

**Proposed MS-14, Dulles North Middle School
CPAM-2020-0001, Public Facilities in Rural Policy Area**

**Frequently Asked Questions
July 27, 2020**

1. What is the purpose of CPAM-2020-0001?

On June 16, 2020, the Loudoun County Board of Supervisors [initiated](#) a Comprehensive Plan Amendment, CPAM-2020-0001, to allow public facilities on contiguous parcels in the Rural Policy Area located immediately adjacent to the western boundary of the Transition Policy Area to connect to central water and wastewater. This CPAM, which would amend the Loudoun County 2019 Comprehensive Plan, also proposes to identify a future middle school (MS-14) within the Rural Policy Area, near its eastern edge where it adjoins the Transition Policy Area.

2. What is the Comprehensive Plan?

The Loudoun County 2019 Comprehensive Plan consists of the [2019 General Plan](#) and the [2019 Countywide Transportation Plan](#). The Comprehensive Plan is a policy document that provides guidance as to where and how Loudoun County will grow in the long term. The Comprehensive Plan is a critical planning tool for managing growth, the provision of capital facilities, and the fiscal health of the community.

3. What is the Rural Policy Area?

As outlined in the Comprehensive Plan, the Rural Policy Area (RPA) occupies the western area of the County and is planned for limited residential development and rural economy uses.

4. What is the Transition Policy Area?

As outlined in the Comprehensive Plan, the Transition Policy Area (TPA) is a part of the County planned for a variety of large lot and clustered residential development with limited commercial and industrial uses.

5. What is considered a public facility?

Public facilities include, but are not limited to, buildings, property, and recreation areas which are owned, leased or otherwise operated or funded by a governmental body or public entity. Examples of public facilities include schools, parks, libraries and emergency services.

6. Are public facilities allowed in the RPA and TPA?

Yes. The Comprehensive Plan addresses the need to provide public facilities to address increased demand proximate to existing and new development.

7. If public facilities are allowed in the RPA, why is a CPAM needed? Is it just to build the middle school (MS-14)? Could the middle school be built without this CPAM process?

Yes, any public school could potentially be built in the RPA without the proposed CPAM; however, a Commission Permit would be required and the school would need to be served by private, communal, or water and wastewater systems not operated by Loudoun Water. The utilization of the Loudoun Water central utilities is preferred for several reasons including the benefits of long-term maintenance and management of the utility systems.

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8. What is a Commission Permit?

A Commission Permit is a land use application and review process required by the Code of Virginia by which the County Planning Commission determines if a proposed public facility or use, such as a school, is consistent with the Comprehensive Plan.

9. What are central utilities?

The Comprehensive Plan defines central utilities as the water and sanitary sewer utility service provided by Loudoun Water.

10. Will extending central utilities to serve public facilities in the RPA open the area to increased residential density or other uses?

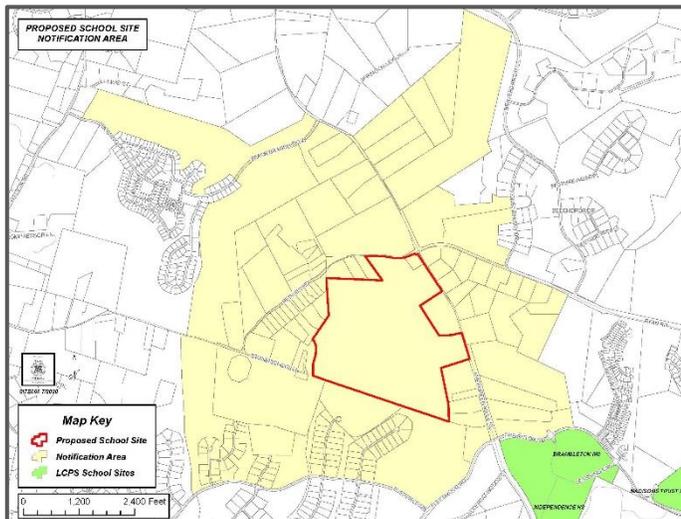
At their June 16, 2020 meeting, the Board of Supervisors stated on the record and in the [adopted motion for CPAM-2020-0001](#) that the proposed extension of central utilities “be strictly limited to public facilities and that no other use be permitted to connect to any portion of such authorized extension of central water and wastewater into the Rural Policy Area.” The motion also specifically limited the extension of central water and wastewater to “public facilities on contiguous parcels in the Rural Policy Area located immediately adjacent to the western boundary of the Transition Policy Area.”

11. Who has been notified about this comprehensive plan amendment (CPAM-2020-0001)?

CPAM-2020-0001 is a Board of Supervisors-initiated Comprehensive Plan amendment. There is no requirement for individual property owner notification. However, it is a customary practice of Loudoun County Public Schools (LCPS) to notify property owners in the vicinity of planned schools and to host a community information meeting. In recognition of COVID-19 precautions and recommendations, in this instance LCPS is currently posting information related to CPAM-2020-0001 on the [LCPS Planning Services webpage](#), providing written information to the surrounding property owners and communities, and responding to inquiries via email and telephone.

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Property owners generally located within a one-half of a mile of the property, including surrounding homeowner associations, have been mailed an information letter. The boundary of the notification was generally north of Everfield Drive, south of Black Branch Parkway, east of the Greene Mill Preserve community, west of the Brambleton community, and along Evergreen Mills Road.

12. Where is the property located that LCPS would like to build the middle school (MS-14)?

The property is in the southwest quadrant of the Red Hill Road, Ryan Road, and Evergreen Mills Road intersection. There is no address for the property; the parcel numbers for the property are MCPI 242-18-1260 and MCPI 242-28-8988.

13. How large is the property?

Combined, the two parcels total approximately 173 acres.

14. Who owns the property?

Timber Ridge at Hartland, LLC is the current owner of both parcels of land.

15. Are there homes on either of the two parcels?

No, the properties are vacant.

16. Who is purchasing the property?

The Loudoun County Board of Supervisors and the Loudoun County School Board are contract purchasers for the property.

17. When will the property be purchased?

It is anticipated that the property will go to closing in January 2021.

18. What is the purchase price?

The purchase price for the 172.9 acres is \$9,750,000.

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19. Will there be other uses on this site?

It is intended that the 173-acre property will accommodate additional public facilities, including schools, in the future. CPAM-2020-0001 proposes to identify the property for a middle school (MS-14). All other public uses would be reviewed under a separate Commission Permit application process.

20. Why is a middle school being identified as a feature on the Comprehensive Plan as a part of CPAM-2020-0001, instead of filing a Commission Permit application?

The contract for the property provides a 365-day due diligence study period with closing in January 2021. During the study period, the proposed school use must be demonstrated to be in conformance with the Comprehensive Plan. The most efficient process is to identify the middle school on the Comprehensive Plan Public Facilities Map. The middle school (MS-14) is planned to open in fall 2024. In addition to the legislative approval (CPAM-2020-0001), the site will need to be designed and engineered; a site plan must also be reviewed and approved by the County. The general time frame for design, site plan review and approval, the construction bid process, and construction of the school is approximately four (4) years.

CPAM and Commission Permit processes are similar providing opportunities for staff review and public comment. A CPAM process includes two public hearings, one before the Planning Commission and a second hearing before the Board of Supervisors; the Commission Permit process involves one public hearing before the Planning Commission with review and ratification by the Board of Supervisors. Both processes include review and recommendation by referral agencies (Loudoun County departments including Building & Development, Planning & Zoning, Transportation & Capital Infrastructure, Loudoun Water) with final review and approval by the Board of Supervisors.

21. Are you sure you can use this property for a middle school?

As a part of the property contract due diligence period, feasibility studies are conducted to determine if the site is suitable for the intended use. These studies include archaeological, wetlands, environmental, and geotechnical; a preliminary traffic assessment is also conducted. If the site is determined to be feasible, CPAM-2020-0001 is approved, and the land is acquired, additional studies will also be conducted as a part of the site plan process for the middle school

22. What will be the setback from the middle school facilities to the property boundary? Will there be a landscape buffer between the middle school and the adjacent properties?

The site layout will be developed at the time of site plan, after the property is acquired. The property layout and development will be regulated by the existing Agricultural Residential (A-3) zoning, the adopted performance standards for public schools, landscaping and buffering requirements, and other applicable regulations of the Revised 1993 Loudoun County Zoning Ordinance.

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23. Will the middle school have lighted fields?

LCPS middle schools do not typically have lighted playing fields. The site layout and design will be determined at the site plan stage.

24. How will the proposed school be accessed?

The property has frontage on Red Hill Road and Evergreen Mills Road. It is anticipated that access to the property would be from these roadways. Access will be determined as a part of the detailed traffic study, to be conducted at the time of site plan. The traffic study will be reviewed by the Virginia Department of Transportation and the Loudoun County Department of Transportation and Capital Infrastructure.

25. Will there be road improvements on Red Hill Road and/or Evergreen Mills Road?

Road improvements will be reviewed and recommended as a part of the detailed traffic study. As previously noted, the traffic study will be reviewed by the Virginia Department of Transportation and Loudoun County. Road improvements would be a condition of development with site plan approval.

26. Will traffic lights be required?

There is an existing traffic signal at the intersection of Evergreen Mills Road, Red Hill Road, and Ryan Road. Any modifications to the intersection, the existing traffic signal, or additional traffic signals will be reviewed as a part of the detailed traffic study to be conducted at site plan.

27. When the traffic study is conducted will it consider both current and future residential development?

Yes, the traffic study will consider current and future development. The scope of the traffic study is reviewed and approved by Loudoun County and takes multiple factors into consideration including existing and future development, projected traffic for the proposed use, existing road improvements, planned road improvements, and levels of service.

28. When will the middle school open?

The middle school (MS-14) is planned to open in fall 2024, with the start of the 2024-2025 school year.

29. What is the anticipated capacity of the school?

The [School Board Adopted FY2021 - FY2026 Capital Improvement Program](#) identifies a base capacity of 1,445 students for MS-14.

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30. How will this location affect school attendance boundaries?

The School Board typically establishes secondary school attendance zones 18 months prior to a school opening. The planned opening for MS-14 is fall 2024, which would provide for the attendance zone process in spring 2023.

31. Which middle school attendance zones are anticipated to be adjusted?

It is premature to project which current school attendance zones would be adjusted.

32. Will the middle school have a walk zone?

It is premature to project whether a walk zone would be proposed for the middle school.

33. Will there be pedestrian connections to surrounding neighbors?

It is premature to determine if pedestrian connections can/would be made to surrounding communities. Potential pedestrian connections will be considered as a part of site design, at the time of site plan.

34. Will there be an impact to the water tower on Red Hill Road?

There will be no impact to the water tower.

35. What is the next step in the process?

Two public hearings will be held for the consideration of CPAM-2020-0001. The Planning Commission public hearing is tentatively scheduled for September 22, 2020, to be followed by a Board of Supervisors public hearing, possibly in November. Additional information is located on the [County of Loudoun's Comprehensive Plan webpage](#).

36. How can I give input on CPAM-2020-0001?

Citizens can provide [written comment](#) and/or sign up to speak at the [Planning Commission](#) and [Board of Supervisors](#) public hearings. Public comment and correspondence, whether emailed, written, or spoken, are made part of the public record and are subject to the [Virginia Freedom of Information Act](#) (FOIA).

37. Who should I contact with additional questions about the proposed middle school (MS-14) and/or CPAM-2020-0001?

Contact LCPS Division of Planning Services (lcpsplan@lcps.org or 21000 Education Court, Ashburn VA 20148) with any questions on the proposed middle school. Questions specific to CPAM-2020-0001 should be directed to the Loudoun County Department of Planning and Zoning (dpz@loudoun.gov or 703.777.0246).

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LCPS Planning staff will endeavor to answer all questions received in writing and will post both the questions and responses on the LCPS website for interested community members to view (www.lcps.org, utilize the Planning Services '[Future School Sites/Facilities](#)' link. All correspondence received by LCPS staff will be shared with Loudoun County's Department of Planning and Zoning.

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