



**COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM**

To: Stephen Gardner, Project Manager, Planning Department (MSC #62)
From: ~~JK~~ Brian G. Fuller, Park Planner, Facilities Planning and Development (MSC #78)
Through: ~~U~~ Mark A. Novak, Chief Park Planner, Facilities Planning and Development
CC: Diane Ryburn, Director
Steve Torpy, Assistant Director
Su Webb, Chairman, PROS Board, Catoclin District
Jean Ault, Vice Chairman, PROS Board, Dulles District
Robert C. Wright, PROS Board, Open Space Member
James E. O'Conner, PROS Board, Open Space Member

Date: April 13, 2009



Subject: Stone Ridge Commercial
ZMAP 2006-0011 & ZCPA 2006-0003

Election District: Dulles **Sub Planning Area:** Dulles and Upper Broad Run

MCPI #: 205-36-2224 (part), 204-47-0343, 204-35-8501, 204-46-2760 (part), 247-20-9549, 204-26-3927 (part) & 247-28-4151

BACKGROUND:

These applications were originally accepted for review on August 4, 2006. The transmittal of first referrals from the Planning Department was completed in December 2006. PRCS completed its referral on April 25, 2007. The Applicant submitted a substantially-revised application and response to the first submission comments on January 27, 2009. However, the Planning Director deemed the application be processed pursuant to Section 6-1205(A) of the Revised 1993 Zoning Ordinance, which necessitates a new first referral (60-day review), and reset the 365-day approval timeline. This referral will address the Applicant's responses to the initial referral review comments, as well as provide a substantial review of the revised submission.

The Properties are located on the south side of Route 50 and west of Gum Springs Road (Route 659) in the Dulles District. The properties are currently zoned PD-H4, R-24, and PD-IP, are a combined approximately 77 acres, and are currently subject to the proffers and concept plan approved with ZMAP 1994-0017, ZMAP 2002-0013, and ZCPA 2002-0004. Overhead transmission lines and an underground gas transmission line run north to south adjacent to three of the properties.

POLICY:

The site is governed under the land use policies in the Revised General Plan. A portion of the subject site is located within the Dulles Community of the Suburban Policy Area, and the rest is partially within the Upper Broad Run Subarea of the Transition Policy Area. The Planned Land Use Map adopted with the Revised General Plan designates the Suburban Policy Area planned uses of the property as residential. The portion of the site located within the Upper Broad Run Subarea of the Transition Policy Area is planned for residential uses in a cluster pattern.

Under the Revised General Plan, "Residential design features must include efficient and compact site and roadway layout with adequate open space (active, passive, and natural), streetscapes that include sidewalks, street trees, pedestrian-scale lighting, pedestrian and roadway linkages to other neighborhoods and communities, and the full protection and incorporation of the Green Infrastructure. Such neighborhoods will incorporate a mix of housing types and lot sizes to provide options for a range of lifestyles and incomes, as well as a mix of land uses to allow residents the opportunity to work and shop nearby."

"The Transition Policy Area seeks to create unique residential communities using conservation design techniques that fully implement Green Infrastructure policies and preserve substantial amounts of open space. The open space and Green Infrastructure elements provided in developments will link developments together and promote a transition in land development intensity between the Suburban and Rural Policy Areas. The primary development options offered in the Transition Policy Area include Villages and Residential Clusters."

PROJECT ANALYSIS:

The Applicant states the proposed application attempts to better balance the previously approved mix and location of employment and residential land uses within Stone Ridge. The applications propose no increase in the approved number of residential uses and a modest increase (approximately 2,400 sq. ft.) in the amount of non-residential floor area.

The application proposes to consolidate the previously approved residential units in Land Bays 5R and 6 on the east side of the power lines; to expand the PD-IP zoning district on the west side of the power lines; to redefine the limits for the PD-OP and R-24 zoning districts on the east side of the develop to accommodate the extension of South Point Boulevard to existing Gum Spring Road and ultimately to the West Spine Road; to proffer a time-certain delivery commitment of the previously proffered library space; and to proffer a dedication of land in the proposed PD-IP Land Bay 8 to the County for a public use site as a fire and/or rescue station.

The application also keeps Millstream Drive to intersect with Tall Cedars Drive, further west. The previous proposal to connect Millstream Drive to future Relocated Route 659 has been removed due to the environmental constraints associated with a crossing of the South Fork Broad Run.

COMMENTS:

With respect to Parks, Recreation and Community Services (PRCS) we offer the following comments and recommendations to the Applicant's responses to our initial comments provided on April 27, 2007:

1. No proffers were submitted with this application. Please provide proffers for review.

Applicant Response: Draft proffers are provided with this submission.

Issue Status: Resolved.

2. This project adds 307 multi-family units and offers no contribution to public recreation. The Dulles Area is presently experiencing, and will continue to experience significant residential development. Additional development from new rezoning and by-right developments will place recreational facilities in further jeopardy from a capacity perspective. Developers of other subarea residential projects indicate in their applications that the area is supported by existing and planned public facilities. However, residents from both by-right and rezoned subdivisions add a significant demand on existing recreation facilities which make it difficult to keep pace with respective service demands. This application alone will have an immediate impact on existing and planned public recreational facilities in the area.

The Applicant should demonstrate to Staff, the Planning Commission, and the Board of Supervisors how the recreational and leisure needs of these new residents will be met without further taxing the existing public recreational facilities in eastern Loudoun.

Applicant Response: The Application has been revised to propose no increase in the number of previously-approved residential units for Stone Ridge. All residents of Stone Ridge have access to private recreational amenities.

Issue Status: Resolved, due to the removal of the previous request for additional residential units.

3. The Revised General Plan currently states in Chapter 3: Fiscal Planning and Public Facilities, General Public Facilities Policies, #8, page 3-9: "The County encourages the co-location of County facilities where they are feasible and can function effectively as multi-purpose community facilities (e.g. community meeting space, shared parking, athletic fields, and integrated design)."

The Fiscal Impact Committee (FIC) has re-endorsed the current Revised General Plan policy as contained in Chapter 3, and is currently looking at public/private opportunities for co-location of public/private facilities. Commercial, office and industrial developments based on their zoning are potential areas where facilities such as athletic fields (lighted) could be co-located. The opportunity for shared parking and access to existing utilities (water, sewer and electricity) could provide additional cost savings. Commercial/retail developments may also benefit from increased pedestrian and vehicular traffic from patrons of active recreational facilities.

Applicant Response: Stone Ridge has previously dedicated the County's 25-acre Byrne's Ridge Park on Stone Springs Boulevard, as well as the Mercer Middle School and Arcola Elementary School sites, all of which have several athletic fields.

Issue Status: Resolved. PRCS appreciates the Applicant's previous contributions to active athletic recreation facilities.

4. The Loudoun County Bicycle and Pedestrian Mobility Master Plan (BPMMP), Chapter 4(A), Roadway Planning and Design Policy, Walkway and Sidewalk Policy 2(a); "*Sidewalks in the Suburban Policy Area: Residential streets should have sidewalks with a **minimum width of five (5') feet.*** PRCS recommends that all internal sidewalks be a minimum of 5 feet. It is important to recognize that providing a wider width for sidewalks does not necessarily add to the safety of sidewalk bicycle travel. Utilizing or providing a sidewalk as a shared use path is unsatisfactory. Sidewalks are typically designed for pedestrian speeds and maneuverability and are not compatible with for higher speed bicycle use.

Applicant Response: Comment acknowledged.

Issue Status: Resolved.

5. The Loudoun County Bicycle and Pedestrian Mobility Master Plan (BPMMP), Chapter 4(B), Land Development, Land Development Policy 6, states that "*All land development applications shall provide bicycle and pedestrian access through the development in various directions, so as to prevent it from becoming*

a barrier between other trip origins and destinations in the community.” In addition, BPMMP Land Development Policy 7, “All land development applications shall provide a sufficient number of bicycle and pedestrian access points to ensure efficient connections to and from the various activity nodes within the development and linkages to existing or future adjacent developments.”

On Sheet 8 of the Concept Plan, the Applicant is proposing an extension of the trail system throughout the Stone Ridge community. PRCS requests the Applicant to provide a typical section, including width and surface type, of each of the types of trails proposed, and their locations. PRCS recommends that the trail proposed along Tall Cedars Parkway be a 10-foot wide, paved shared bicycle/pedestrian trail, and that the trail along the South Fork Board Run be a natural pedestrian only trail.

Applicant Response: The width and surface type of the proposed trails will be consistent with FSM requirements and will be determined at the time of site development to be consistent with the existing trail network within Stone Ridge.

Issue Status: Resolved.

6. In addition to Comment 5, PRCS is developing a system of interconnected linear parks along the County's Stream Valley Corridors. This is consistent with the Greenways and Trail Policies of the Revised General Plan, Policy 1 (p. 5-39): “Greenways include areas along rivers and streams that are often ideal for trails”. Policy 4 (p. 5-40): “The County will seek through purchase, proffer, density transfer, donation or open-space easement, the preservation of greenways and the development of trails”. Parks, Recreation and Community Services Policies, Policy 3 (p. 3-15): “The County encourages the contiguous development of regional linear parks, trail, and natural open space corridors to provide pedestrian links and preserve environmental and aesthetic resources”.

Applicant Response: Staff may contact the Applicant at any time to discuss this matter. It has been the Applicant's intent to retain the passive park in the TR-1 UBF land bay as an HOA amenity.

Issue Status: PRCS respects the Applicant's desire for the passive park in the TR-1 UBF land bay between Goshen Road and future Relocated Route 659 to remain an HOA amenity, much like the passive area in the existing Land Bay ZZ Open Space. Staff commends the Applicant for retaining and protecting the stream valley for passive parkland and open space. However, Staff requests more information concerning the proposed amenities within the passive HOA park, such as trails, etc. Furthermore,

Staff requests that a public access easement be located along the South Fork Broad Run stream valley to facilitate a future, natural-surface trail to connect with other future public trail segments upstream and downstream. Staff will contact the Applicant to set up a meeting to further discuss the matter.

7. PRCS would like to discuss with the Applicant a potential opportunity for dedication of the South Fork Broad Run flood plain to the County as a linear stream valley park. PRCS has been developing a system of linear stream valley parks along stream corridors within Loudoun County. Staff views these as important linkages for passive public access in promoting educational awareness of river and stream ecosystems, wildlife habitat, cultural heritage and connectivity to other public facilities. Staff is currently coordinating with other proposed area project applicants on both sides of the South Fork Broad Run for a potential contiguous linear stream valley park.

Applicant Response: Staff may contact the Applicant at any time to discuss this matter. It has been the Applicant's intent to retain the passive park in the TR-1 UBF land bay as an HOA amenity.

Issue Status: PRCS respects the Applicant's desire for the passive park in the TR-1 UBF land bay between Goshen Road and future Relocated Route 659 to remain an HOA amenity, much like the passive area in the existing Land Bay ZZ Open Space. Staff commends the Applicant for retaining and protecting the stream valley for passive parkland and open space. However, Staff requests more information concerning the proposed amenities within the passive HOA park, such as trails, etc. Furthermore, Staff requests that a public access easement be located along the South Fork Broad Run stream valley to facilitate a future, natural-surface trail to connect with other future public trail segments upstream and downstream. Staff will contact the Applicant to set up a meeting to further discuss the matter.

8. Per approved ZMAP 1994-0017 and ZMAP 2002-0013, Stone Ridge Community Development, LLC provided an active County Park (Byrne's Ridge Park) with upgraded ballfields and parking. Stone Ridge also provided sewer and water line stubs to the park site. PRCS appreciates these previous facility upgrades, and Staff requests the opportunity to discuss with the Applicant potential options for providing a much-needed restroom facility at Byrne's Ridge Park.

Applicant Response: Staff may contact the Applicant at any time to discuss this matter.

Issue Status: PRCS has been in preliminary discussions with the Applicant concerning a potential restroom/concessions facility at Byrne's Ridge Park after the Applicant's presentation to County staff on April 2, 2009. PRCS is requesting the Applicant consider the opportunity to proffer this additional amenity or a monetary contribution for the future construction of this facility. PRCS can provide additional information concerning specifics of the facility in a future meeting and Staff will contact the Applicant to set up a meeting to further discuss the matter.

CONCLUSION:

PRCS has identified the issues 6, 7, and 8 above, in which Staff requests the opportunity to discuss further options and/or contributions with the Applicant. Staff will contact the Applicant to set up a meeting to further discuss these issues.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me personally via phone at 571-258-3251, or via e-mail at brian.fuller@loudoun.gov. You may also contact Mark Novak via phone at 703-737-8992, or via e-mail at mark.novak@loudoun.gov. I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.