

**HS-14 and Future ES, Dulles North - Community Meeting
Brambleton Middle School
September 27, 2023, 6:00 p.m.**

QUESTIONS & ANSWERS

Loudoun County Public Schools (LCPS) Staff in Attendance:

Kevin Lewis, PE, Chief Operations Officer

Edward (Don) Treanor, Executive Director, Chief of Facilities

Bev Tate, Director, Division of Planning & GIS Services

Jefferson Miller, Planning Coordinator, Division of Planning & GIS Services

Donna Torraca, Planning Coordinator, Division of Planning & GIS Services

Lenny Compton, Principal, Watson Mountain Middle School

Seven members of the public in attendance

Questions:

1. Will this presentation be available on the website?

Yes.

[Post Meeting Update: The presentation is posted on the LCPS webpage:

[https://www.lcps.org/Page/227914.](https://www.lcps.org/Page/227914)]

2. Is there any new information concerning the church property located adjacent to the subject property?

LCPS Planning & GIS Services staff have met with the Washington Immanuel Presbyterian Church on three occasions. Bev Tate and Jefferson Miller last met with Pastor Kim on September 11, 2023. There has been nothing new since that meeting.

3. Will there be a public water and sewer connection available to the church?

The church would need to seek that connection independently by contacting Loudoun Water for guidance regarding connecting to public utilities.

4. Is LCPS on track for opening the middle school in 2024?

Yes, everything is moving forward as scheduled.

5. When will Red Hill Road have pavement and be open for vehicles rather than your temporary construction road? Concerned with the amount of dust.

At this point, LCPS does not have an exact timeframe but the road will be complete before Watson Mountain Middle School opens for students in August 2024.

6. What's going to happen with the dirt pile on site?

The dirt pile on site is a result of site work and grading for the construction of Watson Mountain Middle School. As the project progresses, LCPS will coordinate with the contractor regarding the future use of any surplus materials.

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- 7. When will the noise lessen?**
The construction noise will likely be less over the winter months. There is still a lot of work to be done to enclose the building. As more work on Watson Mountain Middle moves to the interior of the building, the noise levels are anticipated to be less. When construction begins on the high school, the noise will unfortunately begin again.
- 8. Regarding the lights on the site, is everything downlit and using the latest technology?**
Yes, technology is constantly changing, and LCPS strives to keep up with the new technology which continues to improve. LCPS is required to meet the regulations set forth by Loudoun County regarding site lighting for public school athletic facilities.
- 9. There are a lot of wetlands on the property. Is the stormwater being taken into consideration? We are concerned about the wetlands buffer between adjacent properties.**
The approved site plan for Watson Mountain Middle School included information on water quality, water quantity, pre- and post-development site drainage, and additional information as part of the development. In association with HS-14 and the future elementary school, LCPS will follow all Federal, State, and County regulations to protect any identified wetlands.
- 10. Will there be a lot of time and effort put into the screening of the property?**
The Commission Permit application includes a landscaping buffering plan. There are different types of buffers between roadways, commercial properties, and residential properties all regulated by Loudoun County. Where possible, LCPS is trying to preserve existing vegetation and meet or exceed Loudoun County regulations.
- 11. Regarding paving on Red Hill Road, is there a plan to pave the entire road?**
The roadway, beyond the LCPS property, is the responsibility County of Loudoun and VDOT. At this point, we are not aware of any plans for Red Hill Road to be paved. LCPS will pave the roadway adjacent to our property pursuant to the approved plans related to Watson Mountain Middle School.
- 12. What would be the timeline for building the high school?**
It will take approximately 3 to 3.5 years to build the high school following all legislative and ministerial land development approvals. The high school is planned to open in Fall 2028, for the 2028-2029 school year.
- 13. What is happening with the expansion of Evergreen Mills Road? Is it a County project? Will LCPS need to help with the expansion?**
We are at the very beginning of the process for the design of the high school (HS-14). This first step is to obtain a Commission Permit which includes the determination that the project is in conformance with the Loudoun County General Plan. There is a potential that the HS-14 project

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will be determined to contribute negatively to the roadway infrastructure in which case, LCPS may be required to make improvements to Evergreen Mills Rd as part of the project. A preliminary traffic study submitted with the Commission Permit application supports the potential of that impact. The final determination of what may be required of LCPS will be managed through the Site Plan submission and review pending approval of the Commission Permit. In an effort to be prepared for that potential, LCPS is currently developing schematic alignment designs consistent with the future improvements as identified in the 2019 Countywide Transportation Plan as well as gathering data for the location of utilities, easements, property lines, etc. along Evergreen Mills Road. As additional applications are filed, LCPS will remain engaged with the community.

14. Are the plans still the same regarding attendance for Watson Mountain Middle School?

Yes, the middle school will only have 6th-grade students for the first year (2024-2025 school year). For the remaining three years, before HS-14 opens, Watson Mountain Middle School will serve 6th and 7th grade students in the current Brambleton Middle School/Independence High School attendance zone.

[Post Meeting Update: Additional information on Watson Mountain Middle School attendance zone is available on the LCPS website - <https://www.lcps.org/Page/251242>.]

15. Where is Hidden Fox Court? It is located off Red Hill Road?

Hidden Fox Court will be located off of Red Hill Road, providing access to Watson Middle School. The road is under construction.

16. Can the speakers from the stadiums be turned so that they are not blasting into the surrounding communities?

LCPS is required to meet Loudoun County noise requirements. The Use Specific Standards for public schools in the Revised 1993 Zoning Ordinance require that outdoor public address systems be limited to recreational and athletic facilities. The noise emanating from the public address system cannot exceed 60 decibels at the property boundary. Additionally, the use of the public address system is prohibited after 11:00 p.m. and before 8:00 a.m.

17. Are the County, Schools and FAA communicating regarding the various noises happening in the area?

Loudoun County is coordinating with the FAA regarding updates to the Airport Impact Overlay District.

[Post Meeting Update: Information regarding the Airport Impact Overlay District updates can be found on the Loudoun County Government website at the following address, <https://www.loudoun.gov/5657/Airport-Impact-Overlay-District-Update>]

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18. What will the utility relocation be along Evergreen Mills Road?

Utility relocation is anticipated and would need to be coordinated with each utility company on a case-by-case basis.

19. Will there be any trail access from Willowsford to the campus?

There will be a tree line buffer adjacent to Willowsford. If the Willowsford community has a desire for a trail, LCPS will work with the HOA on possible connections.

20. Is the church in the Transition Policy Area?

Yes. The church property and the school property are in the Transition Policy Area. This doesn't change the underlying zoning of the property. It provides the church the ability to connect to central sewer and water but, no one is obligated to bring it to your property. The church would need to contact Loudoun Water to seek a connection.

21. Do you know what Toll Brothers is proposing [off Ryan Road, east of Evergreen Mills Road]? Is it one home per acre?

That development application information is available on the County website. LCPS recommends contacting the County regarding that application. The applicant is asking for a rezoning to allow for higher density.