



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

To: Judi Birkitt, Project Manager, Planning Department (MSC #62)
From: ~~Mark A. Novak~~ 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, Catoctin District
Robert C. Wright, PROS Board, Open Space Member
James E. O'Connor, PROS Board, Open Space Member

Date: April 29, 2009



Subject: Hybrid Energy Park at Stonewall Secure Business Park
SPEX 2009-0009 and CMPT 2009-0001

Election District: Catoctin **Sub Planning Area:** Leesburg

MCPI #: 193-14-0539, 193-29-6778, 193-39-3665, 193-38-4362, 194-49-8227,
194-48-6020, and 193-27-9018

BACKGROUND AND ANALYSIS:

The Properties are bounded to the north by Sycolin Creek and Cochran Mill Road (Route 6530, to the east by the Luck Stone quarries, to the south by the Dulles Greenway Route 267) and to the west by Sycolin Road (Route 643). The site is located in the Transition Policy Area within the Catoctin Election District and consists of approximately 294 total acres. The Properties are currently zoned TR-10 (Transition Residential -10) pursuant to the Revised 1993 Zoning Ordinance. Portions of the site are located within the Leesburg Airport Impact Overlay District, the Quarry Notification District and the Minor Floodplain.

In separate land development applications (ZMAP 2008-0017, SPEX 2008-0068, SPEX 2008-0069, and SPEX 2008-0070), Stonewall Creek LLC proposes to develop secure business park to provide a large campus setting for high security uses and facilities creating an opportunity in Loudoun County for a new Federal Government Contracting Industry Center. To support that program, the Applicant is seeking to rezone the Properties from TR-10 to PD-IP (Planned Development – Industrial Park) and PD-GI (Planned Development – Office Park) in accordance with the provisions of the Revised 1993 Zoning Ordinance. In addition, the Applicant is seeking Special Exceptions to allow office space that does not meet the criterion of Section 4-503(G), to allow a 0.60 FAR; water storage tank; and water treatment plant.

As part of the Rezoning Application, the Applicant is proposing redundant and backup utilities. To support the uses identified in the Rezoning, the Applicant, Green Energy Partners/Stonewall LLC, has applied for this Special Exception and Commission Permit to allow a utility generating plant and transmission facility on approximately 87 acres in the PD-GI portion of the site proposed as a part of ZMAP 2008-0017. Most specifically, the Applicant is proposing to build a primary and peak demand facility including up to 600 megawatt combined cycle natural gas turbine-waste water energy plant, up to two 150 megawatt simple cycle peaking power gas turbines and a 1 megawatt solar array. The Hybrid Energy Park will utilize up to 5 million gallons per day of waste water effluent for cooling water. By turning the water into steam, the Applicant claims this will eliminate two billion gallons of effluent per year from being discharged into the Chesapeake Bay.

The County's special exception and commission permit application process is the first step in the process of approval for the Hybrid Energy Park which requires additional Federal and State agencies approval. The Applicant claims that the electricity will be generated by the most efficient and state-of-the-art technology which supplies northern Virginia with power and address the shortage and congestion in the regional Power Service Area. In addition, the plant will provide an immediate, redundant source of power for the secure business park in which it will be located.

COMMENTS:

With respect to Parks, Recreation and Community Services we offer the following comments and recommendations:

1. PRCS notes that the subject properties are adjacent to parcels MCPI# 191-16-9866, 193-47-8662, and 193-48-6164, which has been designated as Philip A. Bolen Memorial Park and is currently under construction. The portions of these properties adjacent to Sycolin Creek have been designated for stream valley protection and public access to the stream channel.

Staff requests more information on how the proposed power plant and its ancillary structures will visually impact the park. Portions of the park adjacent to and within the viewshed of the power plant have been designated for passive recreation and environmental enjoyment.

2. Staff requests more information on any potential electronic magnetic transmission (EMT) that may be emitted by the power plant and what impact it may have on the users of the adjacent park.
3. Staff requests more information about the potential transportation impacts of the project during and after construction, and how it may impact the adjacent park.

4. The current Revised Countywide Transportation Plan (CTP) proposes Cochran Mill Road and Sycolin Road to be improved, widened, or realigned through the subject property. Please revise and/or explain this discrepancy.
5. Staff notes that the proposed power plant would be in close proximity to the Luck Stone Quarries. It appears that the power plant will include a lot of gas and water piping, and Staff is concerned about how the quarry and its rock-blasting may impact the plant infrastructure.
6. Staff requests more information on the proposed gas turbines proposed within the power plant and how they may impact the surrounding natural environment and public safety.
7. Staff requests more information on the noise and light glare impacts to the surrounding natural environment that are typically associated with power plants.
8. Staff notes that the subject properties are in close proximity to the Leesburg Regional Airport. The Applicant should demonstrate to Staff, the Planning Commission, and the Board of Supervisors how any potential impacts to the airport (e.g., noise, light glare, building heights) will be mitigated.
9. It appears that the SPEX Plat shows potential impacts to stream corridors, including major and minor floodplain. The Applicant should demonstrate to Staff, the Planning Commission, and the Board of Supervisors how any potential impacts to stream corridors will be mitigated, including any potential discharge into Sycolin Creek, which flows into Goose Creek (a state scenic river) and onto the Potomac River.
10. Staff requests additional, detailed information on the “unique hybrid process” of using wastewater to cool the facility that the Applicant mentions in their Statement of Justification. Please also provide information on how the Applicant proposes the wastewater will be piped and/or pumped from the Leesburg Sewage Treatment Plant to the proposed power plant.
11. Staff requests more information on the “voluntary open space” to be provided with this application. Staff requests that the Applicant consider dedicating a portion of the open space along Sycolin Creek to the County for purposes of stream valley park and/or trail.
12. Staff notes that the proposed power plant is in close proximity to the NOVEC power substation recently approved on the Philip A. Bolen Memorial Park site. Staff requests more information on how this facility may impact or augment the NOVEC substation.
13. Please revise Sheets 1, 2, 3, 5 and 6 of the SPEX Plat to identify and label Philip A. Bolen Memorial Park.

CONCLUSION:

PRCS has identified above, several outstanding issues 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.