



Kevin L. Lewis,
Chief Operating Officer

LOUDOUN COUNTY PUBLIC SCHOOLS OFFICE OF THE ASSISTANT SUPERINTENDENT

Department of Support Services

21000 Education Court

Ashburn, Virginia 20148

571-252-1385

August 16, 2022

RE: Dulles North Middle School, MS-14, Status Update

Dear Property Owner:

I am writing to provide an update on Loudoun County Public Schools (LCPS) MS-14 project. A Dulles North Community Information Meeting was held June 16, 2022, at which nearby residents expressed concerns and raised questions about the proposed project. Enclosed is a list of questions that have been asked, along with a series of updated graphics. Please find enclosed the following MS-14 Site exhibits:

1. Overall Offsite Improvements Exhibit, prepared by J2 Engineers, Inc. dated August 15, 2022. This graphic depicts the layout of the middle school including utility extensions (gas, sewer, and water), storm sewer and road easements, and planned construction access locations. The information has been combined to be a single graphic;
2. Red Hill Road Improvements Exhibit, prepared by J2 Engineers, Inc. dated August 15, 2022, outlining the improvements to be constructed as a part of the MS-14 project;
3. Stacking Exhibit, prepared by J2 Engineers, Inc. dated August 15, 2022, illustrating the number of vehicles that may be queued on-site; and
4. Future School Layout Exhibit, prepared by J2 Engineers, Inc. dated August 15, 2022, including preliminary layout for the proposed future high school (HS-14) and elementary school. The legislative approval for these schools has not been obtained. The application is proposed to be filed late 2022 or early 2023, pending availability of required studies.

The School Board awarded the contract for the construction of MS-14 to Howard Shockey and Sons, Inc. (Shockey) on August 9, 2022. On-site mobilization is to begin August 22, 2022. The school is scheduled to open for the 2024-2025 academic year, with major construction complete in summer 2024. If you have questions or concerns regarding construction, please direct your inquiries to the office of:

Kevin L. Lewis, Chief Operations Officer
Loudoun County Public Schools
21000 Education Court
Ashburn, VA 20148
571-252-1385
EMAIL: LCPSPLAN@LCPS.ORG

LCPS Dulles North Middle School
MS-14 Status Update
August 16, 2022

LCPS has also engaged a hydrogeological company to monitor existing wells in the vicinity of the MS-14 site and, as such, individual property owners may be contacted within the next 30 days by Emery & Garrett Groundwater Investigations. If you are not contacted but would like to have your well monitored, please reach out to me.

Similarly, Shockey will conduct a pre-blasting survey in the vicinity of the MS-14 site. Individual property owners may be contacted by Shockey to participate in the survey. Please contact me if you are not contacted but would like to participate in the pre-blasting survey.

An attendance boundary for this school will be established by the School Board this coming spring, 2023, consistent with the planned Fall 2024 opening. MS-14 has a planned capacity of 1,445 students.

This letter, along with the enclosed graphics, is also posted on the LCPS 'Future School Facilities/Sites' webpage (<https://www.lcps.org/Page/227914>).

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin L. Lewis", with a stylized flourish at the end.

Kevin L. Lewis, Chief Operations Officer

Enclosures (5)

c: Dr. Scott Ziegler, Superintendent
Loudoun County School Board
Loudoun County Board of Supervisors

**Loudoun County Public Schools
MS-14, Dulles North Middle School**

**Frequently Asked Questions
August 16, 2022**

1. Where is the MS-14 property located?

The property is in the southwest quadrant of the Red Hill Road, Ryan Road, and Evergreen Mills Road intersection. The address for the middle school is 41480 Steeplechase Loop Drive, Leesburg, VA. The parcel numbers for the 173-acre LCPS property are MCPI 242-18-1260 and MCPI 242-28-8988.

2. How large is the property?

Combined, the two parcels total approximately 173 acres.

3. What is the property zoned?

The zoning of the property is A-3, Agricultural Residential. Public schools are a by-right use in the A-3 District. The school location was approved as a part of a Comprehensive Plan Amendment (CPAM-2020-0001) on December 1, 2020. CPAM-2020-0001 also amended the 2019 General Plan to allow extension of central utilities to serve public uses in the Rural Policy Area.

The Site Plan (STPL-2021- 0033) for the middle school was approved May 25, 2022. The Construction Plans and Profiles (CPAP-2021-0018) for MS-14 road improvements were approved May 23, 2022.

4. What will be the setback from the middle school facilities to the property boundary?

The property is 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. The setback information from the approved site plan (STPL-2021-0033) provides the setback information:

Loudoun County Public Schools MS-14, Dulles North Middle School

Frequently Asked Questions August 16, 2022

ZONING TABULATIONS	
CURRENT ZONE: A-3 (AGRICULTURAL RESIDENTIAL)	
THIS PROPERTY IS SUBJECT TO THE ADDITIONAL REGULATIONS FOR "SCHOOLS, PUBLIC (ELEMENTARY, MIDDLE, HIGH)" IN SECTION 5-666 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.	
PROPOSED USE: PUBLIC SCHOOL	
AREA OF SUBJECT PROPERTY ZONED A-3 - 7,531,974 SF (172.91 ACRES)	
MINIMUM LOT SIZE (Z.O. 2-404(A)): 3 ACRES	
MINIMUM YARDS (Z.O. 2-404(D)):	
• FRONT:	REQUIRED - 25 FEET PROVIDED - 446.35 FEET
• REAR:	REQUIRED - 25 FEET PROVIDED - 1520.37 FEET
• SIDE:	REQUIRED - 25 FEET PROVIDED - 1295.32 FEET
MINIMUM ROAD SETBACKS (Z.O. 2-404(D)):	
• FRONT:	REQUIRED - 35 FEET PROVIDED - 121.00 FEET
• REAR:	REQUIRED - 35 FEET PROVIDED - NOT APPLICABLE
• SIDE:	REQUIRED - 35 FEET PROVIDED - 291.80 FEET
BUILDING SETBACK (Z.O. 5-666 (G)(1)):	
• FROM AGRICULTURE OR RESIDENTIAL: 50 FEET - PROVIDED (NOT APPLICABLE FOR ACCESSORY PUBLIC SCHOOL BUILDINGS WHICH REQUIRE 25' SETBACK FROM THE PROPERTY LINE)	
BUILDING SETBACK (Z.O. 5-1403(B)):	
• OTHER MAJOR COLLECTOR ROADS: 75 FEET	
PARKING SETBACK (Z.O. 5-1403(B)):	
• OTHER MAJOR COLLECTOR ROADS: 35 FEET	
MAXIMUM BUILDING HEIGHT ALLOWED (Z.O. 2-405(B)) = 35'	
PROPOSED BUILDING HEIGHT = 32'	
PROPOSED BUILDING FOOTPRINT AREA = 209,748 SF +/-	
OPEN SPACE REQUIRED = N/A	
OPEN SPACE PROVIDED = N/A	
MAXIMUM LOT COVERAGE (Z.O. 2-405) = 25% PROPOSED LOT COVERAGE = 1.2%	

5. Will there be a landscape buffer between the middle school and the adjacent A-3 properties?

Yes. A 20-foot (width) Type B buffer is required for adjacent residential properties located to the north and west of the MS-14 property line. A Type B buffer is defined as having 80 plant units per 100 linear feet. Plant Units are defined as follows:

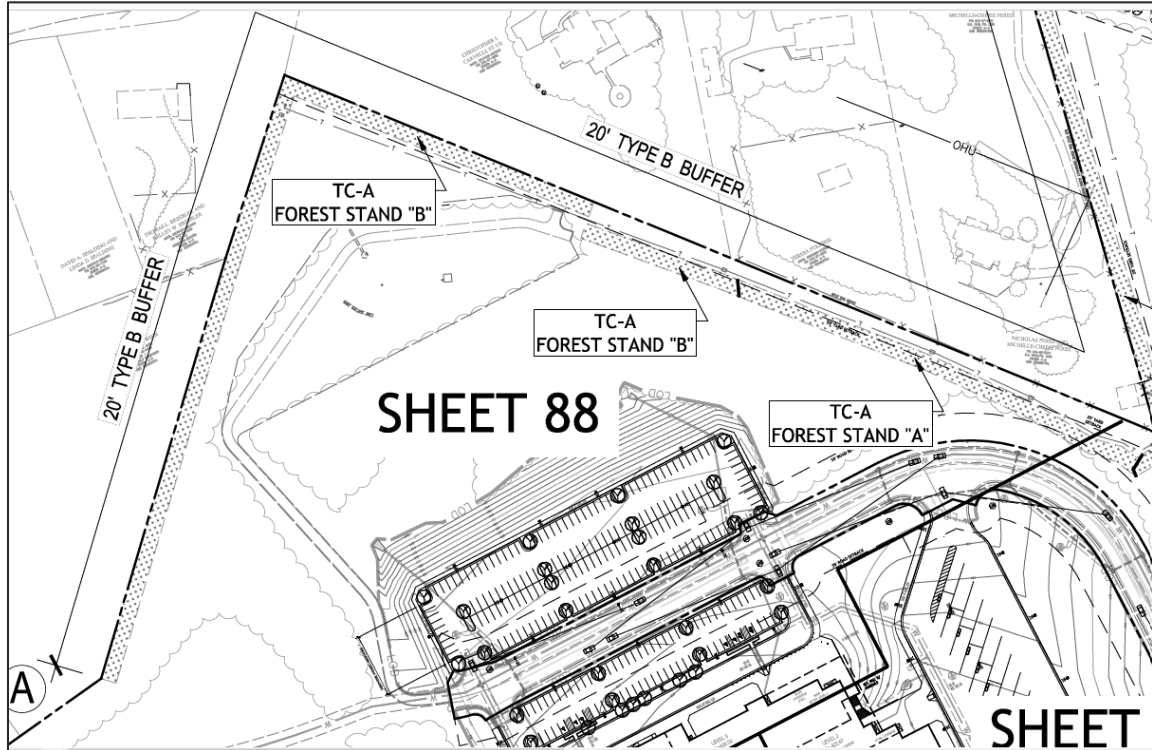
Table 5-1408(B)(1), Plant Unit Equivalents	
Plant Type	Plant Units per One (1) Plant Type
Large Deciduous Tree	10
Evergreen Tree	6
Small Deciduous Tree	5
Shrub	2
Ornamental Grass	1
Perennial	0.25

To satisfy the buffer requirement, LCPS will maintain existing mature vegetation along these boundaries.

**Loudoun County Public Schools
MS-14, Dulles North Middle School**

**Frequently Asked Questions
August 16, 2022**

6. The approved site plan seems to depict a 20-foot buffer on the adjoining residential proffers. What does this notation on the plan mean (excerpt below from Sheet 87 of STPL-2021-0033)?



The 20-foot Type B buffer is being satisfied by preserving existing trees along the school-side of the common boundary. The required buffer type was noted on the plan for the adjoining properties. The way this has been shown on Sheet 87 of the site plan is confusing; LCPS apologizes for any misunderstanding. The required buffer will be provided on the school property.

7. Will the middle school have lighted fields?

No. LCPS middle schools are not constructed with lighted playing fields.

8. How much lighting will be provided on the site?

Lighting of the building and parking lots will be provided for safety and security. All lighting will be directed inward and downward toward the site and must comply with County lighting regulations. A lighting plan is provided in the approved site plan, STPL-2021-0033, page 36.

**Loudoun County Public Schools
MS-14, Dulles North Middle School**

**Frequently Asked Questions
August 16, 2022**

9. I heard the traffic counts submitted for MS-14 were conducted on a snow day when public schools were closed.

That is incorrect. The traffic counts utilized for the MS-14 traffic study were conducted on a typical school weekday, Thursday, February 27, 2020. LCPS staff has confirmed that this was not a snow day and LCPS schools were in regular session. The traffic counts met the County requirements for traffic data collection which provide, in part, that counts cannot be collected when schools are closed. The counts also met the County's Traffic Study and Data Collection Policy applied during the COVID-19 Pandemic. Counts could not be taken in the spring of 2021, as schools were not fully back in session. Counts available from February 27, 2020, were utilized and a growth factor was applied to provide 2021 counts for the traffic analysis.

10. Was a traffic study conducted for MS-14?

Yes. The Traffic Impact Study prepared by Gorove Slade, dated April 22, 2021 and last revised January 21, 2022, was submitted as a part of the MS-14 Site Plan (STPL-2021-0033) application. The traffic counts utilized for the MS-14 traffic study were conducted on a typical school weekday, Thursday, February 27, 2020. LCPS staff has confirmed that this was not a snow day and LCPS schools were in regular session. The traffic counts met the County requirements for traffic data collection which provide, in part, that counts cannot be collected when schools are closed. The counts also met the County's Traffic Study and Data Collection Policy applied during the COVID-19 Pandemic. Counts could not be taken in the spring of 2021, as schools were not fully back in session. Counts available from February 27, 2020, were utilized and a growth factor was applied to provide 2021 counts for the traffic analysis.

11. How is a traffic study conducted?

The County's Facilities Standards Manual (FSM) establishes the requirements for traffic studies (Reference Section 4-200.B.) The first step in the process is a pre-submission "scoping" meeting held with Loudoun County Department of Transportation and Capital Infrastructure (DTCI) staff. This required meeting determines the elements that must be included in the study. The scoping meeting for the MS-14 site plan application was held on February 12, 2021. The following intersections were required to be analyzed:

- Evergreen Mills Road and Red Hill Road/Ryan Road
- Red Hill Road and Proposed Site Entrance
- Evergreen Mills Road and Fleetwood Road/Creighton Road

**Loudoun County Public Schools
MS-14, Dulles North Middle School**

**Frequently Asked Questions
August 16, 2022**

The traffic analysis examined three development scenarios:

- Existing Conditions
- Future without Development Conditions (2024 without the proposed use (MS-14))
- Future with Development Conditions (2024 with the proposed use (MS-14))

The study found that with the construction of identified improvements, the study intersections would operate at acceptable levels of service with the development of MS-14, planned to open in Fall 2024. The traffic study was reviewed and approved by both DTCI staff and Virginia Department of Transportation (VDOT) staff.

12. How will access be provided to MS-14? Will road improvements be made?

Access to MS-14 will be from Red Hill Road. An emergency access only will be provided on Evergreen Mills Road. The improvements identified in the traffic study, and to be constructed as a part of the MS-14 project, are:

- Improve Red Hill Road to VDOT standards approximately 1200 feet west of Evergreen Mills Road
- At the site entrance, provide one inbound and two outbound lanes (left and right) onto Red Hill Road
- Add a left turn lane on Red Hill Road for access into the site entrance
- Improve the southbound right turn lane on Evergreen Mills Road onto Red Hill Road to meet VDOT standards
- Provide a new right turn lane on Red Hill Road onto Evergreen Mills Road
- Modify the signal at the Red Hill Road/Ryan Road and Evergreen Mills Road intersection

13. When the future schools are considered, could the access on Red Hill Road be made emergency access only?

The entrance/exit on Red Hill Road is planned for permanent use for the school(s) site. LCPS will be filing a Commission Permit application to add a high school (HS-14) and an elementary school on this 173-acre property. To serve these facilities, multiple access points will be required, and additional access points will be proposed on Evergreen Mills Road.

**Loudoun County Public Schools
MS-14, Dulles North Middle School**

**Frequently Asked Questions
August 16, 2022**

14. Will traffic lights be required?

No additional traffic lights will be required for the construction of MS-14. There is an existing traffic signal at the intersection of Evergreen Mills Road, Red Hill Road, and Ryan Road. Modifications will be made to the intersection and the existing traffic signal per the approved construction plans and profiles (CPAP-2021-0018).

15. How many parking spaces will be provided?

MS-14 will provide 244 parking spaces including seven (7) handicapped parking spaces. There will be 22 school bus spaces.

16. 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.

17. Will there be other uses on this site?

It is intended that the 173-acre property will accommodate additional public facilities, including future schools. Additional public uses would be reviewed under a separate Commission Permit application process. Application for a future high school (HS-14) and elementary school is anticipated to be filed late 2022 or early 2023 contingent on receipt of information required for filing.

18. The layout for the future proposed schools depicts a loop road with access to Evergreen Mills Road. Why isn't this loop road being constructed as a part of the MS-14 project?

The plan for the proposed future schools has not received legislative approval. The loop road depicted on the plan is designed to provide access to the school cluster, including the middle school (MS-14), future high school (HS-14), and future elementary school. The proposed loop road is to be constructed as a part of the high school construction. If the plan is approved for these additional schools, the high school would open in the Fall of 2028 pursuant to the [School Board Adopted FY2021 - FY2026 Capital Improvement Program](#); as such, construction for HS-14 would potentially start in 2025, allowing three years for construction.

**Loudoun County Public Schools
MS-14, Dulles North Middle School**

**Frequently Asked Questions
August 16, 2022**

19. 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.

20. How will this location affect school attendance boundaries?

The Loudoun County School Board typically establishes secondary school attendance zones 18 months prior to a school opening. The planned opening for MS-14 is fall, 2024; the attendance zone process will be initiated in spring, 2023.

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

The school attendance zones to be adjusted will be determined in the spring of 2023; certainly, the attendance zone for Brambleton Middle School will be adjusted. More information on the schools that will be involved in the attendance zone process will be made available in early 2023 when the School Board initiates the boundary process.

22. Will the middle school have a walk zone?

It is premature to project whether a walk zone would be proposed for the middle school; however, given the school's location it is unlikely that MS-14 will have a walk zone.

23. Will there be pedestrian connections to surrounding neighbors?

There are no planned pedestrian connections to adjacent neighborhoods with MS-14.

24. What routes will school buses take to access the middle school? Will they all be traveling on Red Hill Road?

The school must first have an attendance zone to know where the future students reside and begin reviewing potential bus routes. School bus routes will be established in the summer of 2024, in advance of the fall, 2024 opening of MS-14.

**Loudoun County Public Schools
MS-14, Dulles North Middle School**

**Frequently Asked Questions
August 16, 2022**

25. When will construction start and how long will it take?

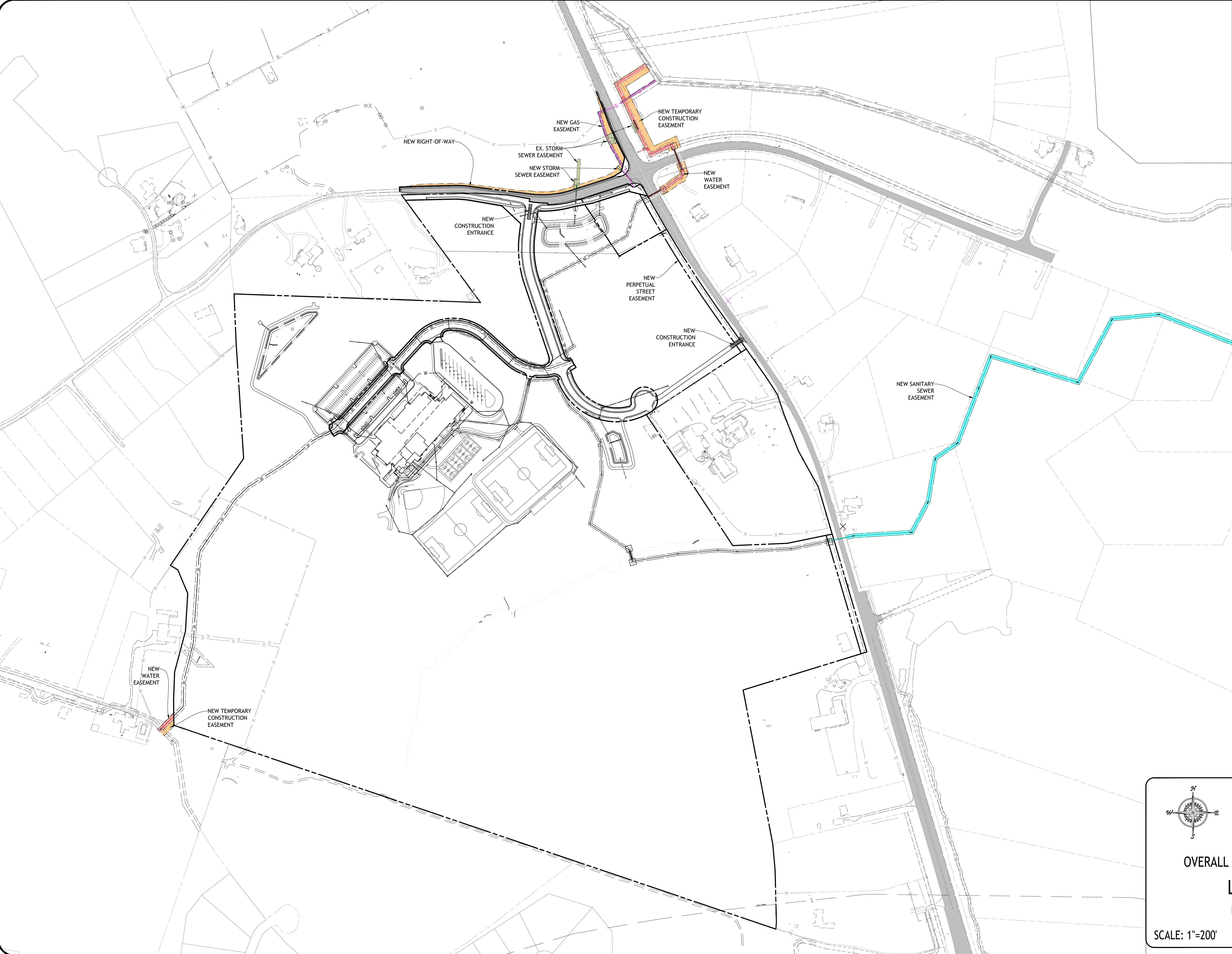
The School Board awarded the contract for the construction of MS-14 to Howard Shockey and Sons, Inc. on August 9, 2022. On-site mobilization is to begin August 22, 2022. The construction time for a middle school is approximately two years.

26. Who is the LCPS contact for questions or concerns about the construction of MS-14?

All questions, concerns, and comments on the construction of MS-14 and overall development of the 173-acre LCPS property should be directed to Mr. Kevin Lewis, LCPS Chief Operations Officer.


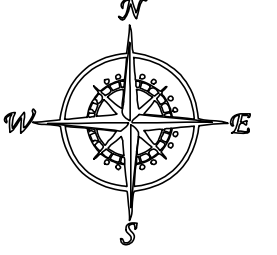
Kevin L. Lewis, Chief Operations Officer
Loudoun County Public Schools
Department of Support Services
21000 Education Court
Ashburn, VA 20148
571-252-1385
LCPSPLAN@LCPS.ORG

J2 Engineers - X:\DRAWINGS\ACTIVE\LCPS - Harford Property\Exhibits\Overall MS-14 Exhibit w offsite improvements\PS2008-Offsite_Exhibit.dwg [Exhibit] August 15, 2022 - 8:59am wgreene



LEGEND

	OFFSITE TEMPORARY CONSTRUCTION EASEMENT
	OFFSITE STORM SEWER EASEMENT
	OFFSITE WATER EASEMENT
	OFFSITE GAS EASEMENT
	OFFSITE SANITARY SEWER EASEMENT
	OFFSITE STORM SEWER
	OFFSITE WATER LINE
	OFFSITE GAS LINE



J2 Engineers, Inc.
4080 Lafayette Center Drive
Suite 330
Chantilly, VA 20151
703.361.1550 (office)
703.956.6845 (fax)
www.j2engineers.com

OVERALL OFFSITE IMPROVEMENTS EXHIBIT

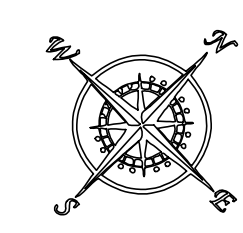
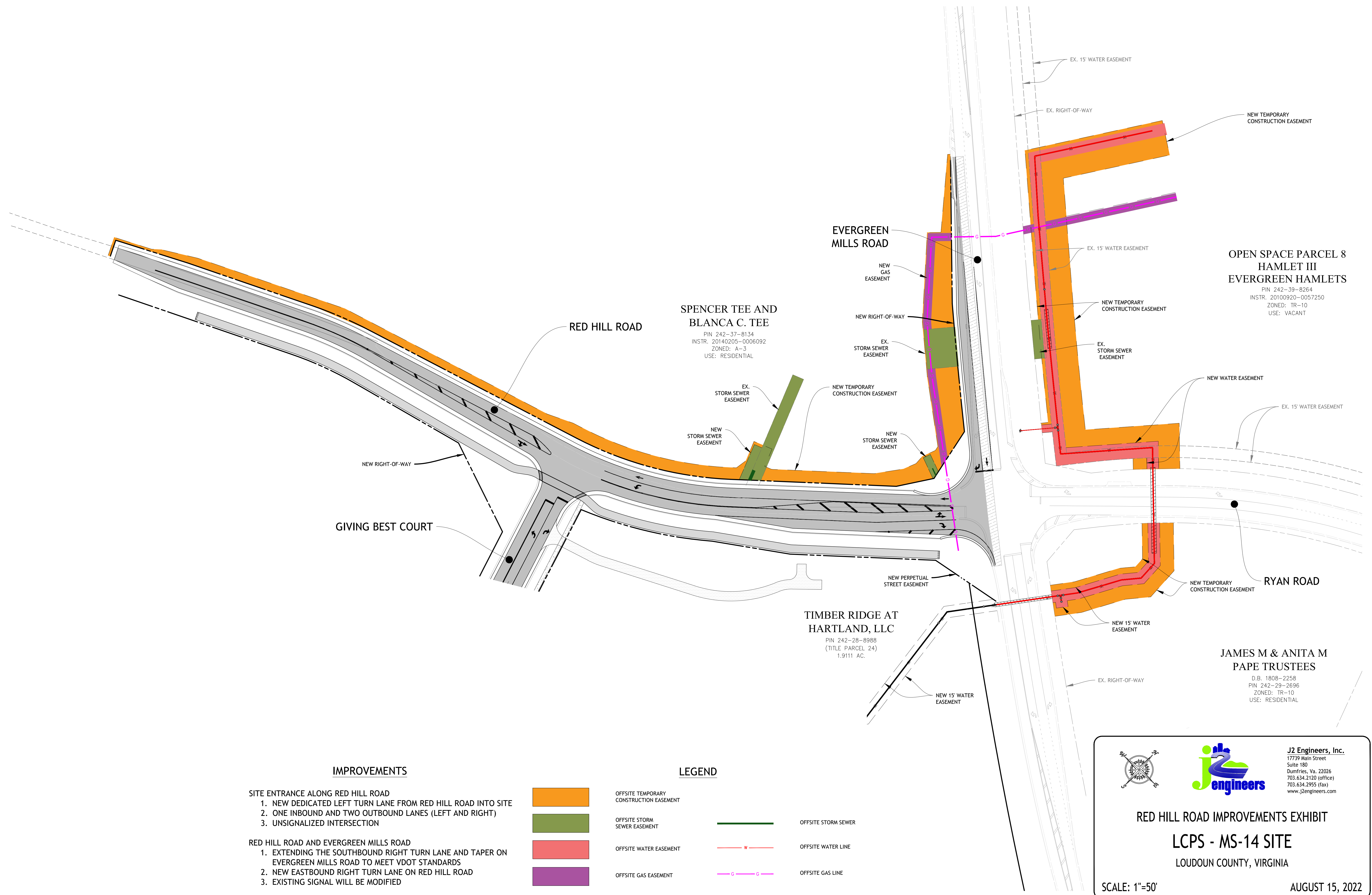
LCPS - MS-14 SITE

LOUDOUN COUNTY, VIRGINIA

SCALE: 1"=200'

AUGUST 15, 2022

J2 Engineers - X:\DRAWINGS\ACTIVE\Hartland Property\Exhibits\Red Hill Rd Improvements Exhibit\LP52008-RED HILL RD EXHIBIT.dwg [Exhibit 24X36] August 15, 2022 - 9:05am wgreene



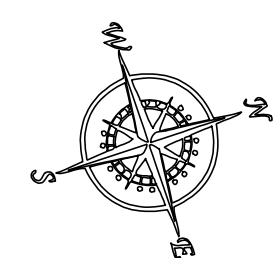
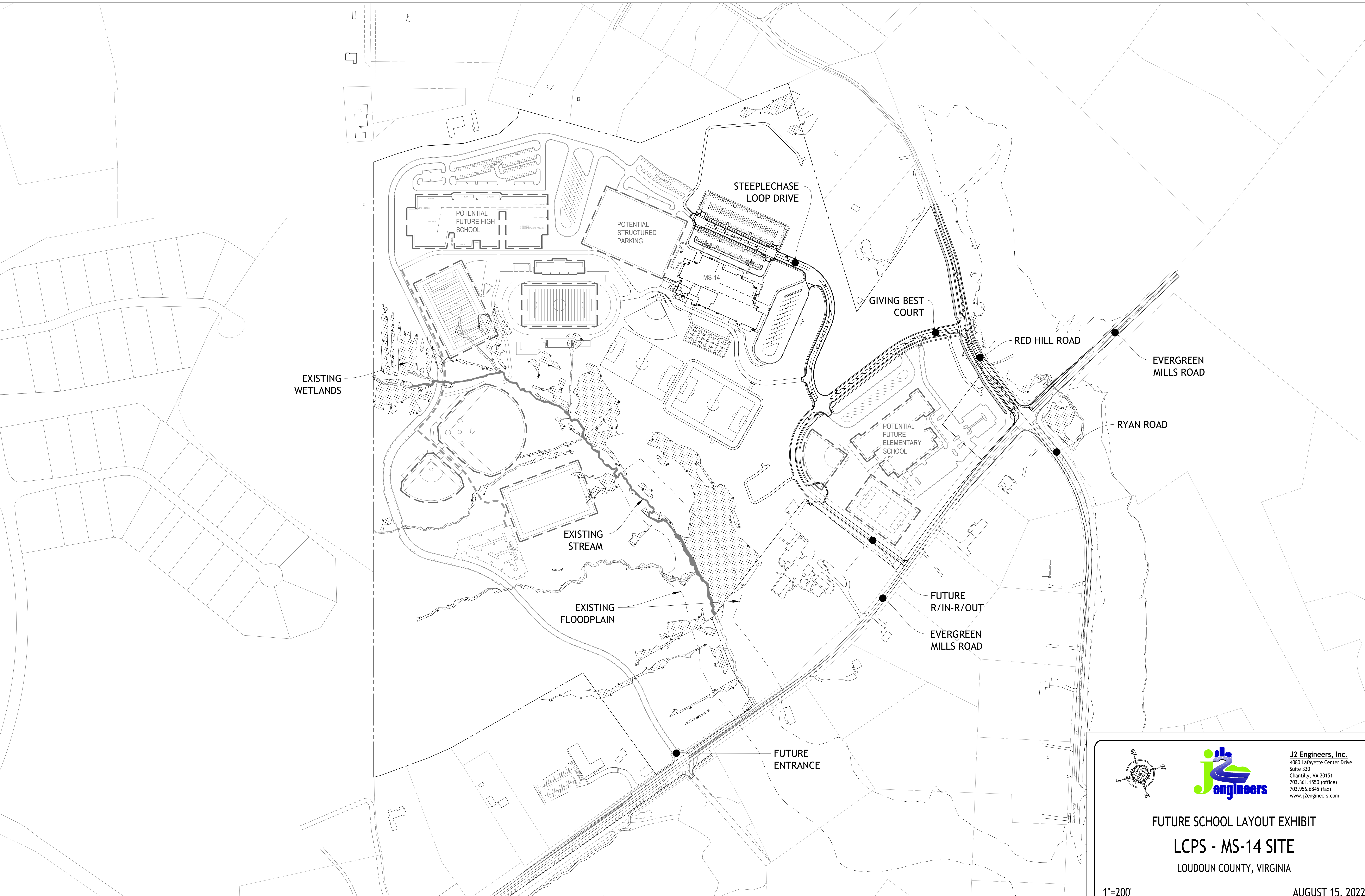
J2 Engineers, Inc.
17739 Main Street
Suite 180
Dumfries, Va. 22026
703.634.2120 (office)
703.634.2955 (fax)
www.j2engineers.com

VEHICLE STACKING



AUGUST 15, 2022

J2 Engineers - X: DRAWINGS\ACTIVE\LCPS - Hartland Property\Exhibits\Overall MS-14 Exhibit w future schools\LP52001 PBase-5C - WG QLD.dwg [Exhibit 24X35] August 15, 2022 - 9:41 am wgens



J2 Engineers, Inc.
4080 Lafayette Center Drive
Suite 330
Chantilly, VA 20151
703.361.1550 (office)
703.956.6845 (fax)
www.j2engineers.com

FUTURE SCHOOL LAYOUT EXHIBIT
LCPS - MS-14 SITE
LOUDOUN COUNTY, VIRGINIA

1"=200'

AUGUST 15, 2022