Gardner, Stephen

From: Roy Barnett [rbarnett@vanmetrecompanies.com]
Sent: Thursday, April 22, 2010 3:44 PM
To: Yudd, Charles; Miller, Stevens
Cc: Gardner, Stephen; Looney, Mark
Subject: Stone Ridge

Charles – Thank you for the opportunity to discuss the pending Stone Ridge ZMAP/ZCPA further this morning. Per your request, I can also be available to meet with Supervisor Burk to provide further clarifications in regard to the evolution of the Stone Ridge proffers as well as the previously approved decrease in intensity of development.

Mark Looney and I have coordinated schedules and the below dates and times are available for both of us:

Monday, April 26 – 3:00 to 5:00 pm
Wednesday, April 28 – 3:00 to 5:00 pm
Friday, April 30 – 2:00 to 5:00 pm
Monday, May 3 – Anytime.

Please advise as early as possible as to whether any of these will work for you and Supervisor Burk.

In addition, I would like to correct the record of last evening in regard to proposed Public Use Site # 3. The proposed proffers are very specific in the fact that approving the current application ***does not*** trigger conveyance of Public Use Site #3 to the County and a capital facilities credit. Proffer III.G.3. only provides a mechanism by which the County may request this site for Public Use within 12 months after approval of the application. If the County does not request the property within the 12 month time frame there is no Public Use Site #3 and no capital facilities credit for same.

In regard to Public Use Site #4 (future commuter parking lot), the proffers as written were responsive to the current CIP identified need of 100 additional commuter parking spaces at Stone Ridge. The current lot that we constructed five years ago was designed for 250 spaces. This lot currently has a utilization rate of 70-75% daily. Proffer III.G.4.a. references a ***minimum*** of 100 spaces. We have completed an analysis of this Public Use Site #4 considering setbacks and SWM/BMP requirements and find that approximately 170 commuter parking spaces (subject to any OTS specific design requirements or direction) could be accommodated on the site. Since the aforesaid proffer references only a ***minimum*** of 100 spaces, at the time we prepare the site plan for the commuter parking the County could require us to design and construct the full build out of commuter parking spaces.

Thank you again!

Roy Barnett