

County of Loudoun
Department of Transportation and Capital Infrastructure
MEMORANDUM

DATE: August 30, 2021

TO: Bryce Johnson, AICP, Project Manager
Department of Planning and Zoning

FROM: Deborah Miller, Transportation Planner *DM*
DTCI, Transportation Planning & Traffic Engineering Division

**SUBJECT: CMPT 2021-0008 – Dulles South Elementary School (ES-32)
First Referral**

Background

This Commission Permit (CMPT) application propose to revise the previously approved commission permits (CMPT 2017-0001 and CMPT 2017-0005) to construct an additional public elementary school (ES-32) on the 117-acre Loudoun County Public Schools campus (PIN # 288-19-4044) which houses Lightridge High School (HS-9) and Hovatter Elementary School (ES-29) and to determine whether the location, character, and extent of this additional use is consistent with the Comprehensive Plan. The subject property (PIN # 288-19-4044) is located along Lightridge Farm Road (VA Route 705) south of Braddock Road (VA Route 620) within the Transition Policy Area. Site Access to the LCPS campus is provided via Hovatter Drive and Collaboration Drive. A vicinity map is provided as **Attachment 1**.

Department of Transportation and Capital Infrastructure (DTCI) review of these applications is based on materials received from the Department of Planning and Zoning on July 29, 2021, including (1) an Information Sheet, dated July 29, 2021; (2) a Statement of Justification, prepared by the Applicant, dated July 28, 2021; and (3) a Commission Permit (CMPT) plat, prepared by Rinker Design Associates, P.C., dated July 28, 2021.

Executive Summary

Upon resolution of Comment 3 as noted below, DTCI could support approval of this application as proposed with this submission.

DTCI has the following general concerns regarding this application. Detailed discussion of these issues is provided in the comment section, below:

- The CMPT plat should be revised to depict additional bicycle and pedestrian connections between the site and the existing bicycle / pedestrian network serving the adjacent public schools.

Countywide Transportation Plan Arterial and Collector Roadways

The existing and planned transportation network is subject to the policies of the Loudoun County 2019 Countywide Transportation Plan (2019 CTP). There are no CTP (arterial or collector) roadways adjacent to the subject property. The nearest CTP roadway is Braddock Road (VA Route

620 / 705) which is classified as a major collector roadway and carries 5,900 vehicles per day (per 2019 VDOT Daily Traffic Volume Estimates). Site access is proposed via both Hovatter Drive and Collaboration Drive to/from Lightridge Farm Road (VA Route 705), which is a classified as a local secondary road.

Transportation Comments and Recommendations

Based upon review of the Applicant's submission materials, DTCI has the following comments:

Traffic Statement

1. No traffic study is required with a Commission Permit application. The Applicant's submitted Traffic Memorandum, dated July 9, 2021, and prepared by Gorove/Slade, is therefore not required, and was submitted without consulting DTCI staff. For public schools, traffic studies are required by the Zoning Ordinance at Site Plan stage, and the Applicant's Traffic Memorandum indicates that a traffic study will be provided at that time. Full review of traffic impacts will be evaluated by DTCI at site plan, and DTCI will provide further comment at that time.

Roadway Network and Site Access

2. The proposed ES-32 does not conflict with any existing or planned roadway shown on the 2019 CTP. Site access is proposed to/from existing Hovatter Drive and existing Collaboration Drive to Lightridge Farm Road. Lightridge Farm Road has been paved for its entire length, between Braddock Road and Gardenia Drive.

Bicycle and Pedestrian Facilities

3. DTCI notes there is existing pedestrian facilities constructed along one side of Hovatter Drive, one side of Collaboration Drive and along the site's Lightridge Road frontage (PIN # 288-19-4044). The Applicant should provide and depict on (CMPT) plan set internal pedestrian connections that would connect to existing pedestrian facilities on the site (PIN # 288-19-4044). Such connections are consistent with the 2019 CTP (*Chapter 2, Countywide Bicycle and Pedestrian Policies, Policy 2-2.8, Site Access, and Chapter 3, Transition Area Bicycle and Pedestrian Policies, Policy 3-3.12, Connectivity*).

Site Layout and Circulation

4. On the Commission Permit Plat (Sheet 3), the Applicant demonstrates that the proposed elementary school (ES-32) shall utilize the existing bus and vehicular circulation routes, bus traffic utilizing Hovatter Drive and vehicular traffic utilizing Collaboration Drive, already established on the site. Additional review will be provided at site plan.

ATTACHMENT

1. Site Vicinity Map

cc: John Thomas, PTP, Assistant Director, DTCI
Lou Mosurak, AICP, Senior Coordinator, DTCI
Yao Lu, P.E., Loudoun Area Land Use Engineer, VDOT



Print

(map not to scale)



CMPT 2021-0008 – Dulles South Elementary School

ATTACHMENT 1