

**Community Information Meeting Questions**  
**Loudoun County High School**  
**January 23, 2019**  
**TLSE 2018-0008, LCPS School at CS Monroe Property**

**Attendance:** County of Loudoun Board of Supervisors Member Kristin Umstatted  
Sara Howard-O'Brien and Donna Torraca, LCPS Planning Division  
Approximately 16 community members.

**Questions raised and a brief summary of the responses are provided below:**

**1. Parking in neighborhoods and on the street has been issue in this neighborhood. Will LCPS be charging students to park at this facility?**

Student parking fees are a School Board policy. Parking fees are paid at the student's school of attendance. At our October 3, 2018 community meeting, Ms. Turgeon and Mr. Marshall both expressed willingness to explore the parking fees. The public hearing for the LCPS operating budget is January 24, 2019. Comments about the parking fees would appropriately be expressed at the public hearing or directed to your School Board representative for consideration during the operating budget review process.

**2. The student population is not following driving rules and regulations. An example is their failure to stop at stop signs in the school area. In addition, they have been disrespectful of homeowners' property. Both students and possibly staff have parked in Foxridge Park adjacent to the facility which shouldn't be allowed. What can be done about that?**

LCPS will promote a "good neighbor" policy as a part of the school opening and long-term operation. Concerns identified by the community, including parking on-site instead of in neighborhoods, litter, following traffic regulations and being a respectful community member will be encouraged. LCPS Staff also recommends that, with any safety concern, if a driver is unsafe, report the action to the police.

**3. How many additional parking spaces will be provided at this facility? How many student drivers are there with the Douglass program?**

There are currently 178 spaces provided at the existing Monroe property facility. The new facility will have 401 parking spaces. Approximately 90% of the students that attend Douglass Alternative School ride the bus.

**4. A summary of the requested modification to allow use of the existing accessways was provided. The Town ordinances require certain distances between driveways and between driveways and arterial roadways such as Catocin Circle. The first referral comments provide that the site entrances should be relocated, or a modification request should be filed. The comments recommend aligning the main entrance with Wild Turkey Way. Citizens expressed concern for the recommendation to align with Wild Turkey Way.**

It was noted that there will be two public hearings for the proposed school. The purpose of a public hearing is to provide the public an opportunity to express their views. If the public wishes to provide comment on the proposed modification, the public hearings before the Planning Commission and Town Council would provide opportunities to let the decision makers know your views. LCPS staff noted

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that the Town staff must apply the regulations as adopted. The requested modification is currently under review by Town staff. Referral agency comments on the response to the first referral comments and access modification request are anticipated by mid-February.

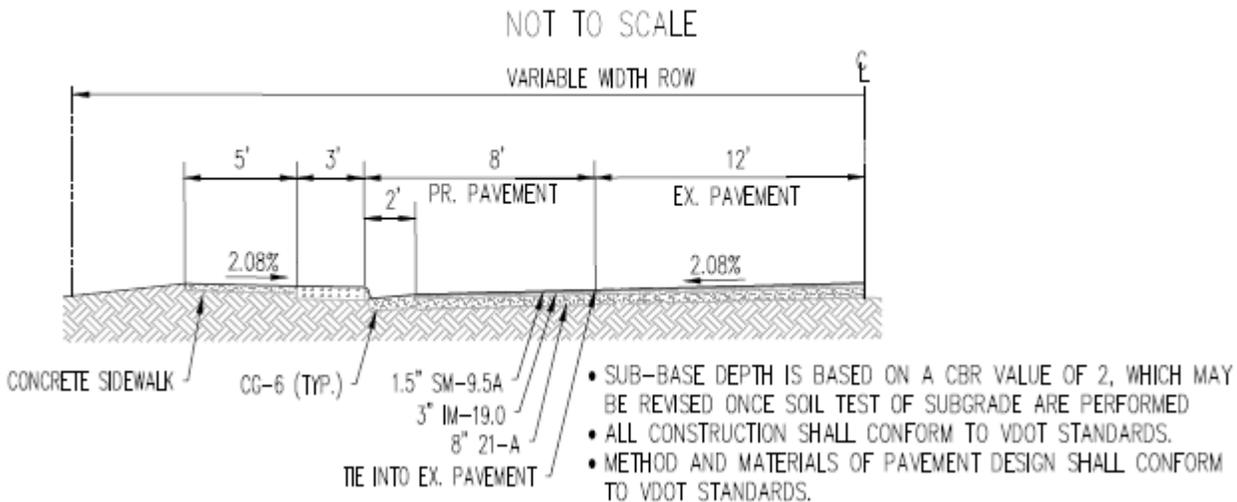
**5. Would it be possible to put the proposed layout over an aerial of the property to show the building footprint and have the existing footprint superimposed?**

Yes. This graphic has been created and posted on the LCPS web site.

**6. There isn't enough room on Childrens Center Road with parking on both sides. Is it possible to restrict parking along the road?**

Improvements to Childrens Center Road include widening to provide a separate lane for parking along the school frontage. At the October 23, 2018, meeting with Town Staff, the street section recommended along the school site frontage was to provide a 12-foot-wide travel lane with 2 feet of curb and gutter, six feet of pavement widening to create a parking lane (total 8 feet combined) and a five-foot sidewalk. The sidewalk is to be constructed to the west side of Wild Turkey Way. Public streets in the Town of Leesburg are maintained by the Town. Therefore, the Town would determine if parking would be provided along this roadway. The proposed typical section (to centerline) is provided below. Reference Sheet 3 of the Special Exception Plat.

**TYPICAL IMPROVEMENT SECTION FOR CHILDREN'S CENTER DRIVE**



**7. Are there summer adult classes either during the day or in the evening?**

No. Adult Education classes are offered from September to June.

**8. When does LCPS review the site for safety and security measures? Will there be patrolling of the facility both during the day and the night?**

**Community Information Meeting Questions**  
**Loudoun County High School**  
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LCPS Safety and Security staff review the site layout as well as the building design. LCPS security staff visit all public schools on a routine basis. The Safety and Security staff is involved in all aspects of school planning and operation to provide a safe and secure environment for our school community.

Douglass School currently has and will continue to have a designated School Resource Officer (SRO).

**9. Will the school facility have a fence, what will it look like and will the entire property be fenced?**

LCPS will provide a fence, 6-feet in height black vinyl coated chain link fence which will be installed along the side and rear property boundaries.

**10. When will construction start, and how long will it take?**

A site plan will still need to be filed and approved once the special exception process is completed. LCPS hopes to begin construction in the spring of 2020 to allow the facility to open in the fall of 2021.

**11. Is the facility funded already? What is the cost of the facility?**

Yes, the project has been funded and includes both the replacement facility at the C.S. Monroe property as well as plans to renovate the Douglass School located at 407 Market Street. Funding of \$64,943,000 has been approved for both projects.

**12. Why did LCPS decide to replace this building rather than renovate?**

The architect for the project evaluated the current building renovation costs as well as the cost of constructing a new facility and found the cost to be approximately the same. Both options were considered; the benefits of constructing a new facility, including the ability to provide additional parking and increased setbacks, were determined to be greater.

**13. Will the tree at the entrance to the property near the sign be preserved?**

The Tree Preservation and Protection Plan is included in the Special Exception Plat at Sheets 18-1. The Pin Oak adjacent to the sign has been labeled as T-701 and is identified as being "Poor" suitability for preservation. It is designated to be removed.

**14. Will there be a curb and sidewalk along Children's Center Road?**

Yes. Reference response to Question 6.

**15. Is it possible to install a tree line on the other side of Children's Center Road in the open space area of Park View Estates?**

**Community Information Meeting Questions**  
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This would represent an off-site improvement for LCPS.

**16. Will the new landscaping be native species?**

At the meeting LCPS staff stated that the new landscaping would be native species. This is being confirmed with our landscape consultant and will be updated.

**17. If there are issues during construction will there be a contact person and where would we find that information?**

At the time of construction (projected for Spring 2020) LCPS will provide a point of contact.

**18. Has this project gone out to bid yet?**

No, the bid process will begin after site plan approval (projected for early 2020).

**19. What kind of disruption will there be on Children's Center Road during construction?**

Traffic will increase as typical with all construction sites. The greatest traffic will be at the start of the project to remove debris and to bring the new construction materials into the site. When improvements are made to Childrens Center Road, the contractor will be required to have a maintenance of traffic plan approved. There are numerous regulations in place for how construction may occur.

**20. How large of a site do you need for an elementary school?**

Our most recent elementary school, under construction north of Waxpool Road and east of Belmont Ridge Road in Ashburn, is approximately 13.5 acres in size. An elementary school requires space for fields, which are not required for the school proposed on the C. S. Monroe property. The adopted standard for an elementary school site is 20-acres but the actual acreage will depend on the site characteristics (topography, floodplain, wetlands) and zoning ordinance regulations.

**21. How many parking spaces does an elementary school have?**

150 parking spaces is the desired number of spaces. (Note: the number will vary depending on the school size, when it was constructed and the ability to accommodate parking)

**22. For evening Adult Education classes, are students required to have a parking permit?**

No

**23. When do you put a security plan together for this property?**

**Community Information Meeting Questions**  
**Loudoun County High School**  
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Construction begins working with Security and Safety staff at the design phase of the project and continues working with the Safety and Security Office throughout the process and ultimate operation.

**24. Where can the public find information regarding this project and progress from both LCPS and the Town of Leesburg?**

LCPS posts all documentation for this project on [www.lcps.org](http://www.lcps.org). The Planning Division page is located on the right-hand side under “Quick Links”, and information may be found under the “Future School Sites / Facilities” link.

Information on the Town of Leesburg website can be found at [www.leesburgva.gov](http://www.leesburgva.gov). At the top of the page is a tab “Government”. Choose Planning & Zoning and then on the left-hand side of the page chose LIAM Interactive Applications Map. There are tabs located on the map where active and recently approved application materials can be found by clicking on the tab and then the application name.