

Loudoun County Public Schools
Department of Support Service Community Meeting
Capital Budget Meeting on Future School Facility Projects-Dulles North Area Focus
April 20, 2023, 6:00 p.m.
at Brambleton Middle School

Attendees: Kevin Lewis, Chief Operations Officer; Joe Pascarelli, Director of Construction; Bill Wohead, Director of Facilities Operations; Bev Tate, Director of Planning & GIS Services; Sara Howard-O'Brien, Land Management Supervisor; Jefferson Miller, Planning Coordinator; and 16 Community Members

Provided below are general questions raised by attending community members and a summary of responses.

Q. Didn't the middle school/high school campus [on LCPS property located southwest of the Evergreen Mills Road/Ryan Road/Red Hill Road intersection] originally include an elementary school?

A. Yes, an elementary school is still planned for the overall site but the timing for construction of the elementary school is later (to be determined) – beyond the opening of HS-14, in fall 2028.

Q. What is the overall plan for this LCPS property? Has the plan been shared with the surrounding communities, and if not, why not?

A. The draft concept site plan for the property can be viewed on slide #15 of the [April 20, 2023 meeting presentation](#). The School Board has received the draft concept plan; the draft plan was included on the School Board's Finance and Operations Committee meeting agendas for both [March 21, 2023](#) and [April 18, 2023](#) but not reviewed due to time constraints. The plan has not yet been provided to adjacent residents as staff wanted to review it first, in public, at the April 20 meeting. There will be additional opportunities for comment on the plan as Loudoun County Public Schools (LCPS) will be filing a legislative application (Commission Permit) this summer for both the high school and future elementary school.

Q. With the current construction of the middle school [Watson Mountain Middle School], why is daily construction beginning before 7:00 a.m.? Isn't there an ordinance requirement on when construction is allowed to begin each day?

A. There is an ordinance requirement, County of Loudoun Codified Code, Section 654.02, which prohibits *"construction, demolition and/or maintenance activities that produce sound between the hours of 9 p.m. and 7 a.m. or until 9 a.m. on Saturdays, Sundays, and federal holidays."* LCPS Construction has addressed this matter with our contractor. If there are noise issues do not hesitate to reach out to LCPS' Construction Office at 571-252-1161 or construction@lcps.org.

Q. Is there an impact penalty to the contractor for violating the ordinance? Is it in the middle school contract that the contractor can't start work before a certain time?

- A. There is no specific penalty clause in LCPS' contract although the contractor is bound to comply with all ordinances. The contract does state the "*Contractor shall comply with all federal, state and local laws, regulations, rules, ordinances, orders and governmental mandates applicable to the performance of this Agreement.*" The County's Codified Code, Section 654.99, defines penalty provisions.
- Q. Can LCPS add a penalty clause to the HS-14 contract when construction is scheduled for the high school?**
- A. The contract language for the middle school [in response to the previous question] will be included in the contract for the construction of the high school.
- Q. Is there a bonus in the middle school contract if the school is finished early?**
- A. The contract allows for monetary consequences to ensure the contractor adheres to the schedule.
- Q. The concept plan on slide #15 [of the [April 20 presentation](#)] says 'draft.' Can modifications still be made to the plan?**
- A. There may be changes to the concept plan as it is reviewed by both the Loudoun County Planning Commission and the Loudoun County Board of Supervisors. There will be additional opportunities for public comment and feedback on the plan as LCPS submits the Commission Permit application this summer for both the high school and future elementary school.
- Q. When you come back to the public again will you have another different, modified plan? The plan for the site has already changed since the last meeting [referencing the [June 16, 2022 Dulles North area community meeting](#)].**
- A. Plan revisions may result from feedback LCPS receives from the public, referral agencies, Planning Commission and/or Board of Supervisors. LCPS is also monitoring proposed revisions to Loudoun County's Zoning Ordinance which may require a 100-foot setback. Other changes could result from a road realignment specific to the construction of HS-14 and the future elementary school and from detailed engineering.
- Q. Which of the three entrances to the school property will be constructed first? And why is there not a road shown directly into the Willowsford and Hartland communities?**
- A. Road access with the opening of Watson Mountain Middle School will be at the full-access Red Hill Road intersection. Dual access (a right in/out and a full access) from Evergreen Mill Road will be tied to the construction of HS-14. There is not a road connection to the Willowsford community to the south because it is private property and is developing under by-right subdivision approval.
- Q. What improvements will be made to Red Hill Road as a part of MS-14 construction? Will there be separate left, through and right turn lanes onto Evergreen Mills Road?**
- A. The following improvements will be made to Red Hill Road with the construction of Watson Mountain Middle School:
- Improve Red Hill Road to VDOT standards, approximately 1200 feet west of Evergreen Mills Road;
 - Add a left turn lane on Red Hill Road for access to the school site entrance;
 - At the school site entrance, provide one inbound lane from Red Hill Road and two outbound lanes (dedicated left and right turn lanes) onto Red Hill Road;

- Provide a new right turn lane on Red Hill Road onto Evergreen Mills Road;
- Modify the signal at the Red Hill Road/Ryan Road/Evergreen Mills Road intersection; and
- Improve the southbound right turn lane on Evergreen Mills Road onto Red Hill Road to meet VDOT standards.

Red Hill Road, at its intersection with Evergreen Mills Road, will provide an inbound lane and two outbound lanes (a shared left/through lane and a right turn lane).

Q. Has LCPS considered a right entrance to the school property from Red Hill Road and then a right exit out via Evergreen Mill Road, for the 2024 opening of middle school? Has LCPS considered constructing the right in/out to Evergreen Mills Road that is proposed with HS-14 with the middle school instead?

A. Staff had not considered this idea but will analyze the option.

Q. Was consideration given to having road access into Willowsford?

A. LCPS cannot construct a public road on private property.

Q. Why has the high school location moved from the south side of the property [referencing a former draft site plan]?

A. Site location of the high school was evaluated following the site plan approval for Watson Mountain Middle School. The location identified on the draft site layout, shared at the April 20, 2023 Dulles North community meeting, was selected based on the needs associated with a high school and associated athletic facilities.

Q. Why aren't the roads on the school site private? What is the reason for turning the roads over to the Virginia Department of Transportation (VDOT)?

A. LCPS designs roadways to VDOT standards to provide public access and to ensure VDOT maintains the roads.

Q. Is there any indication of what the ultimate expansion of Evergreen Mills Road involves?

A. Loudoun's Countywide Transportation Plan identifies Evergreen Mills Road, proximate to the LCPS property, as being a 4-lane divided roadway with turn lanes and pedestrian trails on both sides of the road. LCPS will be expected to share responsibility for constructing the additional lanes.

Q. How will the expansion of Evergreen Mills Road impact the entrance/exit for the Presbyterian Church?

A. The Washington Immanuel Presbyterian Church, located south of the Watson Mountain Middle School/HS-14/future ES property, currently has a right in/out access onto Evergreen Mills Road. The church's access will be evaluated as a part of the traffic study for the proposed school uses. Although the Commission Permit application process does not require a traffic study, LCPS will provide a traffic study as a part of the HS-14/ES application submission and post the traffic study along with other application materials on the LCPS website.

Q. What has been approved with the draft site plan shown on slide #15 [of the [April 20 presentation](#)]?

A. The middle school.

Q. Is there still going to be an indoor track on the property?

- A. No. The previously proposed indoor track complex for the campus has been removed by the School Board. HS-14 is planned for a larger stadium and gymnasium.
- Q. Could the future attendance zones for the Watson Mountain Middle School and HS-14 be established before the high school opening so current grade two students don't have to change schools when they enter grade eight in 2028 [referencing slide #18 of the [April 20 presentation](#)]?**
- A. Attendance zones for secondary schools are generally established 18 months in advance of when the new school boundaries take effect. Staff anticipates the School Board initiating a middle/high school attendance zone change process in spring 2027, in advance of the fall 2028 opening of HS-14. Consideration of school transitions will be part of that process.
- Q. Has LCPS considered the number of cars that will be on the campus? There will be no walkers to any of these schools.**
- A. Yes. The traffic study will consider the traffic to be generated by the proposed schools. The arrival and dismissal times for the three schools will be offset. For example, for the 2022-2023 school year, Madison's Trust Elementary starts at 8:00 a.m., Brambleton Middle School starts at 8:30 a.m. and Independence High School begins at 9:30 a.m. It is also noted that the internal public street is designed to allow for the onsite stacking of cars. For Watson Mountain Middle School, 120 cars may be stacked onsite.
- Q. Will there be a sidewalk constructed to the Willowsford [Grant] community?**
- A. Currently there is no plan to construct a sidewalk connecting Willowsford to the LCPS campus.
- Q. There has been no communication on the power disruptions associated with the construction of the middle school. When will area residents find out about the outages?**
- A. Any power outages will be communicated by the school's contractor. The outages will be very short disruptions.
- Q. When will a school attendance zone be established for HS-14?**
- A. Secondary school attendance zones will be reviewed and revised in spring 2027, before the fall 2028 opening of HS-14. With the opening of Watson Mountain Middle School (MS-14), the current Brambleton Middle School/Independence High School attendance zone will be served by three schools – Watson Mountain Middle will serve grades 6 and 7; Brambleton Middle School will house grades 8 and 9 (as an annex to Independence High School) and Independence High School will house grades 10 through 12. The School Board endorsed this [non-traditional school plan](#) in February.
- Q. What is the plan to fence around the entire property?**
- A. LCPS does not fence in school campuses, nor are there plans to fence the Watson Mountain/HS-14 site. There will be a significant buffer area around the site, along the LCPS property line.
- Q. What will the buffer at the property boundaries look like?**
- A. The site plan (STPL-2021-0033) for Watson Mountain Middle School provides a 15-foot in width, Type 2 road corridor buffer adjacent to Red Hill Road which will consist of a mixture of deciduous and evergreen trees and shrubs. The western property boundary requirement is a 20-foot in width, Type 2 Buffer which will be met with existing forest. No buffer is required between the middle school and the winery use to the east. The buffer for the high

school and elementary school will be reviewed as a part of the Commission Permit application. The current zoning ordinance requires a Type 2, 20-foot in width buffer to the south (adjacent to Willowsford). The Zoning Ordinance is currently under review and revisions may include a 100-foot setback.

Q. For any excess onsite dirt, would LCPS consider constructing a berm along the property boundary?

A. LCPS will review that option.

Q. Which high school sports fields are planned to have field lighting?

A. A total of five high school athletic facilities (tennis courts, stadium, soccer/football, baseball, and softball) are planned for lighting.

Q. Will Watson Mountain Middle School athletic fields have lighting?

A. LCPS middle schools do not typically have lighted playing fields.

Q. Will there be a public process for the high school and future elementary school Commission Permit (CMPT) application?

A. Yes. All legislative land development applications provide the opportunity for public involvement and comment. Once the CMPT application is accepted as an active case for processing, the Loudoun County Department of Planning and Zoning will assign a project manager. This person will serve as the point of contact and coordinator during the entire review of the application. The application and associated documents will be posted on the County's website as well as the LCPS website. A CMPT application includes a Planning Commission public hearing and subsequent action by the Board of Supervisors.