



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

To: Stephen Gardner, Project Manager, Planning Department (MSC #62)

From: ~~148~~ Brian G. Fuller, Park Planner, Facilities Planning and Development (MSC #78)

Through: 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'Connor, PROS Board, Open Space Member



Date: July 24, 2009

Subject: Stone Ridge Commercial (3rd Submission)
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 and ANALYSIS:

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.

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 Applicant also proposes to add approximately 4 acres of land to the Stone Ridge planned community.

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. With this third submission, the Applicant has provided proffered commitments to a public trail easement along South Fork Broad Run and a monetary contribution to the improvement of Byrne's Ridge Park.

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."

COMMENTS:

The Department of Parks, Recreation and Community Services (PRCS) has reviewed the Applicant's responses dated June 16, 2009 to referral comments dated April 13, 2009, the revised proffer statement dated June 16, 2009, and the revised ZMAP/ZCPA Concept Plan dated June 2009. The following is a summary of the current status of comments 6, 7 and 8 identified by PRCS on April 13, 2008, as well as new Comment 9; all previously-resolved comments have been removed:

6. and 7. 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.

Applicant Response: The Applicant has no plans to construct amenities within the HOA open space adjacent to the South Fork of Broad Run and intends to maintain it in its natural condition. However, the Applicant will proffer to grant the County a 10-foot wide public access easement within the stream valley within or adjacent to the existing sanitary sewer easement, subject to Loudoun Water approval, for a future County trail system. Please see Proffer III.B.4.

Issue Status: PRCS appreciates the Applicant's willingness to proffer a public access easement for the purposes of a trail with the South Fork Broad Run Stream Valley. However, PRCS typically requests a minimum 30-foot trail easement to be provided at no cost to the County. PRCS is willing to partner with the Applicant and Loudoun Water in the location of the easement within a certain time period; however, Staff recommends that the Applicant revise Proffer III.B.4, to state, "The Owner shall grant to the County a 30-foot wide public access easement within the South Fork of Broad Run stream valley for a future County trail coincident with or adjacent to the existing sanitary sewer easement at the time of Record Plat approval of the subject area. The Owner will coordinate the location of the public access easement with the Department of Parks, Recreation and Community Services and Loudoun Water, and will prepare and record the requisite deed and plat at no cost to the County."

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.

Applicant Response: The Applicant will contribute \$75,000 to the PRCS for improvements at Byrne's Ridge Park. Please see Proffer III.B.3.

Issue Status: PRCS appreciates the Applicant's generous contribution toward the addition of a concession stand and restrooms at Byrne's Ridge Park. However, Staff notes that proffers tied to permits in land bays are extremely difficult for the Department of Building & Development to track and verify. PRCS recommends that the Applicant revise Proffer III.B.3, Sentence 2, to state, "*The contribution shall be paid within 30 days of zoning application approval.*"

NEW COMMENT (July 24, 2009):

9. In conjunction with Zoning Administration's Proffer Review Comments 16 and 38, PRCS recommends that the Applicant revise Sheet 10 of the CDP to graphically delineate the proposed public stream valley trail easement, as well as its connection to the rest of the pedestrian network throughout the Stone Ridge community.

CONCLUSION:

Staff has identified the above, outstanding issues (specifically Comments 6, 7, and 9) that require additional information to complete the review of this Application.

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.