

August 7, 2023

Mr. Zach Pyle,  
Program Manager,  
Loudoun County Department of Planning  
1 Harrison Street, S.E., Third Floor  
P.O. Box 7000 Leesburg, VA 20177

Subject: CMPT-2023-0006, DULLES NORTH HS & ELEMENTARY SCHOOL

Dear Mr. Pyle:

Thank you for providing the opportunity to comment on the above referenced Commission Permit (CMPT-2023-0006) to allow a high school and elementary school to be built on Watson Mountain Middle School on proximately 173 acres on the west side of Evergreen Mills Road and south of Red Hill Road. The Airports Authority does not object to this proposal.

The Airport Authority confirms that this property is located partially within the recently adopted 60 DNL – 1 Mile Buffer contour and partially outside it.

Though this location is in the 60 DNL – 1 Mile Buffer contour, it is also near a departure flight path from Runway 30 that has been in use for over 30 years according to the Federal Aviation Administration. It is important to note that this location is exposed to numerous daily aircraft departures from the very busy Runway 30 with very large aircraft flying overhead at low altitudes of between 1,800 and 2,500 feet. There is also an arrival flight path that is overhead at 5,000 feet in altitude.

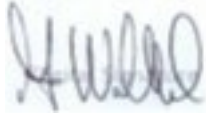
If approved, this location will experience frequent overflights and associated noise from departing and arriving aircraft (similar to noise levels in other areas of Loudoun County experience where overflights occur) that is expected to increase over time. All outdoor amenities such as play areas and sports fields will be exposed to aircraft noise exposure which cannot be mitigated.

The Airport Authority understands that the applicant is requesting a maximum building height of 35 feet Above Ground Level (AGL) for the High School Building. We do not object to this proposed building height in addition we recommend that none of the proposed infrastructure shines light upward into the night sky.



This Commission Permit update is appreciated, and we look forward to working with Loudoun County in the future on this development and/or other zoning requests. Please contact me at 703-572-0266 or [Gregg.wollard@mwa.com](mailto:Gregg.wollard@mwa.com) if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Wollard", is centered below the word "Sincerely,".

Gregg M. Wollard, PE, AAE  
Manager, Planning Department

GMW:mmr