

County of Loudoun
Office of Transportation Services

MEMORANDUM

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OCT 12 2012

LOUDOUN COUNTY
DEPARTMENT OF PLANNING

DATE: October 12, 2012

TO: Kate McConnell, Project Manager
Department of Planning

FROM: Aaron T. Zimmerman, PTP, Senior Transportation Planner *A.T.Z.*

**SUBJECT: SPEX 2012-0034 — Stone Ridge-Byrne's Ridge Field Lights
First Referral**

Background

This Special Exception (SPEX) application seeks approval to allow lights on existing playing fields in the PDH-4 (Planned Development Housing – 4) zoning district. The existing 26-acre site is located within the Stone Ridge development west of Stone Springs Boulevard (VA Route 2625) approximately 1/4 mile south of Tall Cedars Parkway (VA Route 2200). The site currently consists of six unlighted sports fields (one baseball, two softball, and three soccer). Access to the existing sports fields is currently provided by two driveways to a parking lot along the western side of Stone Springs Boulevard (VA Route 2625). A site vicinity map is provided as ***Attachment 1***.

In its consideration of this application, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on October 2, 2012, including (1) an information sheet, dated October 1, 2012; (2) a statement of justification, dated September 20, 2012; (3) a vicinity map, prepared by Kimley-Horn and Associates, dated July 30, 2012; and (4) a SPEX plat, prepared by Kimley-Horn and Associates, dated through September 20, 2012.

Compliance with the Countywide Transportation Plan

The site is located within the Suburban Policy Area (Dulles Community). The transportation network is specifically governed by the policies of the *Countywide Transportation Plan (2010 CTP)* and the *Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan)*.

OTS' assessment of the transportation network is based on review of existing, planned, and programmed transportation facilities, review of the Applicant's statement of justification and SPEX plat, and applicable County policies.

Existing, Planned and Programmed Transportation Facilities

The existing sports fields are located west of Stone Springs Boulevard (VA Route 2625), north of Cordgrass Circle (VA Route 2642) and south of Feldspar Place (VA Route 2630).

Roadways serving the site are described below. Descriptions for planned conditions of CTP roads are taken from Appendix 1 of the 2010 CTP; descriptions of planned bicycle and pedestrian facilities on CTP roads are taken from Appendix 6 of the 2010 CTP and 2003 Bike & Ped Plan.

Stone Springs Boulevard (VA Route 2625) is a local/secondary road that runs in a north-south direction along the site's eastern frontage. South of the site Stone Springs Boulevard is referred to as Mineral Springs Circle. In the vicinity of the site, it currently operates as a two-lane undivided roadway. The parking lot to the site currently accesses Stone Springs Boulevard via two full movement driveways opposite Zircon Drive and Greenstone Drive. The Applicant is not proposing to construct any additional access points to Stone Springs Boulevard. There are no recent daily traffic counts available from VDOT for this road.

Stone Springs Boulevard is not referenced in the 2003 Bike & Ped Plan. However, per the 2003 Bike & Ped Plan (Chapter 4, Walkways & Sidewalks Policy 2a), all local/secondary roads are planned to have sidewalks constructed on both sides. Currently, there is a shared use path constructed on the western side of Stone Springs Boulevard.

Trip Generation

As stated in the Applicant's Statement of Justification, installation of field lighting at the six existing sports fields would result in a negligible amount of additional traffic on the roadway network during the peak commuter periods. The addition of lights to the sports fields will allow events to go later into the evening. Thus, any additional trips added to the roadway network would likely occur outside of the commuter peak hours.

Transportation Comments and Recommendations

OTS staff has reviewed the Applicant's submitted materials and has the following comments and recommendations:

1. Installation of the proposed field lighting would have minimal, if any, impact to the public road network during peak commuter hours.

Conclusion

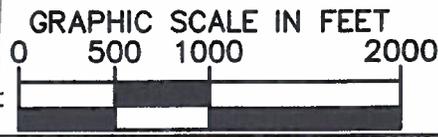
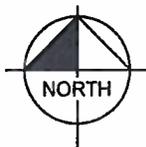
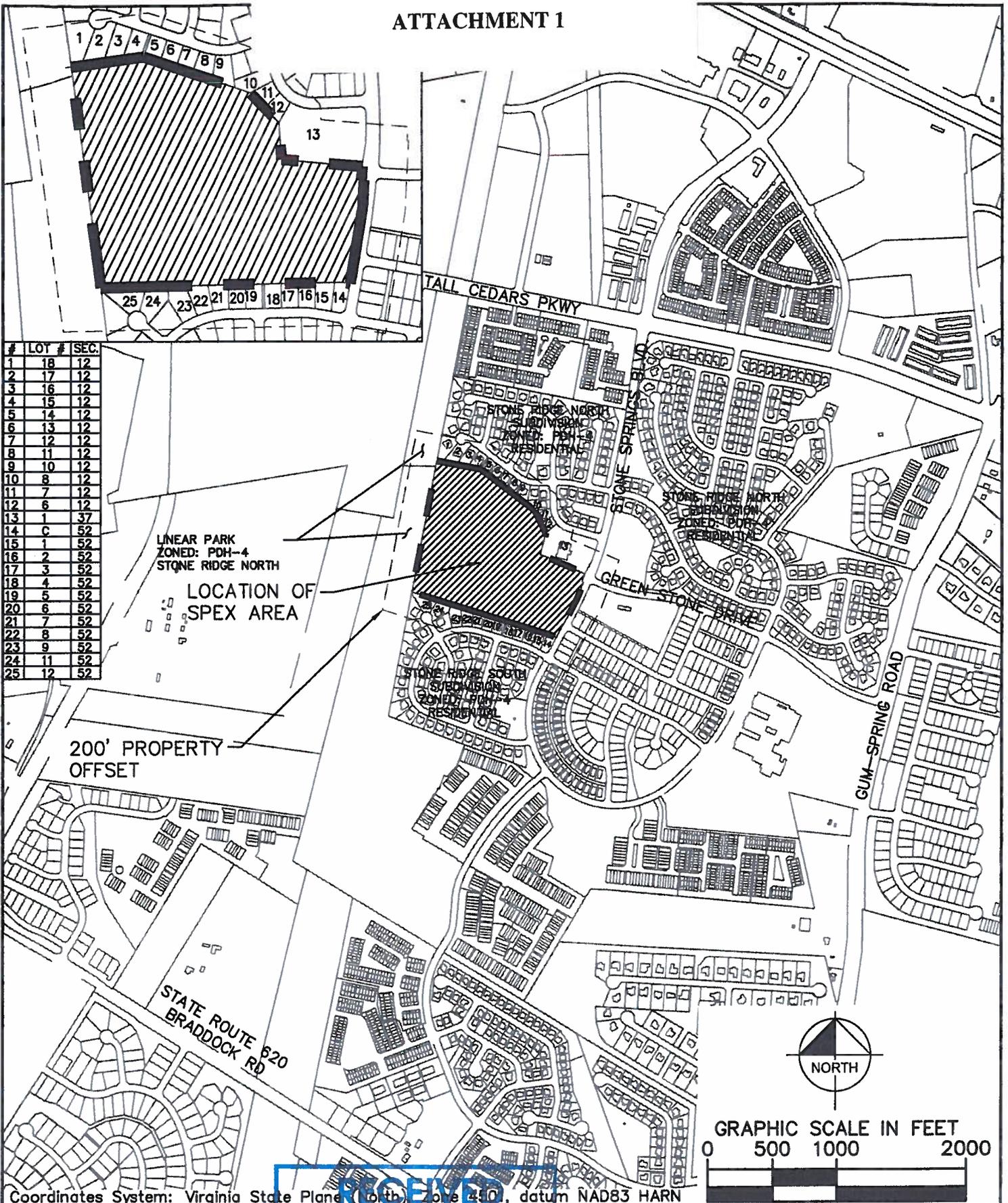
OTS has no objection to the approval of this application.

ATTACHMENT

1. Site Vicinity Map

cc: Dale Castellow, Assistant Director, OTS
Lou Mosurak, Senior Coordinator, OTS

ATTACHMENT 1



Coordinates System: Virginia State Plane (North) Zone 450, datum NAD83 HARN

Client:
LOUDOUN COUNTY

SCALE:
1" = 100'

SHEET NO.:
1

VICINITY MAP

BYRNE'S RIDGE PARK BALL FIELD LIGHTING

LOUDOUN COUNTY, VIRGINIA

11400 COMMERCE PARK DRIVE
Suite 400
Reston, Virginia
20191
Phone: 703-674-1300
Fax: 703-674-1350

Kimley-Horn
and Associates, Inc.

Engineering Planning and Environmental Consultants