



**COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM**

To: Zach Pyle, Project Manager, Planning and Zoning (MSC #62)

From: Mark A. Novak, Chief Park Planner, Facilities Planning and Development (MSC #78)

CC: Steve Torpy, Director
Jeremy Payne, Deputy Director
Rameir Martin, Assistant Director
Myla Neal, Assistant Director
Kristen Blaylock-Reed, Chairman, PROS Board, Dulles District
Kelly Foltman, Vice Chairman, PROS Board, Little River District
James O'connor, PROS Board, Algonkian District
Stacey Metcalfe, PROS Board, Catocin District
Brody McCray, PROS Board, Leesburg District
Mark Hair, PROS Board, Ashburn District
Amanda Fulk, PROS Board, Sterling District
Patty Fisher, PROS Board, Broad Run District
Tom Bellanca, PROS Board, Chair At-Large
Carrie-Anne Mosley, Open Space Member At-Large
Erik Scudder, Open Space Member At-Large

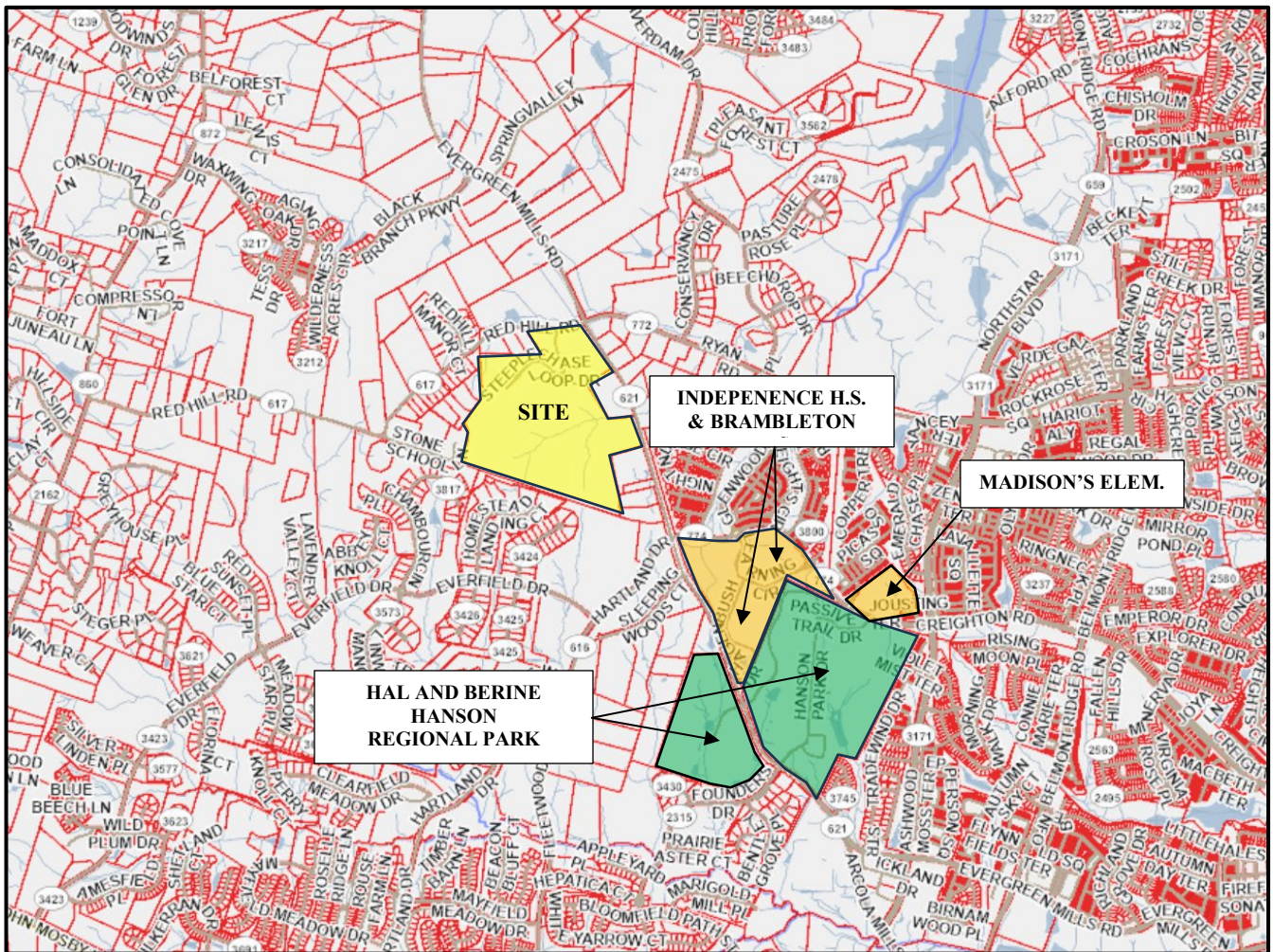
Date: August 4, 2023

Subject: Dulle North HS & Elementary School | CMPT 2023-0006
Election District: Blue Ridge (2011) Little River (2022) **Planning Sub Area:** Dulles
MCPI # 242-18-1260

APPLICATION OVERVIEW:

The Loudoun County School Board (LCSB) seeks approval of Commission Permit (CMPT 2023-0006) to allow a future Dulles North High School (HS-14) and future Elementary School to be co-located with Watson Mountain Middle School (previously known as MS-14) on approximately 173 acres of land situated on the west side of Evergreen Mills Road (Rt 641), south of Red Hill Road (Rt. 617). The Property is in the Blue Ridge Election District (2011) and Little River Election District (2022) and Dulles Planning Sub Area.

The property is zoned A-3 (Agricultural/Residential) with a small area of TR-3UBF (Transition Residential - 3, Upper Broad Run/Upper Foley) and contains approximately 6 acres of minor floodplain, Floodplain Overlay District (FOD). Approximately 17 acres of the property (northeast corner of the property adjacent to Evergreen Mills Road/Ryan Road/Red Hill Road intersection) is located within the Reservoir Protection Area. Portions of the proper



VICINITY MAP

PROJECT PROPOSAL:

The Adopted LCSB Capital Improvement Program (FY2024-2029) plans the opening of HS-14 in Fall of 2028. The intent is to utilize HS-14 for grades 9-12. The Elementary School is intended for grades K-5.

The program for the proposed High School includes a multi-story building up to 350,000 sq. ft. in size with a student capacity of 2,100 students and includes an expanded stadium and gymnasium.

The expanded stadium and gymnasium capacities are a first of their kind for LCPS and are planned to host future regional events. The proposed Elementary School will be up to 120,000 sq. ft. in size with a student capacity of 960 students. Each school will have associated parking and recreation fields.



COMMISSION PERMIT PLAT

COMMENTS:

With respect to Parks, Recreation and Community Services (PRCS) we offer the following comments and recommendations:

1. The Department of Parks, Recreation and Community Services has enjoyed a long-standing collaboration with Loudoun County Public Schools that allows the use of certain school facilities for PRCS programs. We appreciate that cooperative agreement and hope it continues since it is clearly consistent with the Revised General Plan policy that states school sites should be “community assets and the focal point for active recreation and after-school programs”.
2. What are the potential traffic impact assessments and measures considered for managing the proximity of Independence High School, Brambleton Middle School, Madison’s Trust

Elementary, and Hal and Berine Hanso Regional Park, given concerns of traffic generated by the existing and proposed schools and park activities?

RECOMMENDATIONS:

The Department of Parks, Recreation and Community Services (PRCS) has reviewed the Applicant's proposal and has identified an outstanding issue that requires additional information to complete review of this application

If you have any questions or concerns regarding these comments, please do not hesitate to contact me at 703-737-8992 or mark.novak@loudoun.gov.