



Molly M. Novotny
(703) 456-8105
mnovotny@cooley.com

December 2, 2009

Nicole Steele
Planner, Land Use Review
Loudoun County Planning Department
1 Harrison Street, S.E. 3rd Floor
Leesburg VA 20177-7000

RE: White's Ford Park – Post Planning Commission Public Hearing

Dear Nicole:

Since the Planning Commission Public Hearing on November 19, we have continued to review our plans for White's Ford Park and again reached out to the neighbors for input on Hibler Road improvements.

We have updated our traffic analysis to reflect "Average Daily Trips" rather than just rely on "Peak Daily Trips" and given that information, are continuing to work with VDOT to determine whether spot improvements could be appropriate.

We also have updated our Commission Permit Plat to incorporate the additional limitations the Northern Virginia Regional Park Authority has placed on its proposed White's Ford Park, including committing to spot improvements with the opening of the Park.

For your and the Commission's ease, I'd like to highlight the changes we've made:

I.) On the Commission Permit Plat, we have added the following six (6) additional conditions and revised one at the request of the Loudoun Wildlife Conservancy:

- The Applicant shall allow at least 100 acres of current farmland to return to natural grasslands, meadows or forest to provide a more primitive camping environment and improve wildlife habitat.
- The Virginia Outdoors Foundation easement establishes a 100-foot riparian buffer along the Potomac River. The Applicant shall similarly restrict the use of an additional 100 feet of buffer area to create a 200-foot riparian buffer, provided that trails, the launch ramp, access road and temporary facilities are all permitted within the buffer area.
- Special events at White's Ford Park shall be prohibited during the Temple Hall Maize season and limited to 5 times a year.
- The Applicant shall not construct nor maintain formal trails immediately adjacent to the Potomac River in the area below the mean high water line.

Nicole Steele
December 2, 2009
Page Two

- The Applicant shall not remove any black locust trees unless they are: (1) diseased or dying and a threat to the safety of users of the park or any existing structure, (2) located in the area of development (such as in the area of the boat ramp).
- The Applicant, subject to VDOT approval, shall provide at least four, but up to as many as seven, improved sections of Hibler Road where the road is widened to at least 20 feet to allow additional room for vehicles to pass each other.
- The lighting condition now reads: "Lighting on the subject property shall be designed and constructed to preclude light trespass onto adjoining properties, glare to passerby, skyglow, and deterioration of the nighttime environment. All lighting installed shall be affixed to or adjacent to the related building and shall have fixtures that are fully shielded."

II) On the Commission Permit plat, we have revised the Note that identifies the permitted uses on the Property. We were asked to remove the phrase "but are not limited to," which we have done. In removing that note, we re-reviewed the permitted uses allowed by the Zoning Ordinance and added two uses—agriculture and wetlands bank mitigation—to the list. We did this so as not to preclude the agriculture that is currently occurring, especially in the short term, and because we thought the Property may at some point be an appropriate location for a wetlands bank, a use that would benefit the environment and not generate trips. We also added a sentence that additional uses could be requested by Special Exception, so as not to preclude future applications, all of which would require review by the Planning Commission.

III) In terms of the Boat Ramp Special Exception, we would like to propose an additional condition that we install a secured trash receptacle proximate to the boat ramp and revised the lighting condition to match the language now included on the Commission Permit. Both of these requests resulted from our discussions with the Loudoun Wildlife Conservancy.

IV) We have updated our traffic analysis to show the average daily traffic. Rather than rely on the Peak traffic, which is shown on Sheet 1 of the attachment and is assumed to be 335 trips, we have created a second sheet to reflect that weekend traffic is higher than weekday traffic. In addition to accounting for the different trip generation on different days of the week, Sheet 2 now incorporates two new conditions we have placed on the Park, which collectively establish 153 as the average daily trips. The new conditions are:

A.) We are now limiting Special Events to 5 times a year. Therefore, rather than include the 75 associated trips in the daily traffic count, all the trips are removed and a note has been added that there will be up to 5 days a year where traffic could increase by 75 trips (You'll note that those trips are still included in the Peak Traffic on Sheet 1, but since they are not typical, they are not included in average traffic reflected on Sheet 2 of the spreadsheet.)

B.) We are limiting Group Camping to 25 events a year, which equates to one each weekend during the park's peak 6 months. Therefore the 40 associated trips with Group

Nicole Steele
December 2, 2009
Page Three

Camping is now only assumed to occur once a week; the average trips on Sheet 2 reflect this limitation.

One thing to note is we did not have a way to show that peak usage of the Park will dramatically decline during the winter months. Therefore, it's important to understand that the averages presented in this spreadsheet are summer time averages; trip generation will be lower in the winter when camping, boating, picnicking and general park usage are severely scaled back.

We found this exercise very helpful and are hopeful that these revised numbers -- which reflect average anticipated traffic -- will provide VDOT, OTS the Commission and neighbors a clearer picture of the number of anticipated park visitors.

V) We have updated our graphic of Hibler Road to identify 7 sections that could be an appropriate way to improve the condition of Hibler Road while still leaving the road in a rural condition consistent with its surroundings. As you know, we sent an aerial image of Hibler Road to the residents along Limestone and Hibler Road that identified 6 sections we identified for spot improvements and asked them for their input on those spots. Spot #7 on the enclosed image was identified by a neighbor as having poor site distance, so we have included it in our list of improvements. The word document explains that we would widen each of those areas to 20 feet in width as well as sign and improve the topography at the spots with poor site distance.

We trust you will find this information helpful and as always, are available to answer any questions you may have.

Sincerely,



Molly M. Novotny

cc: Todd Hafner, Northern Virginia Regional Park Authority
Colleen Gillis Snow, Cooley Godward Kronish LLP
Lou Canonico, christopher consultants
Tushar Awar, Gorove/Slade

enc: 12 copies of the Commission Permit Plat (sent by chrisopher under separate cover)
12 copies of the Spreadsheet reflecting trip generation numbers
12 copies of the Aerial photo of Hibler Road showing proposed spot improvements
12 copies of the Word document listing specific proposed improvements to Hibler Road

424143 v1/RE