

**County of Loudoun
Department of Planning
MEMORANDUM**

DATE: March 19, 2010

TO:	Building and Development, ERT	William Marsh	MS 60
	Building and Development, Zoning	Marilee Seigfried	MS 60
	Construction & Waste Management	Dan Csizmar	MS 64
	Fire, Rescue & Emergency Services	Maria Taylor (3)	MS 61
	General Services	Randy Williford	MS 48
	Health Department, Environmental	Alan Brewer	MS 68
	Loudoun Water	Julie Atwell	MS 00B
	Office of Transportation Services	Terri Smithson	MS 69
	Parks, Recreation & Community Services	Mark Novak	MS 78
	Planning, Comprehensive	Cindy Keegan	MS 62
	Planning, CIO	Miguel Salinas	MS 62
	Virginia Department of Transportation	Tom Van Poole (3)	MS 00
	Board of Supervisors	Stevens Miller	MS 01
	Planning Commission	Cliff Keirce	MS 62

FROM: Marchant Schneider, Project Manager

SUBJECT: **ZMAP 2010-0001 & SPEX 2010-0003**
HS -7 Dulles South and Elementary School

COMMENT DUE DATE: **April 18, 2010** (Note: Please provide one paper copy to Project Manager as well as one electronic copy of referral comments to marchant.schneider@loudoun.gov by the due date. If you have any questions, please contact me at 703-771-5669.)
Please advise me who the referral writer will be as soon as possible.

The Board took official action at their 3/17/09 Business Meeting to expedite all land use applications associated with MS-5 and HS-7 to take all steps to ensure that these applications are given priority and are available for PC and BOS review as soon as possible.

NOTE: Please see LMIS application documents if no hard copy is attached.
Agencies outside the County can view documents at www.loudoun.gov/lola.

**ZMAP 2010-0001 & SPEX 2010-0003
HS -7 Dulles South and Elementary School**

Please find the enclosed information for your review:

1. Information Sheet
2. Board of Supervisors' Copy Teste for action expediting the review process
3. Checklist Waiver dated March 5, 2010
4. Statement of Justification dated March 18, 2010
5. Phase I Archeological Investigations of the +/-97.16 Acre High School #7 and Future Elementary School Property, Loudoun County, Virginia dated December 2009
6. Wetland Delineation Dulles South High School dated February 16, 2010
7. Forest Management Plan & Cover Type Map for Westport dated February 15, 2005
8. Stone Ridge Rezoning Cover Type Inventory Report dated April 14, 2002
9. Virginia Department of Conservation and Recreation correspondence dated September 3, 2009
10. Proffers for Projects in the Vicinity of the Subject Property – Table of Contents and Tab Items 1-9
11. Traffic Impact Study and Appendix dated March 8, 2010
12. Traffic Checklist dated March 12, 2010
13. Request for Abandonment for a Portion of Goshen Road
 - Letter to Office of County Administrator dated March 8, 2010
 - Vicinity map
 - LCPS HS-7 VDOT/LCPS Meeting Minutes dated July 30, 2009
 - Petition for Abandonment
 - Exhibit showing Abandonment Goshen Road by Bowman Consultants dated March 3, 2010
14. Building Design Floor Plans & Elevations – High School and Elementary School
15. Zoning Map Amendment and Special Exception Plat dated March 8, 2010.

**ZMAP 2010-0001 & SPEX 2010-0003
HS -7 Dulles South and Elementary School**

**APPLICANT
REPRESENTATIVE:**

Loudoun County School Board
Dr. Sam Adamo, Executive Director and
Sara Howard-O'Brien, AICP, Land Management Supervisor
21000 Education Court, Suite 220
Ashburn, VA 20148
571-252-1156
sara.howardobrien@loudoun.k12.va.us

OWNERS:

See attached list of subject properties

PROPOSAL:

A **Zoning Map Amendment** to rezone three (3) acres of land, MCPI 248-48-6530 from PG-GI to TR1UBF, and a **Special Exception** to allow a high school (HS-7) and an elementary school on approximately 97.16 acres of land zoned TR-1UBF (including the 3 acres to be rezoned).

ADDRESS:

See attached list of subject properties

LOCATION:

East and west side of Goshen Road (Route 616) and approximately one mile south of John Mosby Highway (Route 50)

TAX MAP/PIN #:

See attached list of subject properties

CURRENT ZONING:

TR1UBF & PD-GI

NON-RES. SQ. FT.:

Up to 302,000 sq. ft High School
Up to 105,000 sq. ft. Elementary School
Up to 407,000 SF Total

SURROUNDING ZONING/LAND USES:

NORTH	TR1UBF	Stone Ridge
SOUTH	TR1UBF & PDH-4	Westport & CD Smith
EAST	PDH-4	Stone Ridge
WEST	TR1UBF	Westport

ELECTION DISTRICT:

Dulles

**List of Subject Property
HS-7 Dulles South High School & Elementary School**

Tax Map MCPI Number	Owner Name/Property Address	Zoning District	Acreage
100-54 247-28-4151	Stone Ridge Community Dev IV LLC No property address	TR1UBF	Portion 23.24
100-36A 248-48-6530	Floyd E & Sandra F Kline R/S 24866 Goshen Rd Aldie VA 20105	PD-GI	3.0
100-33 248-38-2718	Frances L Hall 24939 Goshen Rd Aldie VA 20105	TRIUBF	3.0
100((2))1 248-37-9637	Doris Mae Larsen (Dent) No property address	TRIUBF	14.04
100((2))2 248-37-9082	Robert & Frances L Hall No property address	TRIUBF	8.57
100((2))3 248-47-8234	Aldie Investments LLC No property address	TRIUBF	12.93
100-31B 248-47-8669	Aldie Investments LLC 24821 Goshen Rd Aldie VA 20105	TRIUBF	4.36
100((2))4 247-17-3577	Aldie Investments LLC No property address	TRIUBF	15.02
100((6))2 247-17-8636	Aldie Investments LLC 24751 Goshen Rd Aldie VA 20105	TRIUBF	10.74
100((6))1 248-47-9789	Atif Ihsan Shah 24797 Goshen Rd Aldie VA 20105-2523	TRIUBF	2.26
		TOTAL	97.16



Loudoun County, Virginia

www.loudoun.gov

Office of the County Administrator

1 Harrison Street, S.E., 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0200 • Fax (703) 777-0325

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

IN RE: BOARD MEMBER INITIATIVE: EXPEDITE THE STAFF REVIEW OF
MIDDLE SCHOOL 5 (MS-5)

Mr. Miller moved that the Board of Supervisors direct staff to expedite all land use applications (legislative and ministerial) from LCPS 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.

Seconded by Mrs. Burk.

Voting on the Motion: Supervisors Buckley, Burk, Burton, Delgaudio, Kurtz, McGimsey, Miller, Waters and York – Yes; None – No.

A COPY TESTE:

DEPUTY CLERK FOR THE LOUDOUN
COUNTY BOARD OF SUPERVISORS

(13-Board Member Initiative- Expedite the Staff Review of Middle School 5 - MS5.doc

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

Sara Howard-O'Brien - RE: Request for Checklist Waiver: HS-7 (ZMAP for 3 ac parcel)

From: "Merrithew, John E.." <John.Merrithew@loudoun.gov>
To: Sara Howard-O'Brien <Sara.HowardOBrien@loudoun.k12.va.us>
Date: 3/5/2010 9:53 AM
Subject: RE: Request for Checklist Waiver: HS-7 (ZMAP for 3 ac parcel)

Sara, based on your description of the proposed use of the 3-acre parcel, we agree that the Checklist Item K.3. can be waived. However, this doesn't preclude staff from requesting the information in the future if necessary.

Please attach this email to the submittal. If you have questions please feel free to contact me.

John

From: Sara Howard-O'Brien [mailto:Sara.HowardOBrien@loudoun.k12.va.us]
Sent: Friday, March 05, 2010 9:29 AM
To: Merrithew, John E..
Cc: Chris Mohn
Subject: Request for Checklist Waiver: HS-7 (ZMAP for 3 ac parcel)

John, I am writing to ask for a ZMAP checklist waiver for Item K. Concept Plan#3. which requires a land use map that overlays the proposed land use and transportation elements on the existing conditions information for the 3 acre ZMAP LCPS is filing in conjunction with the SPEX for the HS-7/ES schools in Dulles South. We are filing both the SPEX and ZMAP combined on one set of plans. The ZMAP checklist requires the overlay map. Initially I had the overlay map prepared for the entire 97 acre site but frankly, it is too much information making the plan difficult to read. The submission will of course include an existing conditions map as well as a SPEX/ZMAP site layout. And, the layout identifies the key green infrastructure elements (wetlands, steep slopes, flood plain and tree save) on the site. The only green infrastructure element on the 3 acre parcel is a small wetlands area at the very SE corner which will be left undisturbed. The 3 acre parcel, MCI 248-48-6530, is relatively level and will be utilized for parking.

If you need additional information, please let me know. Thank you for your time and consideration. 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

L. Preston Bryant, Jr.
Secretary of Natural Resources



Joseph H. Maroon
Director

COMMONWEALTH of VIRGINIA
DEPARTMENT OF CONSERVATION AND RECREATION

217 Governor Street
Richmond, Virginia 23219-2010
(804) 786-7951 FAX (804) 371-2674

September 3, 2009

Sara Howard-O'Brien
Loudoun County Public Schools
21000 Education Court
Ashburn, VA 20148

Re: Goshen Road Assemblage

Dear Ms. Howard-O'Brien:



The Department of Conservation and Recreation's Division of Natural Heritage (DCR) has searched its Biotics Data System for occurrences of natural heritage resources from the area outlined on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

Biotics documents the presence of natural heritage resources in the project area. However, due to the scope of the activity and the distance to the resources, we do not anticipate that this project will adversely impact these natural heritage resources.

Our files do not indicate the presence of any State Natural Area Preserves under DCR's jurisdiction in the project vicinity.

Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the Virginia Department of Conservation and Recreation (DCR), DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. The current activity will not affect any documented state-listed plants or insects.

New and updated information is continually added to Biotics. Please contact DCR for an update on this natural heritage information if a significant amount of time passes before it is utilized.

The Virginia Department of Game and Inland Fisheries maintains a database of wildlife locations, including threatened and endangered species, trout streams, and anadromous fish waters that may contain information not documented in this letter. Their database may be accessed from <http://vafwis.org/fwis/> or contact Shirl Dressler at (804) 367-6913.

Should you have any questions or concerns, feel free to contact me at 804-371-2708. Thank you for the opportunity to comment on this project.

Loudoun County School Board
Zoning Map Amendment (ZMAP 2010-0001) and Special Exception (2010-0003)
Statement of Justification
High School (HS-7) and Elementary School, Goshen Road Assemblage
March 18, 2010

Proposal

The Loudoun County School Board (LCSB) seeks approval of a Zoning Map Amendment (ZMAP) to rezone three (3) acres of land, MCPI 248-48-6530, from PD-GI, Planned Development General Industrial, to TR-1 Transitional Residential-1, and a Special Exception (SPEX) to allow a high school (HS-7) and an elementary school on approximately 97.16 acres of land zoned TR-1, Transitional Residential (including the 3 acres to be rezoned), located south of Route 50, north of Route 620/Braddock Road, on both sides of Goshen Road within Dulles South. The property is situated to the west of future Relocated Route 659, west of, and partially within, the community of Stone Ridge, and within the Dulles Election District. The assemblage includes the following properties:

MCPI #	Owner	Acreage	Zoning
247-17-3577	Aldie Investments, LLC	15.02 ac	TR-1
247-17-8636	Aldie Investments, LLC	10.74 ac	TR-1
248-47-9789	Atif Ihsan Shah	2.26 ac	TR-1
248-47-8669	Aldie Investments, LLC	4.36 ac	TR-1
248-47-8234	Aldie Investments, LLC	12.93 ac	TR-1
248-37-9082	Robert & Frances L. Hall	8.57 ac	TR-1
248-37-9637	Doris Mae Larsen	14.04 ac	TR-1
248-38-2718	Frances L. Hall	3.0 ac	TR-1
248-48-6530	Floyd & Sandra Kline	3.0 ac	PD-GI (ZMAP 89-0008)
247-28-4151 (portion)	Stone Ridge Community Dev. IV, LLC	23.24 ac	TR-1 (ZMAP 1994-0017, ZMAP 2002-0013, ZCPA 2002-0004-Approved and ZMAP 2006-0011 & ZCPA 2006-0003- Pending)
	Total Acreage	97.16 ac	

The property is also within one mile of the LDN60 of Dulles Airport within the AI, Airport Impact Overlay District and contains major floodplain within the FOD, Floodplain Overlay District.

The Loudoun County Public Schools program for a high school includes a building of up to 292,000 square feet with a student capacity of 1800 and various recreational and athletic facilities including the high school football stadium, concession stands, ticket booths, storage buildings, the field house, baseball and softball dugouts and various athletic fields for both the physical education program and competition. The structures associated with the recreational facilities (concession stand, storage buildings, etc) contain an additional 10,000 square feet. The planned opening for the high school (HS-7) is the Fall of 2012, as identified in the FY 2011-2016 School Board Adopted Capital Improvements

Program (CIP). The elementary school program includes a two story building of up to 105,000 square feet with a student capacity of 875 and recreational facilities including a softball field and an all purpose field. A specific elementary school has not been identified for this site but will be determined later as a part of the CIP review.

Background

The land funds for HS-7 became available in July of 2006. Consideration was given to different sites, all of which were evaluated utilizing school site guidelines. Locations presented environmental obstacles, unwilling sellers, and asking prices significantly beyond appraised values. In February of 2008, SPEX (2008-0017) and CMPT (2008-0007) applications were filed for a site known as the Lenah Property. After extensive review, the applications were denied on October 21, 2008. During the review of the Lenah Property applications, concern was raised as to why LCSB did not choose a location within the Suburban Area, closer to the higher density communities of South Riding, Stone Ridge and surrounding neighborhoods. LCSB had found that there are limited opportunities for sites in the Suburban Area and purchasing sites in these higher density areas exceeded the land acquisition budget. Vacant land in the Dulles South Suburban Area consists primarily of land with zoning entitlements that result in higher land values and land within the County's planned Route 50 Business/Retail/Industrial corridor. A land inventory of the Dulles South Suburban Area was conducted at the direction of the Board of Supervisors in the Fall of 2008.

The proposed site is located within the Transition Area, adjacent to the Suburban Area, across future Relocated Route 659. A portion of the property (23+ acres) is located within the Stone Ridge community. Utilities (public water and sewer, gas and electric lines) are in close proximity to the site and may be readily extended for development. The property will accommodate the high school program and provide a location for an elementary school. The construction funds for HS-7 were approved by the voters on November 4, 2008. A Commission Permit (CMPT 2009-0013) was submitted for this property, known as the Goshen Road Assemblage, in October 2009, approved by the Planning Commission on 12/17/09, and ratified by the Board of Supervisors on 1/5/10. The Commission Permit found that the general location, character, and extent of the proposed site are in substantial accord with the adopted Comprehensive Plan. The proposed ZMAP and SPEX applications seek the additional legislative approvals required to permit the construction of the school facilities.

It is important to note that based on land use approvals, this area is expected to experience continued growth. Previously approved, funded, and under construction are ES-20 and MS-5. ES-20 is a proffered site located in the Seven Hills community, opening Fall 2010, and MS-5, located at the intersection of Braddock and Ticonderoga Roads, was acquired by the School Board and approved by the County in 2009, with an opening for Fall 2011. Beyond these schools, the FY11-16 School Board Adopted Capital Improvement Program (Recommended Projects) includes three elementary schools, two middle schools and one high school that will be needed to serve Dulles South and vicinity to the south of Route 50. The proposed elementary school site could satisfy one of these future needs. On the north side of Route 50, there are an additional four elementary schools, and one high school planned to serve the Dulles area. Of these, there are four proffered sites available (Brambleton (ES-14), Moorefield Station (ES-16), Arcola Center (ES-23), and Loudoun Valley Estates (HS-6)). It is important to note

that the CIP is for a five year planning period and does not reflect buildout of approved development. In addition, there are approximately 5,500+ acres planned for residential use within the Freedom (and planned HS-7) service boundary that could potentially be developed. This planned acreage is not included in the CIP projections.

PD-GI Property Background:

On March 19, 1991, the Board of Supervisors approved ZMAP 89-08, Alliance Resource Industries, for 1,027 acres for a quarry site and industrial uses. The rezoning was an assemblage of several properties located south of Route 50, between Route 616, Goshen Road, and Route 659, north of Braddock Road. Two hundred acres were rezoned to I-1, Industrial, for resource extraction and 827 acres were rezoned to PD-GI, Planned Development-General Industrial, for industrial uses. The zoning was never implemented and over time portions of the property were rezoned. The majority of the Alliance Resource Industries property became a part of the Stone Ridge Community and a portion became a part of the C.D. Smith property. There is one parcel remaining from the original Alliance Resource Industries Rezoning, MCPI 248-48-6530, zoned PD-GI. As a part of the HS-7/ES assemblage, it is proposed to rezone this three acre parcel to TR-1 to be consistent with the remainder of the assemblage, secure a Special Exception for the school use and to remove all prior proffers associated with ZMAP 89-08. The mitigation measures and appropriate conditions for the proposed school use would be evaluated and imposed as a part of the accompanying special exception.

SPECIAL EXCEPTION AND ZONING MAP AMENDMENT FACTORS FOR CONSIDERATION:

Sections 6-1310 and 6-1211 of the Zoning Ordinance outline various factors for consideration in the review of a special exception and zoning map amendment request. The following analysis first applies the special exception (Section 6-1310) factors to the Property, followed by additional criteria under Section 6-1211 (not already included in the special exception factors) for the zoning map amendment:

(A) Whether the proposed special exception/zoning district classification is consistent with the Comprehensive Plan.

The proposed school site is governed under the policies of the Revised General Plan (The Plan), the Countywide Transportation Plan (CTP), and the Bicycle and Pedestrian Mobility Master Plan (BPMMP). The subject property is designated as Transition Policy Area under The Plan and is located in the Upper Broad Run and Upper Foley Subareas. The Transition Policy Area is intended to provide a visual and spatial transition between the suburban development in the eastern part of the County and rural development in the west. All development within the Transition Policy area is to achieve a balance between the built and natural environments and to provide significant open space respecting the Green Infrastructure polices. The narrative for the non-residential component of the Transition Area recognizes the need to provide public schools that will serve both the rural and suburban populations. The Transition policies envision that the Transition area will develop in varying densities and

development patterns including large-lot low density residential development, higher density mixed-use villages and residential clusters. The Upper Broad Run and Upper Foley subarea policies state that development in a clustered pattern at existing zoning of one dwelling unit per three acres or one unit per acre is reasonable and appropriate.

Ideally, new non-residential uses are to be organized within the community cores of villages and, in general, should be compatible with the overall land use pattern. Plan policies provide that non-residential uses within the Transition Policy Area are to front on major arterial or collector roads and are to be developed at a scale that allows them to blend effectively into the rural landscape. The scale and volume of primary structures and accessory elements should not dominate over the natural landscape and should be screened through the use of natural landscaping and earthen berms. Building heights are to relate to the surrounding landscape. Specific school policies provide that public school sites should be located at the focus of the attendance area and provide safe and convenient access for students.

The proposed school site is situated west of planned Relocated Route 659, a planned, minor arterial and is separated from Relocated Route 659 by a 7 acre wetlands conservation area in Stone Ridge. To the west and south of the site are planned residential neighborhoods within the community of Stone Ridge (ZMAP 1994-0017, ZMAP 2002-0013, ZCPA 2002-0004, & pending ZMAP 2006-0011, ZCPA 2006-0003) and there is a 23 acre portion of the school site that is situated within Stone Ridge. The site is bisected by Goshen Road, a portion of which is proposed to be abandoned as a part of the school development (from the new public access road, Road A, south to Braddock Road. To the west and south of the site is the approved preliminary subdivision (SBPL 2006-0040) for Westport (Zoned TR-1). Also to the south and east is a proffered park to be conveyed to the County as a part of ZMAP 2002-0003, C.D. Smith. A second public access road, Road B, that will serve both the school facilities and the park, is proposed across the park site.

This site will provide a transition between the suburban development of Stone Ridge to the east and the lower density residential properties and uses within the Transition Area to the north (Stone Ridge), west (Westport), and south (Westport and C.D. Smith). As noted above, a community park/civic space of approximately 14.5+ acres is located to the south of the site on the east side of Goshen Road. This park is to be conveyed to the County upon the issuance of the 300th residential zoning permit within the C.D. Smith development. The total number of residential units approved for ZMAP 2002-0003 is 455.

As noted above, the site is situated such that there is a 7 acre wooded wetland conservation area located off-site between the proposed high school and planned Relocated Route 659. This 7 acre area will serve to shield the high school from Relocated Route 659 consistent with Plan design guidelines. Buffers will also be provided on site consistent with the Plan policies for green infrastructure elements and the County's landscape ordinance. To the extent possible, existing mature vegetation will be incorporated into the site buffers. Both the high school and elementary school will utilize a two story design, not to exceed 40 feet in height. Location of the school near an arterial road, at the eastern edge of the Transition Area, will allow the school to blend in with the developing adjacent Suburban Community and, through the use of buffers, existing vegetation, and open space, "transition" into the planned lower density of the surrounding properties. Further, building design will incorporate features to provide an aesthetic appearance including double hung windows similar to residential construction and accent

materials to provide interest in color and texture. The site is well positioned to serve the currently developed communities and the future population planned for the surrounding area. Safe and convenient vehicular access will be provided via Relocated Route 659. Pedestrian trails will be provided on site with connections to the nearby communities. A pedestrian plan has been provided as a part of the Special Exception.

The proposed high school will provide relief to Freedom High School which had an enrollment of 1,609 students on September 30, 2009 (capacity 1600). By 2012 when HS-7 is planned to open, preliminary projections place the student population for Freedom High School at 2,325.

Overall, school sites provide a balance between the built and natural environment and afford significant open space. The Plan provides guidelines for development in accord with Conservation Design. Chapter 5 of The Plan identifies four components of the Green Infrastructure to be considered as a part of Conservation Design:

Group One/Natural Resource Assets. The proposed site contains various natural features including steep slopes, wooded areas, wetlands and floodplain. Presently the site is situated on both sides of Goshen Road. Studies performed on the assemblage have been conducted as a part of studies for larger adjacent projects, specifically Westport and Stone Ridge. Together, these studies provide information relative to the majority of the site.

Limited areas of steep slopes, both very and moderate, are located in the northwestern portion of the property, to the north and south of the floodplain/wetlands area. The portion of the site located east of Goshen Road is comprised of relatively uniform topography, with slopes generally at 5%. This acreage drains east to an unnamed tributary of the South Fork of Broad Run. The portion of the site located west of Goshen Road consists of more varied topography, with the southern half of this acreage including slopes of 4% to 5%, and the northern half generally consisting of slopes of 12% to 20%. The western portion of the site drains north and west to the South Fork of Broad Run and an unnamed tributary, respectively. Areas of moderate (2.53 acres) and very steep (.64 acre) slopes exist at the convergence of these two features, as well as along the banks of the South Fork of Broad Run. Development of the site will avoid very steep slopes and development within the moderately steep slopes is minimized. There are two small areas of moderately steep slopes adjacent to a planned soccer field to be located on the northern portion of the site that will be disturbed. The major flood plain (3.61 acres) crosses the northwestern portion of the site on MCPI 247-17-3577. No development is proposed in the flood plain. (Please reference the Existing Conditions Map, Sheet 2 of the SPEX/ZMAP Plan).

A Forest Management Plan and Cover Type Map, prepared by Zimar & Associates, Inc., dated February 15, 2005, for Westport includes the portion of the site located west of Goshen Road. This study describes the western area as having Cover Type 1 on the southern third of the property. Cover Type 1 is defined as "uneven-aged, mature between 10" to 20" DBH with some larger trees present, primarily oaks, up to 30 inches". Just to the north of the Cover Type 1 is Cover Type 5, described as "even-aged, immature between 4" and 6" DBH, which is comprised primarily of eastern red cedar and Virginia pine species." The northeastern portion of the site that is to the west of Goshen Road is in Cover Type 7(a) which contains "immature early successional pioneer tree species with larger trees located within lawn

area surrounding current and abandoned home sites.” On the northern portion of the property near the floodplain is additional Cover Type 5 and Cover Type 2 which is defined as “uneven-aged, young mature to mature mixed hardwoods between 6” to 14” DBH with some scattered larger trees present, primarily oaks, up to 26 inches, occurring primarily in wetter areas”. There is also a small area of Cover Type 3 which is described as “uneven-aged, young mature to mature hardwoods between 10” to 20” DBH” with some larger trees present, primarily sycamore, up to 30”.

As a part of ZMAP 2002-0013 and ZCPA 2002-0004, Stone Ridge, a Cover Type Inventory Report prepared by Zimar & Associates Inc, dated April 14, 2002, was provided. For the area east of Goshen Road the predominate tree cover is identified as Cover Type 7(b), described as “even-aged, immature to young (15-20 years), 3 to 12 inches DBH, Virginia pine, eastern red cedar, black locust, persimmon and scattered oaks.” There is also a small portion of the site that is Type 4, described as “young mature to mature sawtimber, 10 to 20 inches DBH. (Please Reference Existing Tree Cover Map Sheet 4 of the SPEX/ZMAP Plan)

The development of the property will necessitate removal of wooded areas. To the extent practical, existing trees will be utilized to meet landscape buffer requirements along the site boundaries and adjacent to green infrastructure elements. Wooded areas outside of the required school facilities have been identified for preservation on the Special Exception plat, specifically along the western boundary of the site and in the northwestern portion of the site adjacent to the floodplain and wetlands. (Please reference Sheet 3 of the SPEX/ZMAP Plat)

Jurisdictional wetlands have been delineated on the property and are primarily located along the western boundary and in the northwest portion of the site. There is also a small segment of wetlands located at the southeast corner of the site. Wetlands information is based on a draft report entitled “Wetland Delineation – Dulles South High School” prepared by Bowman Consulting Group, Ltd. dated 2/16/10. Issuance of a jurisdictional determination by the US Army Corps of Engineers to verify said information has been requested and is pending review. The proposed plan avoids development in the wetland areas and provides a 50 foot buffer adjacent to these areas in accord with Plan Policy.

The Virginia Department of Conservation and Recreation (DCR) provided a project review for Westport, including the subject properties on the west side of Goshen Road, dated December 15, 2004. The review referenced the possibility of the wood turtle within the project area if appropriate habitat was present. The wood turtle is classified as threatened by the Virginia Department of Game and Inland Fisheries. In June of 2005 a Wood Turtle Habitat Assessment was conducted by Williamsburg Environmental Group, Inc. The assessment indicated that no wood turtles were noted during the site visit and that wood turtles typically inhabit perennial systems. DCR provided a review for the Stone Ridge development on November 23, 2004, indicating that natural heritage resources had not been documented in the project area. Natural heritage resources are defined by DCR as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities and significant geologic formations. LCPS is unaware of any review that may have been done for the 3 acre parcel (MCPI 248-48-6530) situated to the south of the Stone Ridge portion of the site. LCPS sent a request to DCR for an updated and consolidated review of the assemblage. DCR responded in a letter

dated September 3, 2009, stating that the proposed project is not expected to adversely impact any natural heritage resources.

The property is not adjacent to any scenic rivers and does not possess limestone conglomerate area. No adverse impact to groundwater is anticipated. The project will utilize public sewer and water. It is proposed to have a well for athletic field irrigation. It is noted that the football field will be an artificial turf surface and if funding permits, one of the practice fields will also be artificial turf. Development will be accomplished in accord with the County regulations and development standards. Overall, the physical characteristics of the site are well suited for the proposed school use.

Group Two/Heritage Resource Assets. The majority of the subject property has been examined under two separate archaeological investigations. In addition, portions of the site were reviewed in 2004 by Coastal Carolina Research, Inc. in the context of a proposed Tri-County Parkway Corridor and the 3 acre Kline property had a Phase I investigation in December 2009.

In 2000, a Phase I Archeological Investigation was conducted by Thunderbird Archeological Associates, Inc. for 800 acres of the Stone Ridge property. A portion of the proposed school site (23+ acres of MCPI 247-28-4151) was included in this review. While the study identified eleven archeological sites within the larger 800 acre property, none are located within the 23+ acre portion of the proposed school site. No further archeological work was or is required for this area.

In 2005, Cultural Resources, Inc. conducted a Phase I investigation of 731 acres of the then proposed Westport Development. A portion of the proposed school site (67.9 acres, 247-17-3577, 247-17-8636, 248-47-9789, 248-47-8669, 248-47-8234, 248-37-9082 and 248-37-9637) was included in this review. Of the resources identified during this study (five archeological resources, three architectural resources and 13 artifact locations) only one architectural resource is located within the project site. Resource 053-6070 is the Larsen House, a 1940's one-story frame building with two lean-to additions, located in the northwest portion of the school site. The CRI study noted that the dwelling had been vacant for a number of years and was in poor condition. CRI determined that Resource 053-6070 was not eligible for the National Register of Historic Places and made a recommendation for non-eligibility. The Virginia Department of Historic Resources (DHR) did not evaluate the property, likely because no federal permits were involved. Testing in the vicinity of the Larsen House did not produce artifacts and no archeological site is associated with this resource.

In 2004, Coastal Carolina Research, Inc. (CCR) conducted an architectural survey for Corridor D of the proposed Tri-County Parkway including a portion of the proposed school site. Twelve new architectural resources were recorded and five previously recorded resources were contained in the corridor study. Of these, two of the new resources lie within the proposed school site: Resource 053-6050, the Kline House, and Resource 053-6051, the Monday-Larsen-Hall House. Neither house was considered eligible for the National Register of Historic Places by CCR. DHR concurred with the CCR recommendation.

In December of 2009, Thunderbird Archeology conducted a Phase I Archeological Investigation of the three acre Kline Property (248-48-6530) and identified one archeological site, 44LD1560. This site consisted of artifact scatter around the Kline House. The artifacts occurred at a low density within either

a plow zone or disturbed fill context. Because of the low yield and lack of intact context, the site is not considered to be eligible for the National Register of Historic Places. The December 2009 report prepared by Thunderbird details the Phase I for the Kline Property and summarizes the prior archeological investigations that have been conducted on the proposed school site. The report is included with this application submission.

Group Three/Open Space Assets. The development of this property for a high school and an elementary school will include significant open space assets. The Plan recognizes public school sites as an element of the County's Green Infrastructure system. Facilities provided at the school site will afford active recreational opportunities for the community. The location of the site in relation to the proffered park site will also provide an opportunity for co-location of recreational and community facilities.

Group Four/Complementary Elements. Development will comply with the County's standards for air quality, light and noise. No adverse impacts are anticipated. The high school competition fields (stadium, baseball and softball) will be lighted. Lighting will be cutoff and fully shielded, directed inward and downward toward the interior of the property. The site layout provides significant distance between the lighted competition fields and the closest proposed lots in the Westport subdivision to the west. The baseball field is positioned approximately 200 feet from the western property boundary and the stadium is approximately 400 feet from the western property boundary. There is also a proposed tree save area within this area (between the stadium/baseball field and the western property boundary). It is noted that on the approved Westport preliminary subdivision plan there is open space of 50 to 150 feet plus for the residential lots closest to the competition fields. In addition, it is proposed to enhance the required Type II buffer on the west and south sides of the elementary school to provide a double row of evergreen trees.

(B) Whether the proposed special exception/zoning district will adequately provide for safety from fire hazards and have effective measures of fire control.

The school facilities will be constructed to meet required building safety codes, including the provision of a sprinkler system. Fire protection services will be provided by the volunteer fire companies serving the area.

(C) Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.

Primary noises associated with the school facility will be generated from the dropping off and picking up of students and from outside sports activities. The site is located at the periphery of the Stone Ridge and C.D. Smith communities, across Relocated Route 659, and at the periphery of the planned Westport community. There is a seven acre wetlands conservation area situated between the site and Relocated Route 659 and a proposed tree save area on-site between the playing fields and the Westport community. Landscaping will be provided in accord with County requirements. In addition an enhanced buffer will be established to the south and west of the elementary school. (Also reference (A)/Complementary Elements above) No adverse impacts are anticipated.

(D) **Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.**

Lighting of school facilities is provided for visibility in the parking lot and around the immediate school building for safety and security purposes. In addition, the high school stadium, baseball and softball fields will be lighted. Lights will be shielded and directional. As noted previously there is significant distance between the lighted ball fields and future residential lots. A tree save area along the western property boundary is proposed as well as enhanced buffering adjacent to the elementary school. (Also reference (A) and (C) above.

(E) **Whether the proposed use and the range of uses in the proposed zoning district classification are compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.**

Planned uses around the proposed school site include residential uses to the north across Road A (Stone Ridge), to the east across Relocated Route 659 (Stone Ridge and C.D. Smith), and to the west and south (Westport). Also to the south and east is a proffered park. The proposed school use will be compatible with surrounding planned land uses. School facilities are traditionally constructed in residential areas because they serve residential communities and are considered to be a welcome and compatible land use. The Plan envisions the location of schools in the Transition Area.

(F) **Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood will adequately screen surrounding uses.**

The proposed school will be adequately screened from surrounding uses and Relocated Route 659 by existing vegetation and proposed landscaping. The seven acre wooded wetlands preservation area is situated between the school site and Relocated Route 659. There is a proffered park to the east and south of the high school. To the north of the high school athletic complex is a natural floodplain area and to the west, along the western property boundary, is a planned tree save area to the west of the competition fields. Landscaping will be provided in accord with the County's requirements and enhanced along the western and southern boundaries of the elementary school with a double row of evergreen trees.

(G) **Whether the proposed special exception and zoning map amendment will result in the preservation of any topographic or physical, natural, scenic, archaeological, or historic feature of significant importance.**

The proposed school facilities will avoid floodplain and wetland areas and minimize grading to the moderately steep slopes. There are no known archaeological or historical features of significance on the property.

(H) Whether the proposed special exception and zoning map amendment will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.

The natural features of the property will be changed as a part of the construction process. An evaluation of the site for endangered and threatened species was prepared by the Department of Conservation and Recreation and included with this application submission. No adverse impacts to environmentally sensitive land, rare or endangered plant/animal species habitat, water or air quality are anticipated.

(I) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.

The proposed school will contribute to the welfare of the public by providing a much needed facility to alleviate overcrowding in existing schools. This site will also serve the growth projected to occur in the vicinity.

(J) Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.

As noted previously, the proposed school site is located in close proximity to a planned arterial road, Route 659 Relocated. Access to the school site is proposed via two new public roads (Roads A and B) to be constructed between Relocated Route 659 and Goshen Road. Prior to the opening of the high school, Route 659 Relocated will be constructed as a two lane road between Tall Cedars Parkway to the north and Braddock Road to the south. Braddock Road between Relocated Route 659 and the eastern edge of Braddock Crossing (approximately 1500 feet to the east) is presently unpaved but will be paved prior to the opening of the high school. Both of these improvements are proffered by surrounding developments. (Please reference the attached summary of related transportation proffers) LCSB staff is working with the surrounding property owners to determine the anticipated timing for respective proffered improvements. If the surrounding communities are not moving forward in the same timeframe as the proposed school use, then the LCSB will construct these improvements and at such time as the communities reach the level of development that would require the improvement cash in lieu of construction would be provided to the County as outlined in the particular community's proffers.

With the construction of Relocated Route 659 the portion of Goshen Road from Road A to Braddock Road is no longer needed. It will be replaced with a significantly improved roadway and, as such, a request to abandon the existing unpaved Goshen Road from Road A south to Braddock Road had been filed with the County. A copy of the abandonment request is included with this application. It is important to note that with this assemblage of properties there would be no properties dependent on this section of Goshen Road for access. Further, abandonment of this portion of Goshen Road would eliminate a hazardous intersection at Braddock Road that is at an undesirable angle. Meetings have been held with the Office of Transportation and the Virginia Department of Transportation for a preliminary review of this proposed transportation network. LCSB staff is also working with the County Department of Parks and Recreation and the owner of the C.D. Smith property to implement Road B, a public road between Route 659 Relocated and the proposed schools, across the proffered park site.

The proposed transportation network has been analyzed in a detailed traffic study. Briefly:

- Access will be provided to the school site from Relocated Route 659 (two paved lanes, with turn lanes as required). Relocated Route 659 will connect to Tall Cedars Parkway to the north and Braddock Road to the South.
- Road A will be constructed from Relocated Route 659 to Goshen Road and will provide access to the school bus loop and staff parking lot.
- Road B will be constructed from Relocated Route 659, across the proffered park site, to the school site and will provide access to the high school student/visitor parking lot, the parent drop off and the elementary school.
- For special events there will be the ability to open up the internal road between the staff parking lot and the internal road that serves the student parking lot to release traffic out both Roads A and B.
- Goshen Road is proposed for abandonment from Road A to Braddock Road. Initially it is proposed to barricade Goshen Road south of the new cul-de-sac on Goshen at Road A, north of the parent drop off/student parking lot, and just north of Braddock Road until such time as the abandonment is officially approved. Goshen Road from the north (Route 50) will also provide access to the school but the majority of the traffic will access via Relocated Route 659.

Overall, a safe and efficient access is proposed consistent with Plan policies. Also included in the application is a pedestrian access plan that will afford pedestrian access to the surrounding communities, the proffered park to the south, and internally. (Please reference Pedestrian Circulation Exhibit Sheet 5 of the SPEX/ZMAP Plan). Sidewalks/trails have been provided along Roads A and B and internally to the site. A trail connection location has also been coordinated with Westport, to the west of the school site. The proffered improvements for Relocated Route 659 include an eight foot in width trail along the east side of the road. LCSB proposed two pedestrian crossings at Roads A and B for pedestrian access across Relocated Route 659 from the communities to the east. In order to support a walk zone across Relocated Route 659 it is necessary to have an all stop condition, either signalization without a crossing guard or an all way stop with a crossing guard, and a designated cross walk. The Loudoun County Sherriff's Office will be asked to provide crossing guards.

(K) **Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.**

Not applicable.

(L) **Whether the proposed special exception and zoning map amendment property will be served adequately by essential public facilities and services.**

The site possesses good access and will be served by public water and sewer extensions. Police, fire and rescue services will be provided through the County and the volunteer fire and rescue companies.

(M) **The effect of the proposed special exception and zoning map amendment on ground water supply.**

As a part of development, good engineering practices will be implemented. No adverse impact to groundwater supply is anticipated.

(N) **Whether the proposed use will affect the structural capacity of the soils.**

Soil analysis and construction in compliance with the findings and recommendations of the required soil investigations required at site plan stage will ensure that adequate structural capacity is maintained for the proposed use.

(O) **Whether the proposed use will negatively impact orderly and safe road development and transportation.**

Safe road access will be available to the proposed school site. Please reference Item (J) above and the traffic analysis submitted with this proposal

(P) **Whether the proposed special exception and zoning map amendment use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.**

The proposed elementary school will employ approximately 90 people and the high school approximately 200 people. In addition, the availability of an excellent education system encourages economic development. A key consideration for many businesses in determining location is the quality of a jurisdiction's education system.

(Q) **Whether the proposed special exception and zoning map amendment considers the needs of agriculture, industry, and businesses in future growth.**

Reference (P) above.

(R) **Whether adequate on and off-site infrastructure is available.**

The site will have adequate infrastructure for the proposed use.

(S) **Any anticipated odors which may be generated by the uses on site and which may negatively impact adjacent uses.**

Not applicable.

- (T) **Whether the proposed special exception and zoning map amendment use sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.**

Construction traffic traveling to the site will not travel through residential neighborhoods. LCSB staff will coordinate with the contractor to avoid conflict with peak school bus periods.

ADDITIONAL ZCPA CRITERIA FOR CONSIDERATION FROM SECTION 6-1211(E):

- (2) **Whether there are any Changed or Changing Conditions in the Area Affected That Make the Proposed Rezoning Appropriate.**

The growth of the surrounding area generates the need for school facilities. There is a demand for school sites and limited available properties. The proposed zoning amendment responds to these changing conditions.

- (8) **Whether a Reasonably Viable Economic Use of the Subject Property Exists Under the Current Zoning.**

No. The 3 acre parcel to be rezoned from PD-GI to TR-1 is the last remaining parcel of the larger Alliance Property assemblage. To utilize this 3 acre site for industrial use would necessitate proffer/concept plan change. Equally important, the character of the surrounding land uses has significantly changed such that the PD-GI parcel would be isolated and incompatible.

- (12) **Whether the Proposed Rezoning Considers the Current and Future Requirements of the Community as to Land for Various Purposes as Determined by Population and Economic Studies.**

The proposed proffer amendment (and special exception request) have taken into consideration the future school service demands of the surrounding community.

- (13) **Whether the Proposed Rezoning Encourages the Conservation of Properties and Their Values and the Encouragement of the Most Appropriate Use of Land Throughout the County.**

Yes, the proposed use provides a school facility to meet the growth demands of the area. The school is designed to avoid environmentally sensitive areas and buffer the adjacent residential lots. Schools are considered by most to be a valuable asset which may result in increased

property values.

(14) **Whether the Proposed Rezoning Considers Trends of Growth or Changes, Employment, and Economic Factors, the Need for Housing, Probable Future Economic and Population Growth of the County and the Capacity of Existing and/or Planned Public Facilities and Infrastructure.**

Please reference items 2, 12 and 13 above.

(15) **The Effect of the Proposed Rezoning to Provide Moderate Housing by Enhancing Opportunities for all Qualified Residents of Loudoun County.**

Not directly applicable.

Phasing Plan:

The planned opening for HS-7 is Fall of 2010. As a part of the development for the high school the transportation network providing two lanes of Relocated Route 659, Road A, Road B, and the extension of the two lane paved section of Braddock Road from its current terminus to Relocated Route 659 will be in place prior to opening. There is not an identified ES in the LCSB Adopted CIP for the proposed ES site. The LCSB 2011-2016 CIP does identify the need for 3 additional ES and this site could satisfy one of those projected needs. The ES will be constructed at such time as the LCSB identifies which ES is to be constructed on this site and when funding is made available.

Additional Information:

Sustainable Design

Loudoun County School Board, as a goal for design, construction, renovation and operation of all Loudoun County public facilities will strive to meet or exceed the criteria of nationally recognized programs for measuring energy efficiency such as:

- The Energy Star rating system developed by the United States Environmental Protection Agency and the United States Department of Energy (USEPA & USDOE) which are Federal Agencies,
- The Collaborative for High Performance Schools (CHPS) scorecard system developed by the CHPS technical committee which is made up of state agency officials, designers, school district officials, contractors, product manufacturers and energy and water utility officials.
- Leadership in Energy and Environmental Design (LEED) rating system developed by The United States Green Building Council (USGBC) a not-for-profit public interest organization,
- The Green Globes rating system developed by the Green Building Initiative a not-for-profit public interest organization

- Other relevant programs designed to rate energy efficiency

LCSB currently incorporates a number of sustainable materials and practices into the prototype school facilities as an effort to be good stewards of the environment. Some notable examples include:

- Sustainable design and operations standards in accordance with the EPA, Energy Star Program
- Energy management control systems (EMCS) for lighting and temperature control
- Variable air volume (VAV) HVAC systems
- HVAC systems commissioning services during design and construction
- Electrical and control commissioning systems services during design and construction
- CO² sensors in high occupancy areas
- Multiple levels of classroom lighting allows adjustment based on levels of natural light
- Full cut-off security and parking lot lighting.
- Energy use per square foot in all prototypical facilities reduced with energy efficient lighting fixtures
- Use of low volatile organic compound (VOC) materials such as interior paints
- Incorporation of water saving control valves in plumbing fixtures.
- Use of urinals and toilets that utilize less water than that required by Table 604.4 of the International Plumbing Code (i.e. 1.6 gallons per flush)
- Low impact design storm water management features
- Specification of local products to minimize travel of deliveries

It is noted that in evaluation of the design toward the Board of Supervisors goal to strive to attain Silver level of LEED certification, there are numerous sustainable features incorporated into the LCSB prototype designs that may not gain a point in the LEED rating system but which meet or exceed the intent of particular point and result in energy efficiency, improved air quality, or otherwise implement sustainable measures. LCSB will continue to evaluate the level of certification as the project design progresses.

LCSB's Energy Education team administers a well developed system of monitoring, measurement and verification of all utility costs including water, electricity, gas, fuel oil, etc. To date LCSB has saved over \$29 million in energy cost avoidance and over 1 billion pounds of carbon output. The Energy Education team includes seasoned educators and a Certified Energy Manager. Their program includes educational presentations to staff and students, Energy conservation awareness student contest and the Energy Cost Avoidance Program (CAP). This program includes "Energy Report Cards" that are provided to each school that describes the energy and water use as well as that particular school's level of cost avoidance.

Existing Proffers

Within the Goshen Road Assemblage there are two parcels that are a part of rezonings that include proffers. These are the 3 acre Kline Property (MCPI 248-48-6530) and the 23 acre Stone Ridge Property (portion of MCPI 247-28-4151). It is proposed to rezone the Kline Property from PD-GI to

TR1 and remove the prior proffers. For the Stone Ridge Property a proffer analysis has been conducted by LCSB staff and we believe there are no proffers in conflict with the proposed use. A copy of the analysis is included in this application.

The proposed site is situated in a developing area. There are numerous proffers associated with the planned transportation network. As a part of this application copies of related proffers have been assembled and provided for easy reference. In addition, LCSB staff has outlined the improvements recommended in the Goshen Road Assemblage School Site traffic study and identified, where applicable, proffers for those recommended improvements. If the proffers included a cash in lieu contribution, that proffer was likewise identified. The intent in providing this information is to provide the approved proffers in a readily accessible format for staff review and to demonstrate that a safe and efficient road network will be available for the proposed school use. (Reference Attachment to this Statement of Justification and separate proffer document).

Summary

The proposed school use is consistent with the policies of the County's Adopted Comprehensive Plan, complies with the Special Exception and Zoning criteria, and meets the TR-1 zoning standards. Specifically:

- The School Board has determined the need for the proposed high school and elementary school. This high school will provide relief to Freedom High School which had an enrollment of 1,609 students on September 30, of 2009, (capacity 1600) and a projected (preliminary) student population of 2,325 by 2012 when HS-7 is planned to open.
- HS-7 is a part of the Loudoun County School Board Adopted CIP. Land acquisition funds were made available in July of 2006 and construction funds were approved by the voters in November of 2008.
- The proposed site is located at the focus of the existing and potential future attendance area, within the Transition Area, immediately adjacent to the Suburban Area. The Transition Area is planned for growth. The Transition Area policies recognize the need to provide public schools in the area that will serve not only the Transition Area but also the rural and suburban student populations.
- Safe and convenient access will be provided to the schools via the proposed road network. The site has convenient access to a minor arterial in accord with Transition Area policies. The schools will be linked to adjacent neighborhoods via sidewalks/trails. Sidewalks/trails are proposed along the proposed new access roads, Route 659 Relocated and throughout the school site.
- The County's Parks and Recreation Department will review the proposed school site through the referral process. LCPS and Parks and Recreation have a long standing coordination policy for shared use of fields.
- The proposed development has taken into account planning goals related to elements of Green Infrastructure including protection of environmentally sensitive areas, incorporation of tree save areas and indigenous vegetation into proposed buffers, use of low impact design techniques and best management practices, and the use of sustainable design measures.

- The proposed site will be served by public sewer and water and will have all utilities needed to support the proposed use.
- The proposed use is compatible with the anticipated residential uses. Buffers will be provided along the property boundaries. Existing trees will be utilized as a part of the buffers to the extent practical. Tree Save areas outside of those areas required for school facilities have been identified. Building design will incorporate features to provide an aesthetic appearance including double hung windows similar to residential construction and accent materials to provide interest in color and texture. The building height will be less than 40 feet consistent with Transition Area policies. The athletic fields have been sited to minimize conflicts with surrounding residential areas. Proposed building, parking and security lighting will be cutoff and shielded, directed downward and toward the interior of the property.
- The proposed use complies with the zoning standards of the TR-1 District.
- The proposed use addresses the Special Exception and Zoning Amendment criteria.

Overall, the proposed school use is in substantial accord with the County's Adopted Comprehensive Plan (CMPT 2009-0013), meets the zoning district requirements for development, will be compatible with existing and proposed surrounding land uses and will be served by adequate infrastructure. Further, the proposed schools will meet a critical school service need. Your favorable consideration is respectfully requested.

Attachment: Summary of Related Road Improvement Proffers (for Traffic Impact Study Recommended Road Improvements)

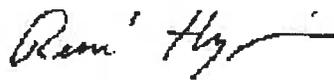
**HS-7/ES: Goshen Road Assemblage
 Traffic Impact Study (TIS): Recommended Road Improvements
 Summary of Related Road Improvement Proffers
 Prepared by Loudoun County Public Schools Staff
 March 18, 2010**

Timeframe	Recommended Improvement (Executive Summary TIS Dated 3/8/10)	Status/Proffer
<p>Prior to HS-7 Opening Fall 2012</p>	<p>Intersection of Braddock/Rt. 659 (existing) <u>Signalization</u></p> <p><u>Braddock EB</u></p> <ul style="list-style-type: none"> • Separate Right Turn Lane (to SB 659) • Separate Left Turn Lane (to NB 659) <p><u>Braddock WB</u></p> <ul style="list-style-type: none"> • Separate Right Turn Lane (to NB 659) • Separate Left Turn Lane (to SB 659) <p><u>Rt. 659 NB</u></p> <ul style="list-style-type: none"> • Separate 2nd Thru (Shared Right Turn Lane to EB Braddock) • Separate Left Turn Lane (to WB Braddock) <p><u>Rt. 659 SB</u></p> <ul style="list-style-type: none"> • Separate Right Turn Lane (to WB Braddock) • Second Thru Lane • Separate Left Turn Lane (to EB Braddock) 	<p>Existing</p> <p>Proffered (taper existing) (Kirkpatrick Farms: Proffer II. B.2.b.5 and II.F.)</p> <p>Proffered (Kirkpatrick Farms: Proffer II. B.2.b.5 and II.F. and Seven Hills: Proffer IV.C.2.d.iii.)</p> <p>Existing (but not open)</p> <p>Proffered (Seven Hills: Proffer IV.C.2.d.iv.)</p> <p>Proffered (Seven Hills IV.C.1.a. and IV.C.2.d.i.)</p> <p>Existing (Kirkpatrick Farms Proffer II.B.2.b.5.and to be upgraded as part of future Seven Hills widening)</p> <p>Existing Existing (but not open) Existing</p>

Timeframe	Recommended Improvement (Executive Summary TIS Dated 3/8/10)	Status/Proffer
	Braddock Road <ul style="list-style-type: none"> • Extend Paved Two Lanes from East to Relocated Rt. 659/Goshen Road 	Proffered (Braddock Crossing Proffers III.B.1, III.B.2, III.C) Note: If not constructed by others, LCSB will construct. Cash equivalent for construction by others
	Relocated Rt. 659/Northstar Blvd <ul style="list-style-type: none"> • Construct Two Lanes (Braddock to Tall Cedars) • Separate Right Turn Lane @ Braddock Road Intersection 	Proffered (Braddock Crossing Proffers III.B.3, III.B.4, III.C; C.D. Smith: Proffers IV.B.2 and IV.C; Stone Ridge/ZCPA 2006-0003/ZMAP 2006-0011 (PENDING):Proffer II.C.3 & ZMAP 1994-0017 II.E) Note: If not constructed by others, LCSB will construct, Cash equivalent for construction by others.
	Relocated Rt. 659/Northstar Blvd & Roadway A (3-Way Stop) <u>Relocated Rt. 659 SB</u> <ul style="list-style-type: none"> • Separate Right Turn Lane <u>Relocated Rt. 659 NB</u> <ul style="list-style-type: none"> • Separate Left Turn Lane <u>Roadway A EB</u> <ul style="list-style-type: none"> • Two Lanes (Left and Right Direction) 	LCSB/Stone Ridge (contractual)
	Relocated Rt. 659/Northstar Blvd & Roadway B (3-Way Stop) <u>Relocated Rt. 659SB</u> <ul style="list-style-type: none"> • Separate Right Turn Lane <u>Relocated Rt. 659NB</u> <ul style="list-style-type: none"> • Separate Left Turn Lane <u>Roadway B EB</u> <ul style="list-style-type: none"> • Two Lanes (Left and Right Direction) 	LCSB
	Goshen Road <ul style="list-style-type: none"> • Abandon between Roadway A and Braddock Road 	LCSB Application

<i>Improvements contained in Traffic Study to be done by others (background) and assumed to be in place by 2015; Improvements NOT required for School Use</i>		
Timeframe	Recommended Improvement (Executive Summary TIS Dated 3/8/10)	Status/Proffer
Background 2015	West Spine Road <ul style="list-style-type: none"> • Four Lanes between Rt. 50 and Rt. 659 @ Tall Cedars Parkway (existing Rt. 659 connection to Rt. 50 is removed) 	C.D. Smith, Alternate Proffer Proffer IV.B.2.
	Goshen Road <ul style="list-style-type: none"> • Realign south of Rt. 50 with 90 degree intersection with Westport Boulevard • Signalization at Rt. 50 (with new Westport Blvd. connection) 	Westport, SBPL 2006-0040 (Ref: Sheet 17 of 26, Rt. 50 Intersection Improvements)

Sincerely,

A handwritten signature in black ink, appearing to read "S. Rene' Hypes". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

S. Rene' Hypes
Project Review Coordinator



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.

To: Ms. Linda Neri
Re: Abandonment Portion Goshen Road
Date: March 8, 2010

- 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

To: Ms. Linda Neri
Re: Abandonment Portion Goshen Road
Date: March 8, 2010

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,

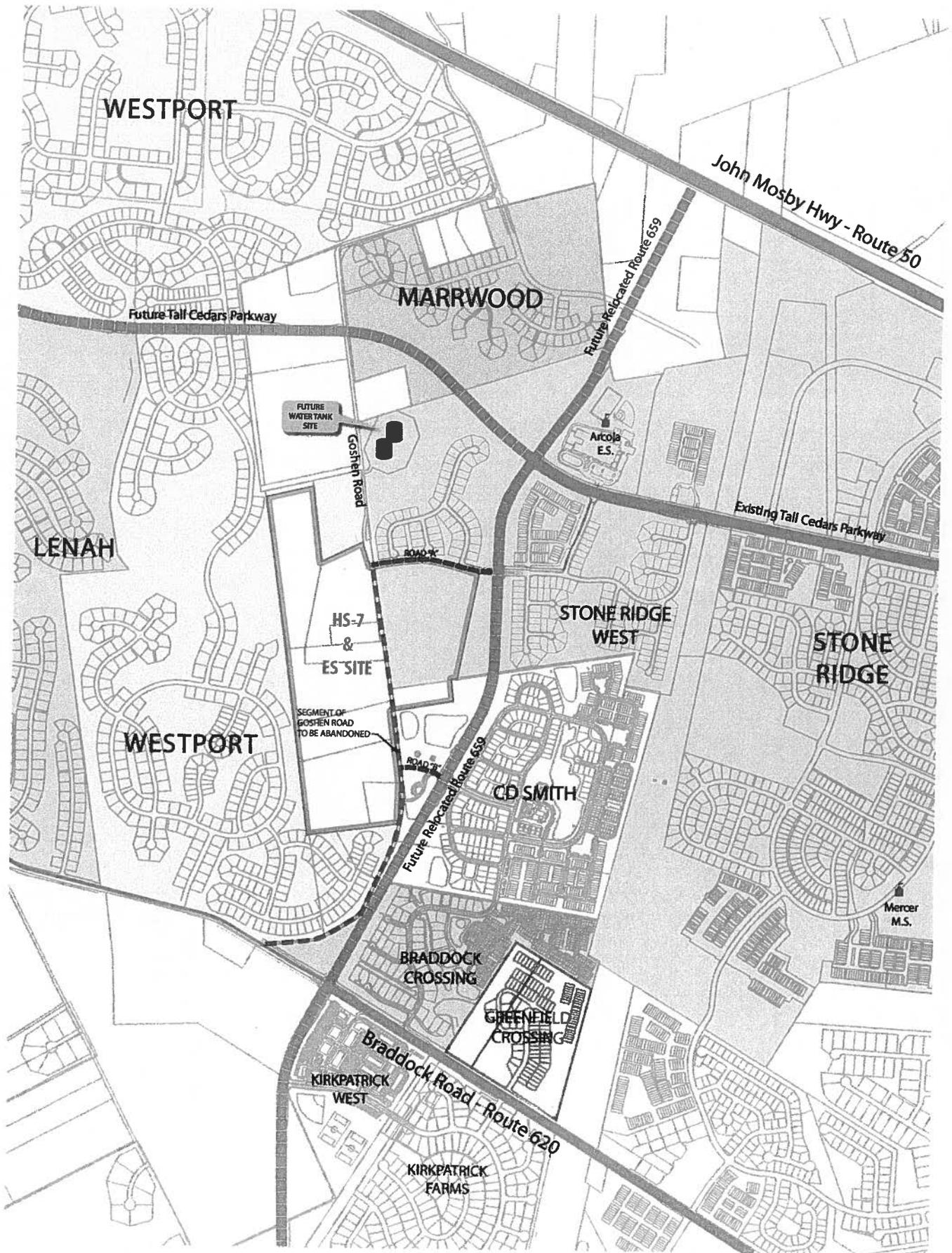


Sara Howard-O'Brien, AICP
Land Management Supervisor

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

NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED ON LOUDOUN COUNTY TAX ASSESSMENT PIN 247-28-4151, PIN 248-39-4888, PIN 248-30-5519, PIN 248-29-4046, PIN 248-18-0257, PIN 248-17-6333, PIN 248-36-3758, PIN 248-27-8446, AND PIN 248-28-1176 AND IS ZONED TR-1UBF, PD-GI, (FOD) FLOODPLAIN OVERLAY DISTRICT AND (A) AIRPORT IMPACT OVERLAY DISTRICT PER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
2. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF LOUDOUN COUNTY SCHOOL BOARD AS RECORDED IN INSTRUMENT _____ (PIN 247-28-4151), INSTRUMENT 20050422-0041435 (PIN 248-39-4888, PIN 248-30-5519 AND PIN 248-29-4046), INSTRUMENT 20090303-0011964 (PIN 248-18-0257 AND PIN 248-17-6333), INSTRUMENT 20060419-0034843 (PIN 248-36-3758), AND INSTRUMENT 20060927-0082782 (PIN 248-27-8446, AND PIN 248-28-1176) ALL AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA

LOUDOUN COUNTY SCHOOL BOARD
21000 EDUCATION COURT #400
ASHBURN, VIRGINIA 20148-5526

TWO GREENS/KIRKVEST LLC
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VIRGINIA 22182-2265

WINCHESTER HOMES INC
6905 ROCKLEDGE DRIVE, SUITE 800
BETHESDA, MARYLAND 20817-1873

TOLL VA VI LP
c/o TOLL BROTHERS INC
19775 BELMONT EXECUTIVE PLAZA, SUITE 250
ASHBURN, VIRGINIA 20147

AREA TABULATION

PIN 247-28-4151	49,120 S.F. OR 1.12764 AC. (PRESCRIPTIVE AREA)
	24,927 S.F. OR 0.57224 AC. (FEE SIMPLE AREA)
PIN 248-39-4888	8,029 S.F. OR 0.18431 AC. (PRESCRIPTIVE AREA)
PIN 248-30-5519	197 S.F. OR 0.00453 AC. (PRESCRIPTIVE AREA)
PIN 248-29-4046	422 S.F. OR 0.00969 AC. (PRESCRIPTIVE AREA)
PIN 248-18-0257	1,556 S.F. OR 0.03573 AC. (PRESCRIPTIVE AREA)
PIN 248-17-6333	2,400 S.F. OR 0.05511 AC. (PRESCRIPTIVE AREA)
	3,774 S.F. OR 0.08663 AC. (FEE SIMPLE AREA)
PIN 248-36-3758	14,940 S.F. OR 0.34297 AC. (PRESCRIPTIVE AREA)
PIN 248-27-8446	21,796 S.F. OR 0.50036 AC. (PRESCRIPTIVE AREA)
PIN 248-28-1176	19,105 S.F. OR 0.43859 AC. (PRESCRIPTIVE AREA)
TOTAL	117,565 S.F. OR 2.69893 AC. (PRESCRIPTIVE AREA)
TOTAL	28,701 S.F. OR 0.65887 AC. (FEE SIMPLE AREA)
TOTAL AREA TO BE VACATED	146,266 S.F. OR 3.35780 AC.



VICINITY MAP
SCALE: 1" = 2000'

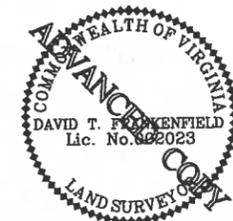
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA ANGLE	TANGENT
C1	2955.00'	222.05'	N 59°18'24" W	222.00'	04°18'20"	111.08'
C2	25.00'	24.32'	N 35°18'34" E	23.37'	55°43'53"	13.22'
C3	98.00'	39.30'	N 74°39'31" E	39.04'	22°58'44"	19.92'
C4	56.00'	227.76'	S 08°39'57" E	100.22'	233°01'46"	112.25'
C5	600.00'	141.49'	S 18°21'18" E	141.16'	13°30'40"	71.07'
C6	565.00'	90.29'	S 20°31'58" E	90.19'	09°09'22"	45.24'
C7	19.00'	18.84'	S 12°26'47" W	18.07'	56°48'07"	10.27'
C8	56.00'	110.13'	S 15°29'23" E	93.22'	112°40'27"	84.09'
C9	56.00'	139.53'	N 10°14'44" E	106.14'	142°45'28"	166.20'
C10	19.00'	44.51'	N 05°58'23" E	35.01'	134°12'48"	44.99'
C11	306.00'	42.23'	N 77°02'01" E	42.20'	07°54'27"	21.15'
C12	390.00'	246.90'	S 80°00'28" E	242.58'	37°13'41"	127.99'
C13	19.00'	17.93'	N 71°37'35" W	17.28'	54°04'45"	9.70'
C14	56.00'	26.94'	S 58°22'08" E	26.68'	27°33'52"	13.74'
C15	56.00'	26.94'	S 41°02'13" W	26.68'	27°33'52"	13.74'
C16	19.00'	17.93'	N 54°17'40" E	17.28'	54°04'45"	9.70'
C17	330.00'	214.67'	N 80°01'48" W	210.91'	37°16'19"	111.29'

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

SCALE: NONE

DATE: MARCH 3, 2010



NOT FOR RECORDATION

REVISION	

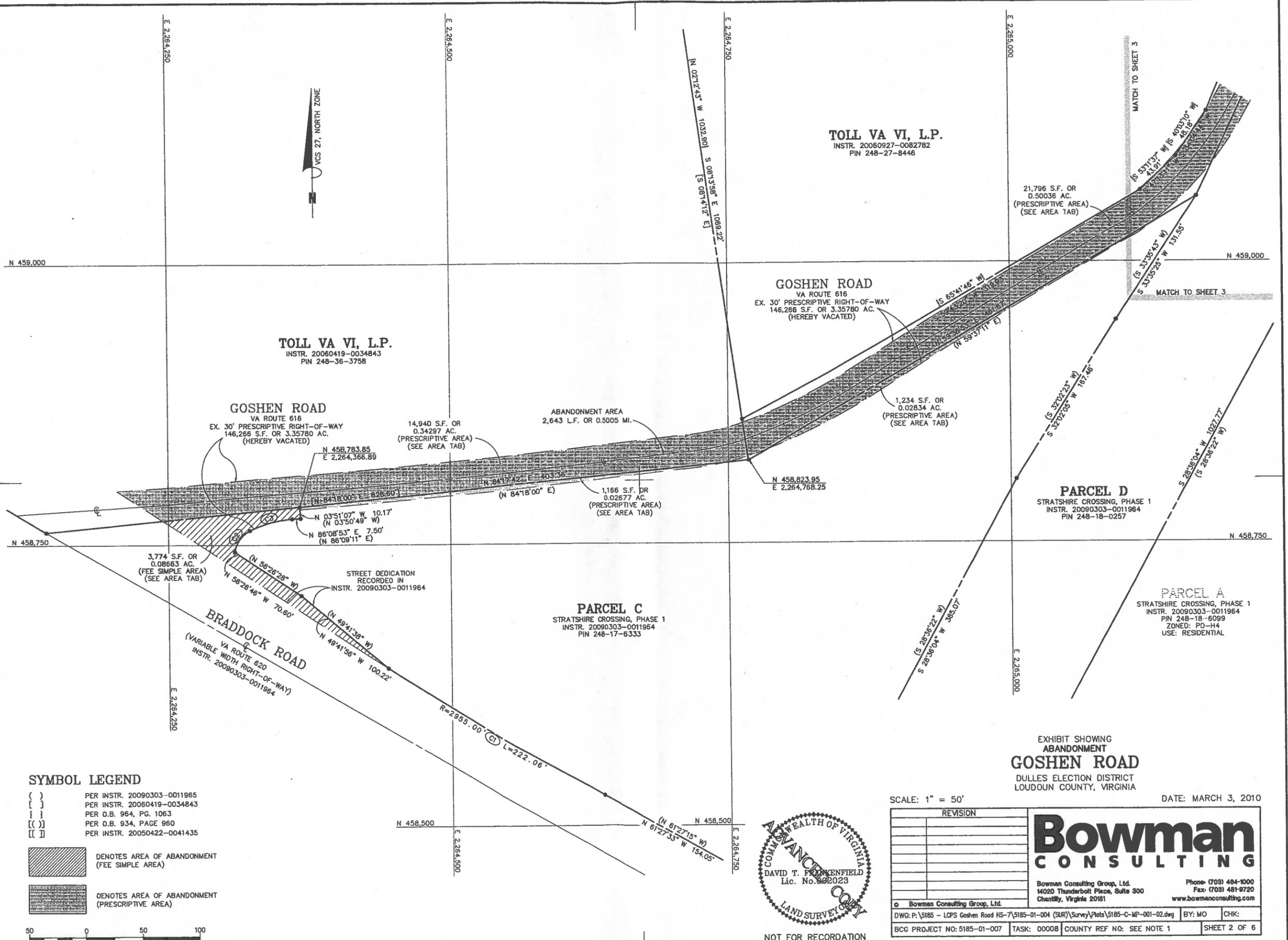
Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, Virginia 20151
www.bowmanconsulting.com

Phone: (703) 484-1000
Fax: (703) 481-9720

© Bowman Consulting Group, Ltd.	
DWG: P:\5185 - LCPS Goshen Road HS-7\5185-01-004 (SUR)\Survey\Plots\5185-C-MP-001-01.dwg	BY: MO
BCG PROJECT NO: 5185-01-007	TASK: 00008
COUNTY REF NO: SEE NOTE 1	SHEET 1 OF 6

5185-C-MP-001



SYMBOL LEGEND

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

 DENOTES AREA OF ABANDONMENT (FEE SIMPLE AREA)

 DENOTES AREA OF ABANDONMENT (PRESCRIPTIVE AREA)



TOLL VA VI, L.P.
 INSTR. 20060927-0082782
 PIN 248-27-8446

TOLL VA VI, L.P.
 INSTR. 20060419-0034843
 PIN 248-36-3758

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

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

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

14,940 S.F. OR 0.34297 AC.
 (PRESCRIPTIVE AREA)
 (SEE AREA TAB)

1,166 S.F. OR 0.02677 AC.
 (PRESCRIPTIVE AREA)
 (SEE AREA TAB)

1,234 S.F. OR 0.02834 AC.
 (PRESCRIPTIVE AREA)
 (SEE AREA TAB)

21,796 S.F. OR 0.50036 AC.
 (PRESCRIPTIVE AREA)
 (SEE AREA TAB)

PARCEL D
 STRATSHIRE CROSSING, PHASE 1
 INSTR. 20090303-0011964
 PIN 248-18-0257

PARCEL C
 STRATSHIRE CROSSING, PHASE 1
 INSTR. 20090303-0011964
 PIN 248-17-6333

PARCEL A
 STRATSHIRE CROSSING, PHASE 1
 INSTR. 20090303-0011964
 PIN 248-18-6099
 ZONED: PD-H4
 USE: RESIDENTIAL

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

SCALE: 1" = 50'

DATE: MARCH 3, 2010



NOT FOR RECORDATION

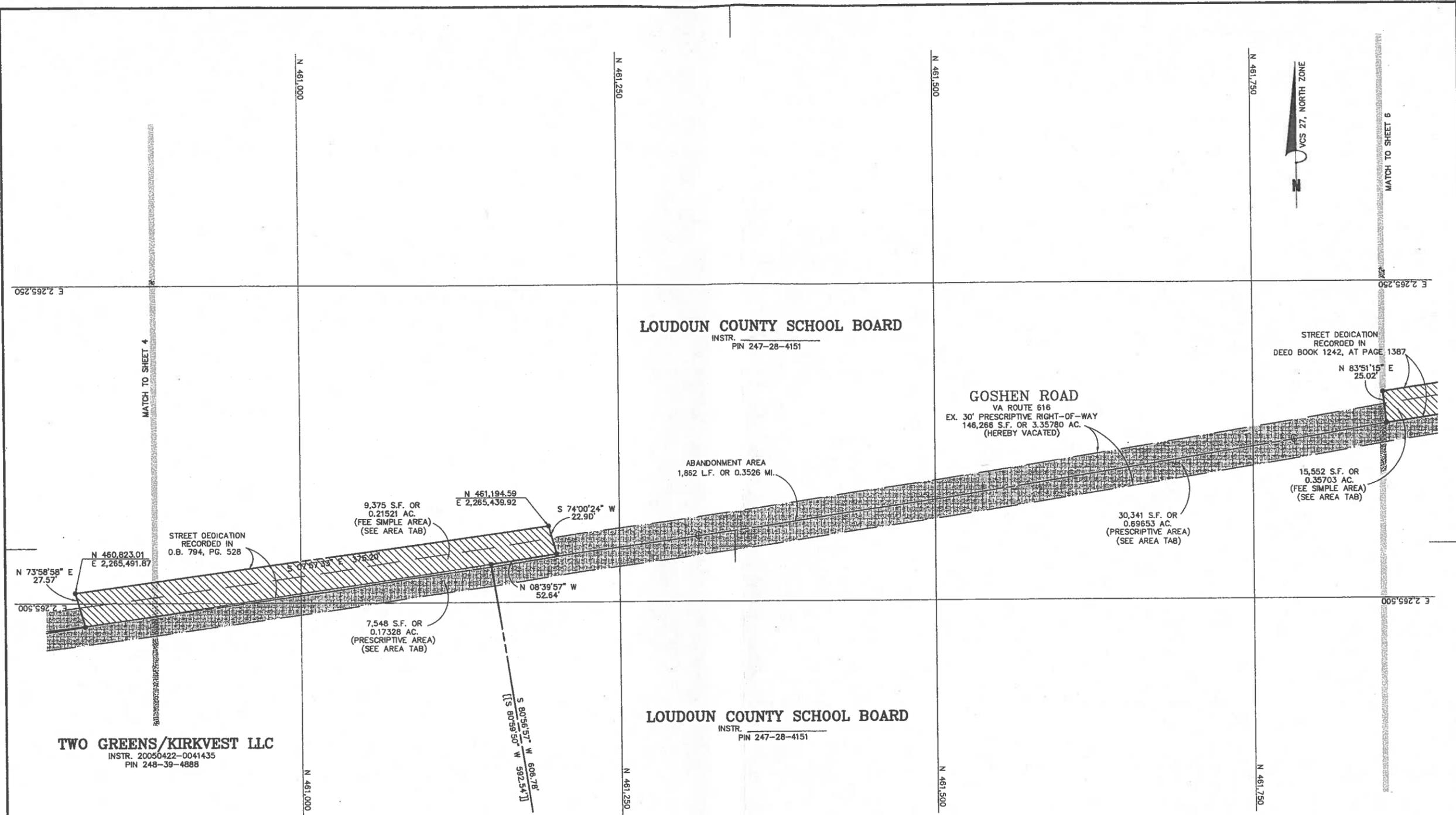
REVISION	

Bowman CONSULTING

Bowman Consulting Group, Ltd.
 14020 Thunderbolt Place, Suite 300
 Chantilly, Virginia 20151
 Phone: (703) 484-1000
 Fax: (703) 481-8720
 www.bowmanconsulting.com

o Bowman Consulting Group, Ltd.	BY: MO	CHK:
DWG: P: 5185 - LCPS Goshen Road HS-7\5185-01-004 (SUR)\Survey\Plots\5185-C-MP-001-02.dwg	TASK: 00008	COUNTY REF NO: SEE NOTE 1
PROJECT NO: 5185-01-007	SHEET 2 OF 6	

5185-C-MP-001



- SYMBOL LEGEND**
- () PER INSTR. 20090303-0011965
 - [] PER INSTR. 20060419-0034843
 - { } PER O.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)



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
146,266 S.F. OR 3.35780 AC.
(HEREBY VACATED)

STREET DEDICATION
RECORDED IN
DEED BOOK 1242, AT PAGE 1387
N 83°51'15" E
25.02'

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

SCALE: 1" = 50'

DATE: MARCH 3, 2010



NOT FOR RECORDATION

REVISION	

Bowman CONSULTING

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Chantilly, Virginia 20151
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Phone: (703) 484-1000
Fax: (703) 481-9720

DWG: P:\5185 - LCPS 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: 00008	COUNTY REF NO: SEE NOTE 1
SHEET 5 OF 6		

5185-C-MP-001



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

March 19, 2010

**Re: ZMAP 2010-0001 & SPEX 2010-0003
HS -7 Dulles South and Elementary School**

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of March 19, 2010. Should you wish to review the file, it is available in the file room located in the Department of Building and Development or to access documents electronically, please go to www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Marchant Schneider
Project Manager

cc: Sara Howard-O'Brien, AICP, Loudoun County School Board
Van Armstrong, Land Use Review Program Manager, Department of Planning

Attachment

**ZMAP 2010-0001 & SPEX 2010-0003
HS -7 Dulles South and Elementary School**

APPLICANT

REPRESENTATIVE:

Loudoun County School Board
Dr. Sam Adamo, Executive Director and
Sara Howard-O'Brien, AICP, Land Management Supervisor
21000 Education Court, Suite 220
Ashburn, VA 20148
571-252-1156
sara.howardobrien@loudoun.k12.va.us

OWNERS:

See attached list of subject properties

PROPOSAL:

A **Zoning Map Amendment** to rezone three (3) acres of land, MCPI 248-48-6530 from PG-GI to TR1UBF, and a **Special Exception** to allow a high school (HS-7) and an elementary school on approximately 97.16 acres of land zoned TR-1UBF (including the 3 acres to be rezoned).

ADDRESS:

See attached list of subject properties

LOCATION:

East and west side of Goshen Road (Route 616) and approximately one mile south of John Mosby Highway (Route 50)

TAX MAP/PIN #:

See attached list of subject properties

CURRENT ZONING:

TR1UBF & PD-GI

NON-RES. SQ. FT.:

Up to 302,000 sq. ft High School
Up to 105,000 sq. ft. Elementary School
Up to 407,000 SF Total

SURROUNDING ZONING/LAND USES:

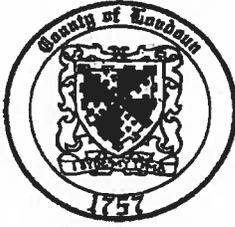
NORTH	TR1UBF	Stone Ridge
SOUTH	TR1UBF & PDH-4	Westport & CD Smith
EAST	PDH-4	Stone Ridge
WEST	TR1UBF	Westport

ELECTION DISTRICT:

Dulles

**List of Subject Property
HS-7 Dulles South High School & Elementary School**

Tax Map MCPI Number	Owner Name/Property Address	Zoning District	Acreage
100-54 247-28-4151	Stone Ridge Community Dev IV LLC No property address	TRIUBF	Portion 23.24
100-36A 248-48-6530	Floyd E & Sandra F Kline R/S 24866 Goshen Rd Aldie VA 20105	PD-GI	3.0
100-33 248-38-2718	Frances L Hall 24939 Goshen Rd Aldie VA 20105	TRIUBF	3.0
100((2))1 248-37-9637	Doris Mae Larsen (Dent) No property address	TRIUBF	14.04
100((2))2 248-37-9082	Robert & Frances L Hall No property address	TRIUBF	8.57
100((2))3 248-47-8234	Aldie Investments LLC No property address	TRIUBF	12.93
100-31B 248-47-8669	Aldie Investments LLC 24821 Goshen Rd Aldie VA 20105	TRIUBF	4.36
100((2))4 247-17-3577	Aldie Investments LLC No property address	TRIUBF	15.02
100((6))2 247-17-8636	Aldie Investments LLC 24751 Goshen Rd Aldie VA 20105	TRIUBF	10.74
100((6))1 248-47-9789	Atif Ihsan Shah 24797 Goshen Rd Aldie VA 20105-2523	TRIUBF	2.26
		TOTAL	97.16



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

March 19, 2010

Ms. Sara Howard-O'Brien, AICP
Land Management Supervisor
Loudoun County School Board
21000 Education Court, Suite 220
Ashburn, VA 20148

**RE: ZMAP 2010-0001 & SPEX 2010-0003
HS -7 Dulles South and Elementary School**

Dear Ms. O'Brien:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of March 19, 2010. I have been asked to serve as the Project Manager and look forward to working with your team. Should you wish to review the public file, a hard copy is available in the file room located in the Department of Building and Development or to access documents electronically, please go to www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Marchant Schneider
Project Manager

cc: Van Armstrong, Land Use Review Program Manager, Department of Planning



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



By Hand Delivery

Mr. John Merrithew
Department of Planning
County of Loudoun
1 Harrison Street, S.E., 3rd Floor
Leesburg, Virginia 20177-7000

**Re: Special Exception (SPEX) and Rezoning (ZMAP) Applications
HS-7 Dulles South High School and Future Elementary School,
Goshen Road Assemblage**

Dear John:

On behalf of the Loudoun County School Board of Ashburn, Virginia, enclosed are Special Exception and Rezoning application materials for the proposed Dulles South High School (HS-7) and a future elementary school on an assemblage of properties (97.16) along Goshen Road, west of future Relocated Route 659. The property is situated on the east and west side of Goshen Road and approximately 1 mile south of Route 50. The property is more particularly described as MCPI 248-48-6530, 248-38-2718, 248-37-9637, 248-37-9082, 248-47-8234, 248-47-8669, 247-17-3577, 247-17-8636, 248-47-9789 and a portion of 247-28-4151 in the Dulles Election District.

Two copies of the following materials, unless otherwise noted, are being filed in support of this application:

1. Minimum Submission Requirements for a SPEX Application under the Revised 1993 Zoning Ordinance;
2. Minimum Submission Requirements for a ZMAP Application under the Revised 1993 Zoning Ordinance, including an approved Checklist Deviation;
3. Land Development Application form for a SPEX under the Revised 1993 Zoning Ordinance;
4. Land Development Application form for a ZMAP under the Revised 1993 Zoning Ordinance;
5. Certificate of Payment of Taxes;
6. Print out of County Assessments information showing that none of the properties are in land use;
7. Three copies of Building Design Floor Plans and Elevations;
8. Record of Pre-Application Conference;

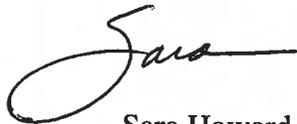
Mr. John Merrithew
Re: HS-7 Dulles South High School and Future Elementary School
Goshen Road Assemblage
March 8, 2010
Page 2 of 2

9. Disclosure of Real Parties in Interest
10. Three copies of the Statement of Justification;
11. Three copies of Thunderbird Archeology Memorandum dated August 6, 2009, regarding Archeological Investigation of the Goshen Road Assemblage;
12. Three copies of the Special Exception and Rezoning plats, Existing Tree Cover Plan and Pedestrian Circulation Map, dated March 8, 2010, as prepared by Bowman Consulting Group, Ltd.
13. Six copies of a Traffic Impact Study, dated March 8, 2010, prepared by Gorove/Slade Associates, Inc., plus two CD's with all digital files for Traffic Impact Study;
14. Community Meetings schedule;
15. Notice list labels;
16. Five copies of Proffers for Projects in the Vicinity of the Subject Property; and
17. Copies of the Request for Abandonment for a Portion of Goshen Road Application (filed with the County Administrator).

This application is for Loudoun County Public Schools and, as such, the application fees have been waived.

We look forward to working with staff on this project. Please note that on March 17, 2009 the Board of Supervisors acted to expedite all land use applications (legislative and ministerial) associated with HS-7. Please let me know if you have any questions or require additional information.

Sincerely,



Sara Howard-O'Brien, AICP
Land Management Supervisor

Enclosures

cc: Sam Adamo, Director, Planning and Legislative Services

S:\Planning\Goshen Road Assemblage\LtrJMerrithew-HS-7SPEXZMAPSub.docx



LOUDOUN COUNTY DEPARTMENT OF PLANNING
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177 Local (703) 777-0246

MINIMUM SUBMISSION REQUIREMENTS FOR SPECIAL EXCEPTION APPLICATION

Application No. _____

TO BE COMPLETED BY THE APPLICANT

Project Name: HS-7, Dulles South High School and Future Elementary School, Goshen Road Assemblage

Proposed Use: Special Exception high school and elementary school

Project Location: East and West of Goshen Road and approx. 1 mile south of Route 50

Tax Map #(s) See Attached

Parcel #(s): _____

Parcel Owner(s) See Attached

Telephone No.: _____

Sam Adamo/Sara Howard-O'Brien

Applicant/Authorized Agent: Loudoun County School Board

Telephone No.: 571-252-1156

Mark Baker/Cody Francis

Engineer/Surveyor: Bowman Consulting Group, Ltd.

Telephone No.: 703-443-2400

Attorney: _____

Telephone No.: _____

Signature of Person Completing Checklist: Sara Howard-O'Brien

Date: 3/8/10

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

Date Received: _____ Date Reviewed: _____

Reviewed by: _____ Date Accepted/Not Accepted: _____

Reason(s) For Not Accepting: _____

MCPI Number(s): See Attached

A. APPLICANT RESPONSIBILITIES. The applicant must complete all of the Special Exception information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant.

All required forms are available in the Department of Planning.

Approved Deviations:

B. <u>LAND DEVELOPMENT APPLICATION FORM.</u> Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Name of the applicant(s).	X		
2. Applicant(s) address: city/state/zip.	X		
3. Applicant(s) telephone number(s).	X		
4. Authorized representative.	X		
5. Representative's address: city/state/zip code.	X		
6. Representative's telephone number(s).	X		
7. Property owner(s).	X		
8. Property owner(s) address: city/state/zip code.	X		
9. Property owner(s) telephone number(s).	X		
10. Present zoning classification(s). ²	X		
11. Project location.	X		
12. Tax map & parcel number(s); MCPI number(s).	X		
13. Proposed name of the subdivision, development or business.	X		
14. Election district(s) in which the proposed special exception is located.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
15. Signature of the applicant.	X		
16. Signature of the owner.	To be Provided prior to Application Approval		
C. <u>CERTIFICATE OF PAYMENT OF TAXES</u> . Provide a certificate verifying that real estate taxes have been paid for all property included in the application. <i>(A certificate of payment of taxes is available from the Treasurer's Office.)</i>	X		
D. <u>USE VALUE ASSESSMENT PROGRAM</u> . Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. <i>(A Land Use certificate is available from the Department of Financial Services.)</i>	X		
E. <u>DISCLOSURE OF REAL PARTIES IN INTEREST</u> . Provide completed disclosure form(s).	X		
F. <u>FEES</u> . Provide a check made payable to the County of Loudoun.			X
G. <u>BUILDING DESIGN</u> . Provide 15 copies of floor plans and elevations for the front, sides, and rear of any on-site structures proposed.	X	3 copies provided	
H. <u>RECORD OF PRE-APPLICATION CONFERENCE</u> . Provide a copy of the documentation provided at the conference.			
I. <u>STATEMENT OF JUSTIFICATION</u> . Provide 15 copies of a written Statement of Justification describing the project and detailing the reason(s) why the granting of a special exception is appropriate. The statement must address the issues for consideration in Section 6-1310 of the Zoning Ordinance including a description of the proposed development's compliance with the environmental, cultural, land use, economic and fiscal, and design goals and policies of the Comprehensive Plan.	X		
J. <u>VICINITY MAP</u> . Provide 15 copies of a map labeled "Vicinity Map" at a scale of 1" = 1000', 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map. ¹ Include the following information on the map:	X		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD Trail. ¹	X		
2. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area. ¹	X		
3. For adjacent property within 200 feet including property across the road from project, include the following: a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers ¹ and zoning ² . b. Existing and proposed land uses at time of submission; lots; existing structures within 200 feet of the proposed project. ¹ c. Adjacent open space easements, park and recreation land.	X		
4. Jurisdictional boundaries. ¹	X		

1. Information available from the Office of Mapping

2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court

4. Information available from the Department of Planning

K. **SPECIAL EXCEPTION PLAT.** Submit 15 copies of the plan at a scale of 1 inch = 200 feet.¹ If the proposed plan is not submitted at 1" = 200', a deviation to a more meaningful scale may be requested. At least three (3) plans must be provided at 1" = 200'. Four (4) copies are required when floodplain or mountainside exists on a site. To facilitate review of issues for consideration in Section 6-1310 of the Zoning Ordinance, the special exception plat shall include the following information:

	SUBMITTED		
	YES	NO	N/A
1. The scale, north point and date. ¹	X		
2. The boundary of the property showing bearings and distances. ¹	X		
3. Owner's names and zoning of adjacent property. ²	X		
4. Signature of the property owner or applicant.	X		
5. Archaeological or historical features included in the State or National Register of Historic Places. a. Existing and proposed buildings; structures, walls, and fences on site. ¹ For buildings and structures, indicate their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished. b. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites. Identify any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.	X		
6. a. Show location and area footprint, height of proposed use and identify use. Dimensions must be drawn to scale. b. Parking/loading areas: building and parking setbacks (front, side and rear). ² Dimensions must be drawn to scale.	X		
7. The proposed location, lighting and type of sign.	X		
8. Adjacent property information including property across the road from project: a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers and zoning. ¹ b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. ¹ c. Existing and proposed abutting roads and their right-of-way widths. ¹ d. Existing nonresidential access points, existing and proposed roadway intersections and median breaks. ¹ f. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan. ⁴	X		
9. Location of proposed/existing well and septic system. Provision of evidence that application has been made to the County Health Department for proposed project's sewer and water systems if Loudoun County Sanitation Authority service is not available.	X		

1. Information available from the Office of Mapping

2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court

4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
<p>10. On-site roadway information including:¹</p> <p>a. Existing and proposed access points to existing state road system including roadway entrance widths.</p> <p>b. Existing and proposed locations of internal through public street network and right-of-way widths; access points with adjacent parcels.</p>	X		
11. Include parking/loading areas.	X		
<p>12. The location and general description of vegetation and existing tree cover including:</p> <p>a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora;</p> <p>b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground); and</p> <p>c. Endangered species habitat⁵.</p> <p>d. The nature and extent of existing and/or proposed landscaping, screening or buffering on the site.</p>	X		
<p>13. Topography at contours not more than five (5) feet.</p> <p><i>Note: The Director may request a two (2) foot contour.</i></p>	X		
14. The location of any steep slopes.	X		
15. The location and type of any fuel and fuel storage and a listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management.	X		
16. Where applicable, the limits of floodplain boundaries are to be delineated. The plan shall utilize and identify the source as the Floodplain Map of Loudoun County.	X		
17. Limits of any overlay districts on the property (HCC, AI, FOD, MDOD). ²	X		
<p>18. If requested by the Planning Director the applicant shall provide:</p> <p>a. A minimum of two cross-sections where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buildings.</p> <p>b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed development and the surrounding community.</p> <p><i>Note: The cross-sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).</i></p>			X

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning
5. Information available from the State Department of Natural Resources

	SUBMITTED		
	YES	NO	N/A
19. Identification of any Federal or State permits or conditions that directly limit development on the subject property.	X		
L. TRAFFIC STUDY. Provide 6 copies of a traffic analysis indicating the relationship of the proposed development to traffic, road and transit use and plans according to FSM Section 4-200B including the following elements:	X		
1. Study area.	X		
2. Traffic count locations.	X		
3. Trip generation.	X		
4. Traffic volume projections.	X		
5. Level of service analysis.	X		
6. Minimum roadway/intersection level of service standards.	X		
7. Background traffic assumptions.	X		
8. Traffic/trip distribution.	X		
9. Level of service calculation assumptions.	X		
10. Mode choice.	X		
11. Safety locations.	X		
12. Traffic mitigation measures.	X		

M. **COMMUNITY MEETINGS.** The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.

N. **MAILING LABELS.** The applicant must submit two (2) sets of pre-printed address/ mailing labels with addresses of all adjacent property owners.

O. **CERTIFICATION OF APPLICATION SUBMISSION.** I hereby certify that the above stated information is included in the attached special exception application and accompanying materials. Further, I have included on the site plan any conditions required by proffers of an approved rezoning for this site, or required by a variance approval, special agreements or covenants.

APPLICANT SIGNATURE *Jana Howard O'Brien* DATE 3/8/10

Application: _____ Accepted _____ Rejected

Checklist Reviewer _____

Date _____

**Land Development Application
List of Subject Property
HS-7, Dulles South High School and Future Elementary School
Goshen Road Assemblage:**

Tax Map MCPI Number	Owner Name	Zoning District	Acreage
100-54 247-28-4151	Stone Ridge Community Dev IV LLC	TRIUBF	Portion 23.24
100-36A 248-48-6530	Floyd E & Sandra F Kline R/S	PD-GI	3.0
100-33 248-38-2718	Frances L Hall	TRIUBF	3.0
100((2))1 248-37-9637	Doris Mae Larsen (Dent)	TRIUBF	14.04
100((2))2 248-37-9082	Robert & Frances L Hall	TRIUBF	8.57
100((2))3 248-47-8234	Aldie Investments LLC	TRIUBF	12.93
100-31B 248-47-8669	Aldie Investments LLC	TRIUBF	4.36
100((2))4 247-17-3577	Aldie Investments LLC	TRIUBF	15.02
100((6))2 247-17-8636	Aldie Investments LLC	TRIUBF	10.74
100((6))1 248-47-9789	Atif Ihsan Shah	TRIUBF	2.26
		TOTAL	97.16

RECEIVED

MAR 8 2010

LOUDOUN COUNTY
DEPARTMENT OF PLANNING

LOUDOUN COUNTY DEPARTMENT OF PLANNING

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177 Local (703)777-0246

MINIMUM SUBMISSION REQUIREMENTS FOR ZONING MAP AMENDMENT APPLICATION

Application Number _____

TO BE COMPLETED BY THE APPLICANT

Project Name: HS-7, Dulles South High School and Future Elementary School, Goshen Road Assemblage

Proposed Use: Rezoning for high school and elementary school (3 acres from PD-GI to TR-1)

Project Location: East side of Goshen Road and approximately 1.4 miles south of Route 50

Tax Map #(s): 100 Parcel #(s): 36A

Parcel Owner(s): Floyd E. & Sandra F. Kline Telephone No.: 703-327-4783

Sam Adamo/Sara Howard-O'Brien

Applicant/Authorized Agent: Loudoun County School Board Telephone No.: 571-252-1156

Mark Baker/Cody Francis

Engineer/Surveyor: Bowman Consulting Group, Ltd. Telephone No.: 703-443-2400

Attorney: _____ Telephone No.: _____

Signature of Person Completing Checklist: Sara Howard-O'Brien Date: 3/8/10

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

Date Received: _____ Date Reviewed: _____

Reviewed by: _____ Date Accepted/Not Accepted: _____

Reason(s) For Not Accepting: _____

MCPI Number(s): 248-48-6530

A. APPLICANT RESPONSIBILITIES. The applicant must complete all of the information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant.

All required forms are available in the Department of Planning.

Approved Deviations:

See E-mail from John Merrithew dated 3/5/2010 for Waiver of Item K.3.

A letter signed by the applicant and by the owner of the property granting the right of entry upon the property to the Zoning Administrator, law enforcement agents, and County inspectors for the purpose of inspecting, and bringing law enforcement to the property, during the term of any permit which may be issued is required.

B. LAND DEVELOPMENT APPLICATION FORM. Submit a completed land development application form, including the following:

SUBMITTED

YES

NO

N/A

1. Applicant's name and address and ownership interest in the subject property.

X

2. The name and address, and signed written consent of all those having an ownership interest, if different than the applicant filing the application.

X

3. The names and addresses of all consultants representing the applicant with respect to the proposed development plan.

X

4. The tax map identification number; MCPI number.¹

X

C. CERTIFICATE OF PAYMENT OF TAXES. Provide a certificate verifying that real estate taxes have been paid for all property included in the application. (*A certificate of payment of taxes is available from the Treasurer's Office.*)

X

D. USE VALUE ASSESSMENT PROGRAM. Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. (*A Land Use certificate is available from the Department of Financial Services.*)

X

1. Information available from the Office of Mapping
 2. Information available from the Department of Building and Development
 3. Information available from the Clerk of the Circuit Court
 4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
E. <u>DISCLOSURE OF REAL PARTIES IN INTEREST</u> . Provide completed disclosure form(s).	X		
F. <u>FEES</u> . Provide a check made payable to the County of Loudoun.			X
G. <u>RECORD OF PRE-APPLICATION CONFERENCE</u> . Provide a copy of the documentation provided at the Conference. ⁴	X		
H. <u>STATEMENT OF JUSTIFICATION</u> . Provide 22 copies of a written Statement of Justification including the following:	X		
1. A Project Summary detailing the following:	X		
a. The present and proposed zoning classification ² and use of the subject property and adjacent land. If an existing or proposed zoning district line does not follow roads, waterways, or property lines, a metes and bounds description of the district boundary is required.	X		
b. The planned use designation of the property and adjacent land as contained in the Comprehensive Plan ⁴ and taxing district, ¹ if applicable.	X		
2. A written statement describing the proposed development's compliance with the environmental, cultural, land use, economic and fiscal, and design goals and policies of the Comprehensive Plan.	X		
3. Address the matters for consideration contained in Section 6-1211(E) of the Zoning Ordinance. ¹	X		
I. <u>VICINITY MAP</u> . Provide 22 copies of a map labeled "Vicinity Map" at a scale of 1" = 1000', 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map. ¹ Include the following information on the map:	X		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD trail. ¹	X		
2. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area. ¹	X		
3. Jurisdictional boundaries. ¹ (if applicable)	X		
4. Existing development of the subject property and the use and development of all land within 200 feet thereof. ¹	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
J. EXISTING CONDITIONS. Provide 22 copies of an existing conditions plat at a scale of 1"=200' (or other appropriate scale as approved by the Director of Planning), including the following:	X		
1. Rezoning Plat. A survey showing property and zoning boundary lines, metes and bounds, property acreage and acreage of area to be rezoned, if different, scale and north arrow, utility transmission lines and public rights-of-way crossing and adjacent to the subject property. ¹	X		
2. Topography at contours not more than five (5) feet. <i>(The Director may request a 2-foot contour.)</i> ¹	X		
3. Steep slopes. ¹			X
4. Water courses, drainage ways, ponds, wetlands, lakes and bodies of water. ¹	X		
5. The location and general description of vegetation and existing tree cover including:	X		
a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora.	X		
b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground).			X
c. Endangered species habitat. ⁵	X		
6. The delineation of major and minor floodplain, where applicable. Use and identify the source as the floodplain map of Loudoun County. ¹			X
7. Soils as shown on the Loudoun County Soil Survey, ¹ including hydric soils groups.	X		
8. Location of arterial and collector streets and any local streets crossing, connecting, or adjacent to the proposed project with street names or numbers.	X		
9. A delineation of existing structures, and an indication of their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites to determine whether the proposed development will impact those resources as preservation or mitigation of the resources may be required.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning
5. Information available from the State Department of Natural Resources

	SUBMITTED		
	YES	NO	N/A
10. Approximate delineation of any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.			X
11. Features such as roads, stonewalls, fences, structures, and other prominent features as shown on the County PCT maps. ¹	X		
12. Limits of overlay districts on the property. (HCC, AI, FOD, MDOD). ^{1 OR 2}	X		
13. Identification of any Federal or State permits or conditions that directly limit development on the subject property.	X		
14. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management.			X
K. CONCEPT PLAN. Provide 22 copies of a Concept Development Plan. The Plan shall include a title block identifying the project, owner, tax map and MCPPI numbers, election district, plan date and revision dates. The Plan shall be at a scale of one inch to 200 feet or other appropriate scale as approved by the Director of Planning [at least one (1) set shall be at a scale of one inch to 200 feet]. The plat shall depict or describe the following features of the development:	X		
1. A land use plan map with a description of the type, location, and nature of land use and building type within each area of the development; the acreage and proposed density and lot requirements of each subarea or land bay; and the existing and proposed zoning district boundary lines.	X		
a. For residential districts (non-PDH): a plan that shows the potential lot layout for single family detached units that includes setback lines and streets; for single family attached units: a plan that shows lot layout, setbacks, travelways and the required parking; for multi-family units: the footprint of buildings to reflect the proposed FAR, setback lines, and the required parking and travelways.	X		
b. For non-residential districts (non-PDH), a footprint of buildings reflecting the proposed FAR, setback lines, and the required parking and travelways.			X
c. Adjacent roadway, sidewalks, pedestrian and bicycle trails information.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
d. Existing and proposed abutting roads and their right-of-way widths.	X		
e. Existing nonresidential access points, existing and proposed roadway intersections and median breaks.	X		
f. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan.	X		
2. A proposed traffic circulation map that illustrates both external and internal traffic ways, including existing and proposed rights-of-way, travel lanes, major pedestrian and bike paths and trails, school bus stops/shelters, park and ride lots, and other transit or multi-modal related facilities, and other transportation improvements.	X		
3. A land use map that overlays the proposed land use and transportation elements over the existing conditions information submitted under Item J. <i>(NOTE: Intended to show the changes in topography, drainage, water features, trees and vegetation, etc., anticipated as a result of the proposed development. And to also show the measures proposed to protect or enhance the above features as well as known or potential historic features or structures, archaeological sites or cultural resources as part of the development process.)</i>	Waived		
4. The proposed plan for all major sanitary sewer improvements and a general description of the means of providing water service; the approximate location and estimated size of all proposed stormwater management facilities and a statement as to the type of facility proposed.	X		
5. A description and the general location of all proposed community and public facilities (schools, fire protection, libraries, parks and similar services).	X		
6. For adjacent property within 200 feet including property across the road from project:	X		
a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers ¹ and zoning. ²	X		
b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. ¹	X		
c. Adjacent open space easements, park and recreation land.	X		
7. A delineation and description of the open space areas.	X		

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	SUBMITTED		
	YES	NO	N/A
8. A statement of those special amenities that are proposed within the development (i.e. community center, park or pool; natural areas to be preserved and incorporated into the design, etc.).			X
9. A statement identifying easements and restrictive covenants relating to the establishment of common open space or service facility within the planned development, ² and the establishment and activation of any entity that is to be responsible for the management and maintenance of any public or private common open space or service facility.			X
10. The Concept Development Plan shall include a note indicating the applicant's obligation to establish any separate entity to maintain open space or service facilities prior to approval of the first record plat in the proposed development in a form approved by the County.			X
11. Applicant's name and signature.	X		
12. If requested by the Planning Director the applicant shall provide:			X
a. A minimum of two cross-sections on each land bay in the proposed development where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buildings.			X
b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed development and the surrounding community.			X
NOTE: The cross sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).			X
L. <u>ELEVATIONS</u> . If requested by the Planning Director, the applicant shall provide front, side, and rear elevations of all non-residential buildings proposed as part of the development where they abut residentially occupied property.			X
M. <u>INFORMATION TABULATION</u> . Provide a tabulation of the following information on the concept development plan:	X		
1. The maximum total number of dwelling units proposed by type of structure, by subarea or land bay if applicable.			X

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	SUBMITTED		
	YES	NO	N/A
2. The maximum total square feet of building floor area proposed for nonresidential uses by type of use, by sub-area or land bay if applicable.	X		
3. The total land area, expressed in acres and as a percent of the total development area, proposed to be devoted to residential and non-residential uses; land area devoted to passive open space, active recreation, parking, etc.	X		
4. The minimum lot requirements for each proposed use, if different than the minimum lot requirements specified in the Zoning Ordinance for the district in which the lot is to be located. ²			X
5. A schedule showing the number of parking spaces provided and the number required by the provisions of Sections 5-1100. ²	X		
N. <u>PHASING PLAN</u> . If the development is proposed for construction in phases during a period extending beyond a single construction season, a proposed phasing plan shall be submitted stating the proportion of the total public and private open space and public improvements and the proportion of each type of proposed use to be provided or constructed during each such stage and overall chronology of development to be followed from stage to stage.	X		
O. <u>TRAFFIC STUDY</u> . Provide 6 copies of a traffic analysis indicating the relationship of the proposed development to traffic, road and transit use and plans according to FSM Section 4-200B.	X		
P. <u>MODIFICATIONS</u> . (For Planned Development Rezoning only). A statement identifying each of the planned development regulations or other applicable provisions of this Ordinance that the applicant proposes to be modified as part of the Concept Development Plan and the justification therefore.			X
Q. <u>COMMUNITY MEETINGS</u> . The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.	X		
R. <u>MAILING LABELS</u> . The applicant must submit two (2) sets of pre-printed address/ mailing labels with addresses of all adjacent property owners.	X		

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CERTIFICATION OF APPLICATION SUBMISSION.

I hereby certify that the above stated information is included in the attached zoning map amendment application and accompanying materials.

APPLICANT SIGNATURE Jana Howard-Allen

DATE 3/8/10

Sara Howard-O'Brien - RE: Request for Checklist Waiver: HS-7 (ZMAP for 3 ac parcel)

From: "Merrithew, John E.." <John.Merrithew@loudoun.gov>
To: Sara Howard-O'Brien <Sara.HowardOBrien@loudoun.k12.va.us>
Date: 3/5/2010 9:53 AM
Subject: RE: Request for Checklist Waiver: HS-7 (ZMAP for 3 ac parcel)

Sara, based on your description of the proposed use of the 3-acre parcel, we agree that the Checklist Item K.3. can be waived. However, this doesn't preclude staff from requesting the information in the future if necessary.

Please attach this email to the submittal. If you have questions please feel free to contact me.

John

From: Sara Howard-O'Brien [mailto:Sara.HowardOBrien@loudoun.k12.va.us]
Sent: Friday, March 05, 2010 9:29 AM
To: Merrithew, John E..
Cc: Chris Mohn
Subject: Request for Checklist Waiver: HS-7 (ZMAP for 3 ac parcel)

John, I am writing to ask for a ZMAP checklist waiver for Item K. Concept Plan#3. which requires a land use map that overlays the proposed land use and transportation elements on the existing conditions information for the 3 acre ZMAP LCPS is filing in conjunction with the SPEX for the HS-7/ES schools in Dulles South. We are filing both the SPEX and ZMAP combined on one set of plans. The ZMAP checklist requires the overlay map. Initially I had the overlay map prepared for the entire 97 acre site but frankly, it is too much information making the plan difficult to read. The submission will of course include an existing conditions map as well as a SPEX/ZMAP site layout. And, the layout identifies the key green infrastructure elements (wetlands, steep slopes, flood plain and tree save) on the site. The only green infrastructure element on the 3 acre parcel is a small wetlands area at the very SE corner which will be left undisturbed. The 3 acre parcel, MCI 248-48-6530, is relatively level and will be utilized for parking.

If you need additional information, please let me know. Thank you for your time and consideration. Sara

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