

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

DATE: April 6, 2010

TO: Jane McCarter, Project Manager, Department of Planning

FROM: Todd Taylor, Environmental Review Team

THROUGH: William Marsh, Environmental Review Team Leader

CC: Val Thomas, Zoning Planner
Dana Malone, Urban Forester
Kelly Williams, Community Planner, Department of Planning

SUBJECT: SPEX-2010-0001
Ryan Road Child Care Center

The Environmental Review Team (ERT) reviewed the subject application, including plat dated January 2010, revised through March 4, 2010, and offers the following comments.

1. The street providing access and the child care center layout slightly overlaps or is in very close proximity to the critical root zone (CRZ) of four specimen trees (#804-807), identified as part of the Tree Stand Evaluation, prepared by Wetland Studies and Solutions, Inc., dated November 7, 2008. Staff appreciates the effort to minimize impacts to the trees' CRZs and believes the trees will be an asset to the development as unique entrance features. Staff recommends that a commitment be provided indicating that the trees are to be preserved and that a tree conservation plan, identifying the measures that will be employed to protect the trees during construction activities, including an invigoration program, shall be provided to the County for review and approval at the time of the site plan application. Staff further recommends that the commitment specify that in the event a utility line must be located within the trees' CRZ, the utility must be installed using a boring technique to minimize impacts.
2. No stormwater management (SWM)/best management practice (BMP) information is provided with this application. Pursuant to Section 6-1310(H) of the Revised 1993 Loudoun County Zoning Ordinance (Revised 1993 LCZO), the applicant must address whether the proposed special exception will impact water quality. Staff recommends identifying the stormwater quantity and quality approach for the proposed project in plan view as well as in a narrative.
3. Staff encourages a built design with this application that helps to sustain the natural environment, including design measures that conserve energy and water consumption, and help maintain air quality. Several design approaches are available to achieve these goals, including Leadership in Energy and Environmental Design

(LEED) as administered by the United States Green Building Council; and Energy Star and Water Sense programs administered by the Environmental Protection Agency. Applying said design features will help to conserve finite supplies of energy and water, and offset impacts from development like heat island effect. Staff supports incorporation of these design approaches and is available to discuss design options with the applicant.

Please contact me if you need additional information or have questions.