

Community Information Meeting Questions

Academies of Loudoun

October 27, 2022

PUBLIC UTILITY SERVICE CENTER

Attendance: Sara Howard-O'Brien, Jefferson Miller, and Donna Torraca, LCPS Planning & GIS Division; Matt Wilburn, MATA Program Technical Trades Program, 3 members of the public

Questions raised and a brief summary of the responses provided below:

1. Where is the access?

Access is proposed from Sycolin Road on Loudoun Academy Drive. The only access to Gulick Mill Road is for emergency access.

2. Are the salt trucks for the whole County or just LCPS?

Yes, both Loudoun County and LCPS staff would utilize the facility for inclement weather needs. LCPS has two additional facilities, one in Dulles South and one in Western Loudoun. Should trucks serving those areas need to refill, they would go to one of those two facilities rather than returning to the proposed facility on Sycolin Road.

3. Are any existing trees remaining? How big is the buffer?

Yes, existing trees will be preserved around the perimeter of the project site. The width of the buffer varies. The site has not been engineered but it is anticipated that will be an existing tree preservation along Gulick Mill Road of 25+ feet, 150+ feet along the southern property boundary (adjacent to the Goose Creek Bend neighborhood), 110 feet+ adjacent to the northern property boundary, and 200+ feet between the service center and the Academies of Loudoun. The proposed pole barns will serve as an additional screen between the site and the residential community to the south and Gulick Mill Road to the west. More specifically, the back of the barns will be oriented toward the residential community and Gulick Mill Road to screen the interior of the project site. In addition, a Type C buffer, minimum 25 feet in width will be planted. LCPS is requesting a landscape buffer modification to allow all plant units required by the Type C buffer to be evergreen to provide a year round screen. Combined, the proposed existing tree save, additional evergreen tree planting and orientation of the structures will provide a significant buffer.

4. How far off Gulick Mill Road will the facility be?

The facility will be 100+ feet from the centerline of Gulick Mill Road. The final distance from Gulick Mill Road will be determined with the future site plan application.

5. What is the pole barn constructed of?

The pole barns are planned to be constructed mostly of metal. The height has not been determined but will be less than 40 feet, the maximum height in the TR-10 Zoning District.

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6. Will the paved pedestrian trail on the property ever connect to other trails?

There are currently no plans to connect the paved trails along Gulick Mill or Sycolin Roads to other trails. The extension of these trails is dependent on when adjacent properties develop.

7. Will Gulick Mill Road remain unpaved?

Yes, there are no plans to pave Gulick Mill Road as a part of this project.

8. Are there any plans to use the remaining land in the future for other uses?

Not at this time. There are several environmental areas that would prohibit development on portions of the site.

9. What type of lighting will be located at the pole barns?

The lights in the pole barns are internal, affixed to the ceiling, and will shine downward. Lighting on the overall site will be directed inward and downward into the site and must comply with County lighting regulations.

10. Is most of the site for the facility paved?

Yes, the site will be paved as will the internal roadway which provides access to the facility. Paving the site will facilitate the capture of stormwater runoff and treatment.

11. How far will the facility be from the property line of the Goose Creek Bend residential development?

The closest facilities to the common property line with the Goose Creek Bend neighborhood are the proposed pole barns at 280+/- feet. Limits of clearing and grading are approximately 200+/- feet.

12. Have you done an assessment of the effect on property values?

No, there has not been an assessment. LCPS does not typically complete an assessment of this kind for a capital construction project.

13. When do you expect construction to start?

The CMPT and SPEX application process will, most likely, not be finished until spring of 2023. If approved, a site plan will then be filed and processed with the County. It is not anticipated that construction would begin until the end of 2023 or early 2024.

14. Is there any plan to expand The Academies of Loudoun?

No, not at this time.

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15. Will there be a signal at the school on Sycolin Road in the future?

It is unlikely a signal could be installed at that intersection. The school use is predominately a peak period use during morning arrival and afternoon dismissal. As such it would not meet VDOT's traffic signal warrants.

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