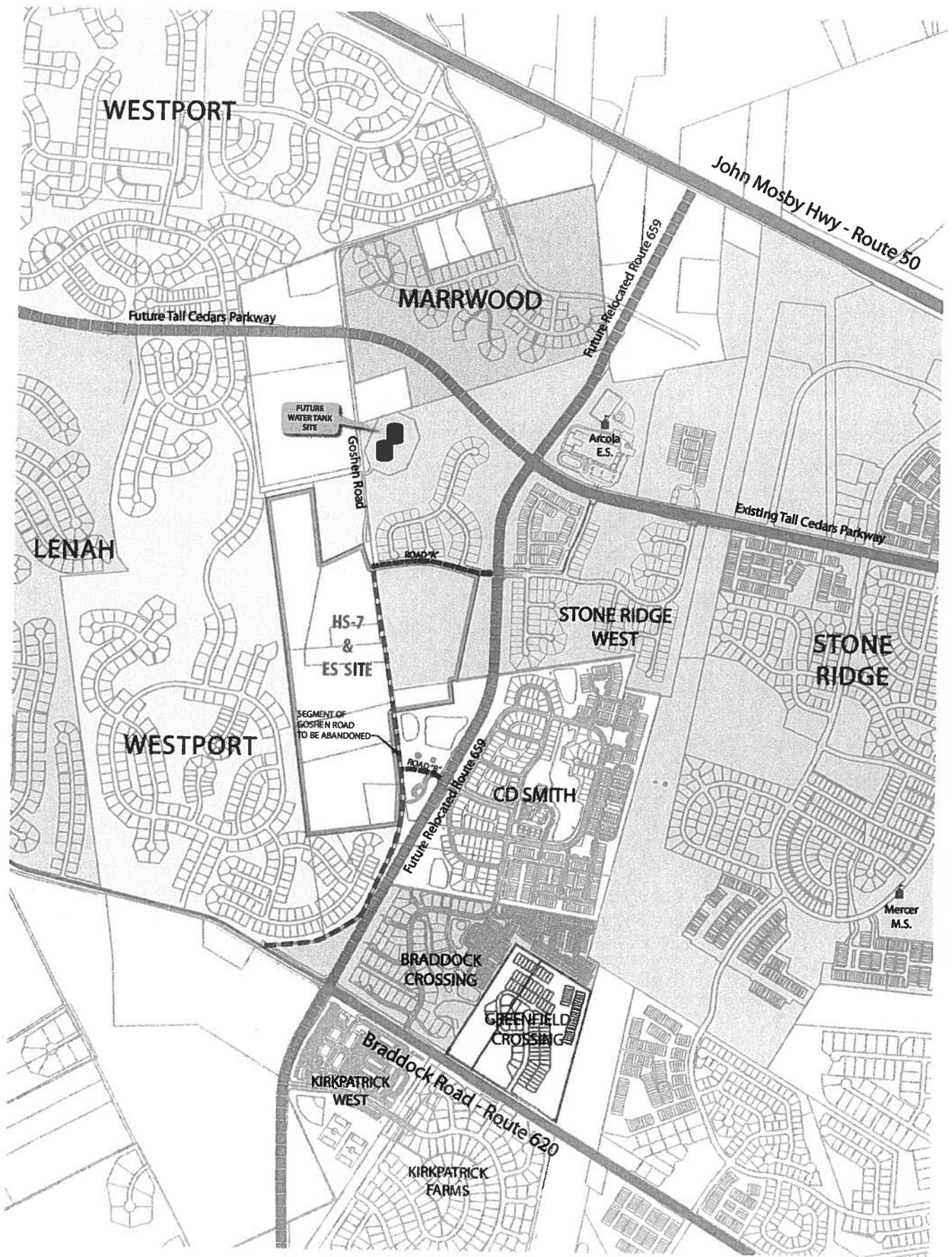


Sara Howard-O'Brien, AICP
Land Management Supervisor

cc: Sam Adamo, Executive Director LCPS Planning
Kevin Lewis, Director LCPS Construction

Enclosures:

1. Exhibit prepared by Bowman Consulting Group, Ltd.
2. Area Map
3. Summary of July 30, 2009 Meeting with OTS and VDOT
4. Petition for Abandonment



LCPS HS-7 VDOT/LCPS Meeting Minutes 7/30/09

Date:

Location: VDOT NOVA District Office

Attendees:

Tom Van Poole
John Bassett
George Phillips
Sara Howard-O'Brien
Ken Theurich
Randy Vlad
Cody Francis

Organization:

VDOT
VDOT
Loudoun County OTS
LCPS
LCPS
LCPS
Bowman Consulting

Topics:

A meeting among VDOT, OTS and LCPS was held on July 30, 2009 at the VDOT Northern Virginia District Office to discuss what would be required to abandon Goshen Road as part of LCPS development of a school site on both sides of the road adjacent to Van Metre's Stone Ridge development. The following topics were discussed:

1. **Project overview:** LCPS is considering putting a high school on the east side of Goshen Road with athletic fields on the west side of the road. The site would be an assemblage of various ownerships, with the school building on property currently owned by Van Metre. The school is designated as HS-7 in the CIP and would serve approximately 1,800 students. Also considered for the site will be an elementary school located on the west side of Goshen Road. As part of the applications, LCPS anticipates constructing 2 lanes of 659 relocated from Braddock to the school site, and that Van Metre would be building 2 lanes of the remaining segment between the school site and Tall Cedars Parkway. LCPS and VDOT believe that 2 lanes will be adequate for school opening. Analysis of this will be included in the traffic study during the SPEX application.
2. **Commission Permit/Special Exception:** LCPS is planning to submit a commission permit (CMPT) application within the next 30-45 days, which would be in advance of a special exception (SPEX) application. Because CMPT's take less time to process than SPEX's, this process will allow LCPS better ability to negotiate and close on contracts with the landowners. The commission permit application plan will be something of a "bubble" plan with less detail than a SPEX. The SPEX and site plan applications would follow shortly after the CMPT application approval. A Zoning Amendment may also be required for the properties as there are existing proffers associated with the currently approved uses that would not be applicable to the school use. The CMPT is anticipated to be submitted without a TIA as it would likely fall under the 5,000 VPD threshold set by Chapter 527 for Comprehensive Plan and Plan Amendments. A TIA will likely be required for the SPEX, as it would likely exceed 250 VPH or 2500 VPD, which is the threshold for a rezoning. (Tom Van Poole provided a copy of the thresholds from Chapter 527 administrative guidelines.) Note: After the meeting the VPD for the schools was confirmed to be below the 5,000 VPD threshold: 3900 VPD combined for the 1800 student HS and a 875 student ES. LCPS

also advised that a scoping meeting for the SPEX/Zoning Amendment would be filed soon so work may begin on the TIA.

- 3. Goshen Road:** LCPS would like to abandon Goshen Road from the north side of the school site south to Braddock Road. LCPS, VDOT, and OTS agree that for Goshen to be abandoned, an alternate means of access must be provided to Braddock Road. This is anticipated to be accomplished by construction of a public road between Goshen Road and RT 659 Relocated, and construction of RT 659 Relocated south to Braddock Road and north to Tall Cedars. Turn lanes along this connecting road are unlikely to meet warrants due to the low volume of traffic on Goshen Road. VDOT noted that a signal may be needed at relocated Route 659 and the new road connecting Goshen to Relocated RT 659.

Once the alternate route is constructed, no other properties south of the school site will be served by Goshen Road. Properties fronting the road include Westport, which has no access planned to Goshen Road, and a parcel designated as open space on the Braddock Crossing rezoning. Because abandonment would be unlikely to occur prior to site plan approval or school opening, LCPS will need to pave Goshen Road to serve its entrances. All agreed that abandonment would not be objectionable if alternate means of access were provided. Based on the limited review done during the meeting, Tom and John indicated that a "tee" intersection between Goshen Road and the proposed connector would be adequate and that a turnaround south of the "tee" may or may not be required depending on such guidance as VDOT deems appropriate at time of application when the proposed road network is reviewed in the context of the TIA.

Once abandoned, the portion of Goshen Road fronting the school sites would become an internal travelway maintained by LCPS. Because the portion of the road along the CD Smith frontage appears to be in prescriptive easement rather than dedicated right-of-way, LCPS would either need to obtain an easement from Greenvest or shift road improvements west of centerline, so that when the abandonment occurs, their accessway doesn't fall outside an easement on Greenvest's CD Smith property.

During the interim period between school opening and abandonment (assuming an alternate connection to Braddock has been made), LCPS would like to barricade Goshen Road at the south end of the site, to promote access to the schools via RT 659 Relocated. VDOT offered no particular objection and no particular guidance was given on accomplishing this. It may involve Loudoun County approval and coordination with the residency. Similar barricades were used at Creighton's Corner.

- 4. Pedestrian traffic:** LCPS anticipates placing a PE field on the same side of Goshen Road as the high school, but anticipates the need for pedestrian access across Goshen to the competition athletic fields. Tom asked if students would need to park across the road on school days, to which Sara and Randy responded that it would not be necessary. Adequate student

parking will be provided next to the school. Parking on the west side of Goshen Road would be primarily for game nights. LCPS asked if VDOT would permit a pedestrian signal, traffic calming such as speed humps, or other means of reducing traffic speed. Tom and John responded that the pedestrian signal would need to meet warrant limits for approval. They said that while not considered desirable by some VDOT staff, traffic calming measures are permitted and directed LCPS and Bowman to the VDOT manual for traffic calming.

Tom expressed interest in providing pedestrian/bicycle access connectivity to surrounding areas. LCPS anticipates providing a pedestrian access plan as part of the CMPT or SPEX application.

5. **Abandonment process:** George explained the abandonment process as including: 1. Plat of abandonment showing the segment of the road to be abandoned; 2. Vicinity map; 3. Petition to the Board of Supervisors; 4. BOS approval and forwarding results to the CTB. George said the application is filed with the County Administrator's Office (Linda Neri) who then forwards the application to OTS for review. The request is sent out on referral to VDOT, Fire and Rescue, utility companies and the like with 3-4 weeks to respond. There is a two track process for abandonments, one requires a public hearing and one does not. OTS will work with Ron Brown in the County Attorney's office to determine which State Code section would be applicable to the request. Tom suggested working with OTS who has had significant experience in this process. George Phillips said he would be happy to meet with LCPS to review the process and to provide examples. George also suggested Rick Karle as an appropriate B&D point of contact. Tom clarified that state code requires street acceptance on the alternate road to occur prior to abandonment. He also mentioned that utilities need to be relocated prior to abandonment and asked if there were any along Goshen Road. LCPS and Bowman believe there is electric service along Goshen, and that additional investigation would be required. Bowman and LCPS expressed that street acceptance is typically a lengthy process, and wouldn't be possible prior to school opening. Tom directed LCPS and Bowman to code section 33.1-19.5 and the VDOT Guide for Additions, Abandonment, and Continuances, pages 58-59 for details on the abandonment process.

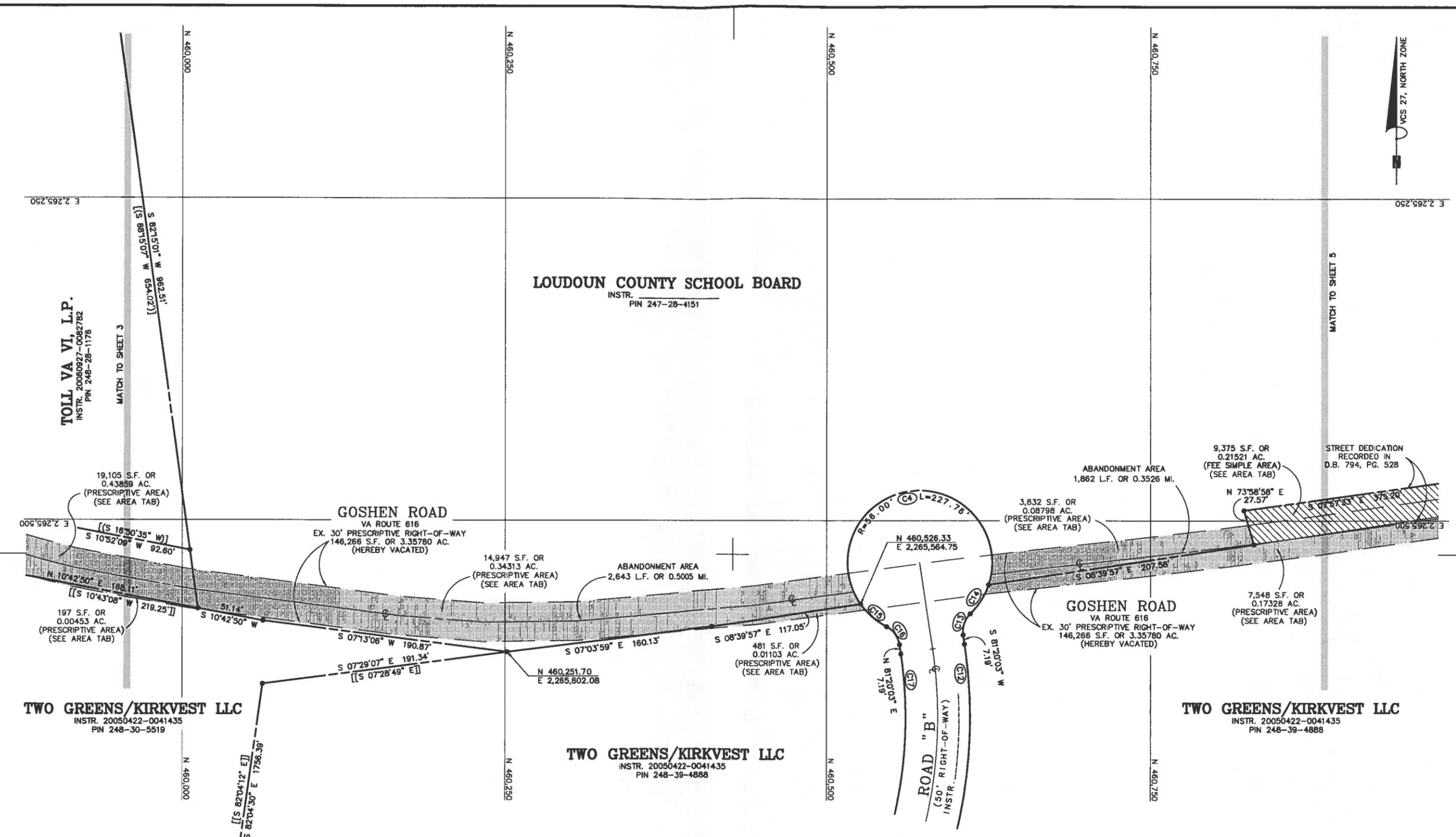
Petition for Abandonment of Road Pursuant to Section 33.1-155 of the Code of Virginia

The Petitioner, the Loudoun County School Board, in support of the Petition for Abandonment, asserts to the Loudoun County Board of Supervisors the following facts:

1. The portion of Goshen Road to be abandoned is shown on the attached plat entitled "Exhibit Showing Abandonment Goshen Road". The plat number is 5185-C-MP-001 dated March 3, 2010 and was prepared by Bowman Consulting Group, Ltd.
2. The property on the west side of the portion of Goshen Road to be abandoned is either under contract by the Loudoun County School Board with closing scheduled for Spring 2010 and with access planned to Road A or is owned by Toll VA VI LP with an approved preliminary subdivision (SBPL 2006-0040) and no access planned to this portion of Goshen Road.
3. The property on the east side of the portion of Goshen Road to be abandoned is under contract by the Loudoun County School Board with closings scheduled for Spring 2010 and Fall 2010 and with access planned to Road A or owned by Two Greens/Kirkvest LLC with Zoning approval for a community park (ZMAP 2002-0003) with access to Relocated Route 659 or owned by Winchester Homes Inc with Zoning approval for an active recreation area (ZMAP 2003-0012) with access planned to Braddock Road.
4. The portion of Goshen Road to be abandoned is currently owned by Loudoun County Public Schools (under contract with closing to occur prior to abandonment), Toll VA VI LP, Winchester Homes, Inc, and Two Greens/Kirkwest LLC..
5. The portion of Goshen Road to be abandoned will serve no public purpose, as it will be replaced by Relocated Route 659 and Road A which will serve the same citizens as the old road. Relocated Route 659 and Road A will be completed and opened to traffic prior to the opening of the high school in the fall of 2012
6. The portion of Goshen Road to be abandoned is a narrow dirt road with an undesirable intersection configuration at Braddock Road. The replacement road, Road A and Relocated Route 659, will provide a significantly better access to the same citizens by providing a two lane paved road with an improved intersection meeting VDOT standards at Braddock Road.

Based on these facts, the Petitioner requests that the Board of Supervisors of Loudoun County, Virginia abandon this portion of Goshen Road (Route 616), pursuant to Section 33.1-155 of the Code of Virginia.

Petitioner: Loudoun County School Board



TOLL VA VI, L.P.
 INSTR. 20080927-0082782
 PIN 248-28-1178

LOUDOUN COUNTY SCHOOL BOARD
 INSTR. 247-28-4151

19,105 S.F. OR
 0.43859 AC.
 (PRESCRIPTIVE AREA)
 (SEE AREA TAB)

GOSHEN ROAD
 VA ROUTE 616
 EX. 30' PRESCRIPTIVE RIGHT-OF-WAY
 146,266 S.F. OR 3.35780 AC.
 (HEREBY VACATED)

14,947 S.F. OR
 0.34313 AC.
 (PRESCRIPTIVE AREA)
 (SEE AREA TAB)

ABANDONMENT AREA
 2,643 L.F. OR 0.5005 MI.

481 S.F. OR
 0.01103 AC.
 (PRESCRIPTIVE AREA)
 (SEE AREA TAB)

3,832 S.F. OR
 0.08798 AC.
 (PRESCRIPTIVE AREA)
 (SEE AREA TAB)

ABANDONMENT AREA
 1,862 L.F. OR 0.3526 MI.

9,375 S.F. OR
 0.21521 AC.
 (FEE SIMPLE AREA)
 (SEE AREA TAB)

STREET DEDICATION
 RECORDED IN
 D.B. 794, PG. 528

197 S.F. OR
 0.00453 AC.
 (PRESCRIPTIVE AREA)
 (SEE AREA TAB)

TWO GREENS/KIRKVEST LLC
 INSTR. 20050422-0041435
 PIN 248-30-5519

TWO GREENS/KIRKVEST LLC
 INSTR. 20050422-0041435
 PIN 248-39-4888

GOSHEN ROAD
 VA ROUTE 616
 EX. 30' PRESCRIPTIVE RIGHT-OF-WAY
 146,266 S.F. OR 3.35780 AC.
 (HEREBY VACATED)

7,548 S.F. OR
 0.17328 AC.
 (PRESCRIPTIVE AREA)
 (SEE AREA TAB)

TWO GREENS/KIRKVEST LLC
 INSTR. 20050422-0041435
 PIN 248-39-4888

- SYMBOL LEGEND**
- () PER INSTR. 20090303-0011965
 - [] PER INSTR. 20060419-0034843
 - { } PER D.B. 964, PG. 1063
 - [[]] PER D.B. 934, PAGE 960
 - [[]] PER INSTR. 20050422-0041435

 DENOTES AREA OF ABANDONMENT (FEE SIMPLE AREA)

 DENOTES AREA OF ABANDONMENT (PRESCRIPTIVE AREA)



EXHIBIT SHOWING
 ABANDONMENT
GOSHEN ROAD
 DULLES ELECTION DISTRICT
 LOUDOUN COUNTY, VIRGINIA

DATE: MARCH 3, 2010

SCALE: 1" = 50'

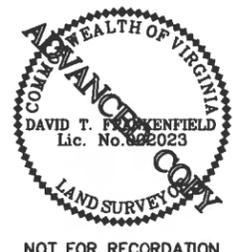
REVISION

Bowman CONSULTING

Bowman Consulting Group, Ltd.
 14020 Thunderbolt Place, Suite 300
 Chantilly, Virginia 20151
 Phone: (703) 484-1000
 Fax: (703) 481-6720
 www.bowmanconsulting.com

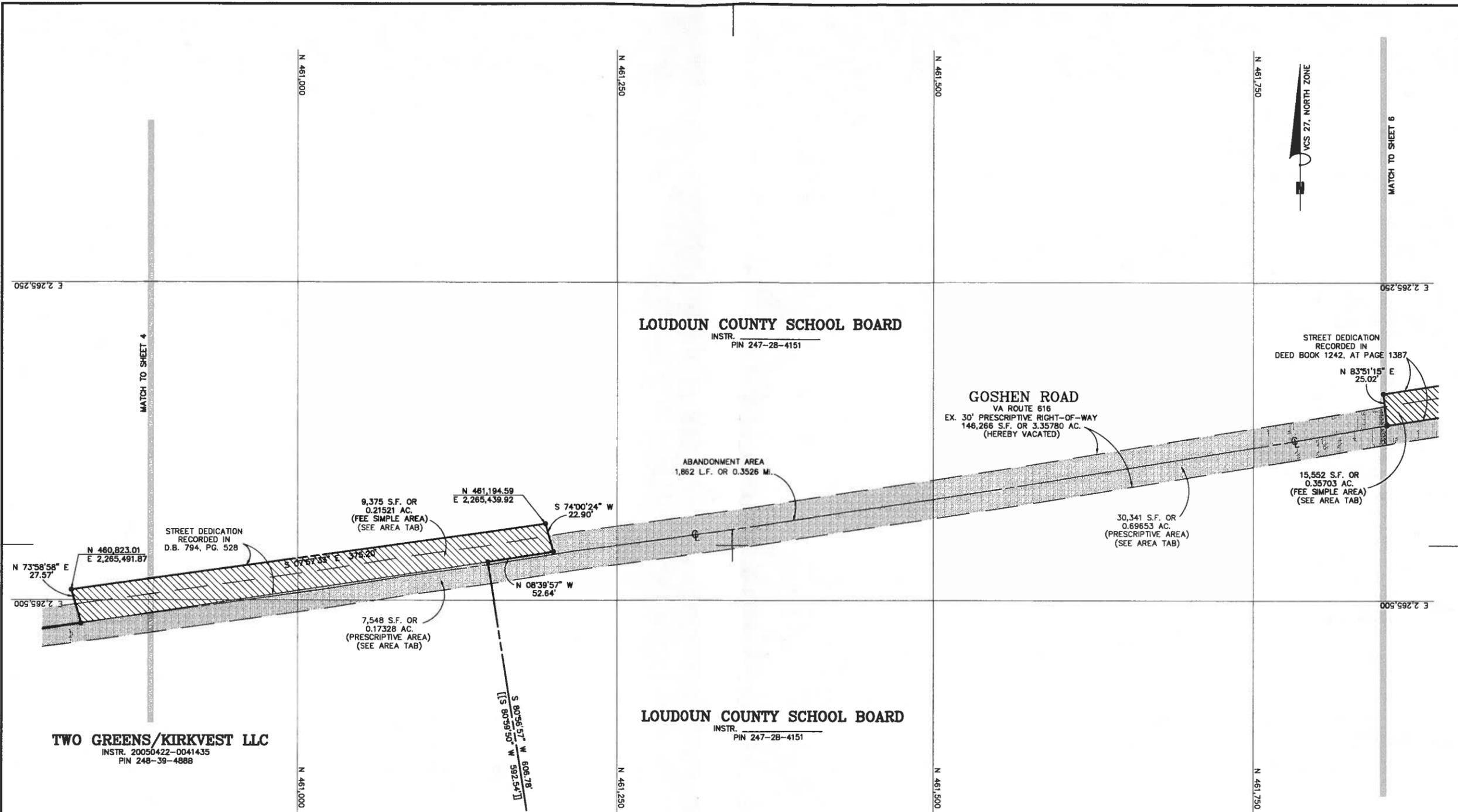
© Bowman Consulting Group, Ltd.

DWG: P:\5185 - LCP5 Goshen Road HS-7\5185-01-004 (SUR)\Survey\Plots\5185-C-MP-001-04.dwg BY: MO CHK: BCG PROJECT NO: 5185-01-007 TASK: 00008 COUNTY REF NO: SEE NOTE 1 SHEET 4 OF 6



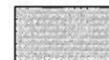
NOT FOR RECORDATION

5185-C-MP-001



- SYMBOL LEGEND**
- () PER INSTR. 20090303-0011965
 - [] PER INSTR. 20060419-0034843
 - { } PER D.B. 964, PG. 1063
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 - [] PER INSTR. 20050422-0041435

 DENOTES AREA OF ABANDONMENT (FEE SIMPLE AREA)

 DENOTES AREA OF ABANDONMENT (PRESCRIPTIVE AREA)



LOUDOUN COUNTY SCHOOL BOARD
INSTR. 247-28-4151

LOUDOUN COUNTY SCHOOL BOARD
INSTR. 247-28-4151

GOSHEN ROAD
VA ROUTE 616
EX. 30' PRESCRIPTIVE RIGHT-OF-WAY
146,268 S.F. OR 3.35780 AC.
(HEREBY VACATED)

STREET DEDICATION
RECORDED IN
DEED BOOK 1242, AT PAGE 1387

15,552 S.F. OR
0.35703 AC.
(FEE SIMPLE AREA)
(SEE AREA TAB)

30,341 S.F. OR
0.69653 AC.
(PRESCRIPTIVE AREA)
(SEE AREA TAB)

EXHIBIT SHOWING
ABANDONMENT
GOSHEN ROAD
DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

SCALE: 1" = 50'
DATE: MARCH 3, 2010



NOT FOR RECORDATION

REVISION	

Bowman CONSULTING		Bowman Consulting Group, Ltd. 14020 Thunderbolt Place, Suite 300 Chantilly, Virginia 20151		Phone (703) 484-1000 Fax (703) 481-0720 www.bowmanconsulting.com	
© Bowman Consulting Group, Ltd.		DWG: P:\5185 - LOPS Goshen Road HS-7\5185-01-004 (SUR)\Survey\Plots\5185-C-MP-001-05.dwg		BY: MO	CHK:
BCG PROJECT NO: 5185-01-007		TASK: 0000B	COUNTY REF NO: SEE NOTE 1	SHEET 5 OF 6	

5185-C-MP-001

