



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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Comprehensive Plan Amendment (CPAM-2020-0001)/Public Facilities in the Rural Policy Area (Proposed MS-14, Dulles North Area Middle School)

The purpose of this letter is to provide information regarding a Board of Supervisors-initiated Comprehensive Plan Amendment (CPAM) which proposes to:

1. permit the extension of central water and wastewater to serve public facilities located on contiguous parcels in the Rural Policy Area (RPA) located immediately adjacent to the western boundary of the Transition Policy Area (TPA), and
2. identify a future middle school as a feature on a potential County-owned public use property located on the far eastern edge of the RPA where it adjoins the TPA.

On June 16, 2020, the Loudoun County Board of Supervisors initiated CPAM-2020-0001. The proposed amendment is currently under review by various referral agencies for comment. The review process will include two public hearings, one before the Loudoun County Planning Commission and a second hearing before the Board of Supervisors. The Planning Commission Public Hearing is tentatively scheduled for September 22, 2020.

The Loudoun County Board of Supervisors and the Loudoun County School Board executed a Contract of Sale with Timber Ridge at Hartland, LLC in December 2019, for the purchase of 172.9 acres of land (MCPI 242-18-1260 (171.0 ac.) and MCPI 242-28-8988 (1.9 ac.)) located on the west side of Evergreen Mills Road, southwest of the intersection of Evergreen Mills Road with Red Hill Road/Ryan Road. The contract is conditioned upon the proposed CPAM as well as a due diligence study to determine the suitability of the property for the proposed development – including a planned middle school. Currently, Loudoun County Public Schools (LCPS) is conducting feasibility studies for the property including archaeological, environmental, traffic, geotechnical and similar assessments to ensure the property may be developed for the intended use. The study period ends in December 2020, with closing on the property to occur by the end of January 2021.

The *School Board Adopted FY2021-FY2026 Capital Improvement Program (CIP)* identifies the need for a Dulles North area middle school (MS-14) with a planned opening of fall 2024. The LCPS Dulles North Planning District is one of the fastest growing areas in the County; the scarcity of developable land, with existing or planned water and/or wastewater utility service, makes locating schools near the population they will serve challenging. The 172.9-acre property is the proposed location for MS-14. It is anticipated that the property will accommodate additional public facilities, including schools, in the future. Only the location of MS-14 will be considered as a part of CPAM-2020-0001. Any additional public facilities that may be developed on the property in the future would be reviewed separately by the County through the Commission Permit application process.

Information related to CPAM-2020-0001 has been posted on LCPS' Division of Planning Services webpage at <https://www.lcps.org/Page/227914>.

Should you have any questions or comments related to the proposed middle school (MS-14), please send your written inquiries to LCPSPLAN@LCPS.ORG or mail to the LCPS Division of Planning Services at the address included on this letter. You may also contact the Planning Services office at 571-252-1050. A compilation of 'Frequently Asked Questions' has been posted on the aforementioned Planning Services webpage. Responses to any additional questions received will also be posted on the same webpage. All written correspondences received will be shared with the Loudoun County Department of Planning and Zoning staff.

Sincerely,



Sara Howard-O'Brien, AICP
Land Management Supervisor

