



# LOUDOUN COUNTY PUBLIC SCHOOLS

## DIVISION OF PLANNING SERVICES

21000 Education Court  
Ashburn, Virginia 20148  
Telephone: 571-252-1050  
Facsimile: 571-252-1101  
Email: lcpsplan@lcps.org

December 8, 2021

### By EMAIL

Mr. Bryce Johnson  
Department of Planning & Zoning  
County of Loudoun  
1 Harrison Street, S.E., 3<sup>rd</sup> Floor  
Leesburg, Virginia 20177-7000

**Re: Commission Permit (CMPT 2021-0008) Response to Referral Comments  
LCSB Proposed Dulles South Elementary School (ES-32)  
(MCPI 288-19-4044)**

Dear Bryce:

I am pleased to submit the Loudoun County School Board Commission Permit response to referral comments. In addition to providing additional information requested by Zoning Administration (identify existing yards and buffers implemented with the existing elementary and high school) and Department of Capital Infrastructure and Transportation (provide a pedestrian network plan), there have been layout changes to improve the traffic circulation, especially for the arrival and dismissal periods. More specifically, the following changes have been incorporated:

- The building for ES-32 has been reoriented to face in the same direction (toward Collaboration Drive) as Hovatter Elementary School.
- The physical education fields at Hovatter Elementary School have been reconfigured. Each school will have its own small soccer field with overlapping softball field. This design has been utilized at other recent schools (Elaine E. Thompson and Waxpool Elementary Schools).
- A shared, centrally located, covered drop off plaza is proposed to serve the existing Hovatter Elementary School and the proposed new elementary school (ES-32)
- A combined bus loop is proposed for the existing Hovatter Elementary School and proposed ES-32.
- The existing bus loop at Hovatter Elementary School is proposed to be repurposed for parking, a potential reconfiguration of the adjacent stormwater facility, and/or green space.

Mr. Bryce Johnson  
CMPT 2021-0008, LCSB ES-32  
December 8, 2021

- The previously proposed parking lot for ES-32 has been reconfigured and provides 150+ parking spaces.
- Based on preliminary engineering, the combined on-site parking for the two elementary schools is anticipated to provide 350+ spaces. The typical number of parking spaces provided for an elementary school is 120. The combined elementary school site will provide significant parking for the shared campus.
- The central drop-off affords extensive car stacking opportunity. Drop off (and pick up) traffic can be directed to the high school parking lot located to the west of the two elementary schools. The stacking potential shown allows for 100+ cars. Elementary school start (7:30 a.m.) and dismissal (2:35 p.m.) are off set from high school start (9:15 a.m.) dismissal (4:05 pm).

We believe we have provided the additional information requested by the referral comments. If you have any questions or need additional information, please let us know. Thank you in advance for your time and review.

Sincerely,



Sara Howard-O'Brien, AICP  
Land Management Supervisor

Enclosures

c: Beverly I. Tate, Director, Planning Services  
LCPS Project Team