COUNTY OF LOUDOUN

DEPARTMENT OF PLANNING

MEMORANDUM

DATE: April 27, 2010

 # 5

TO: Loudoun County Board of Supervisors

FROM: Ginny Rowen, Project Manager

SUBJECT: **MAY 10, 2010 BOARD OF SUPERVISORS PUBLIC HEARING**
ZRTD 2009-0003 – STEEPLECHASE SPORTSPLEX

The above-referenced land development application has been approved for public hearing double-advertisement. The approved request permits the application to proceed directly from the Planning Commission public hearing on April 28, 2010, to a Board of Supervisors public hearing on May 10, 2010. Attached is the Planning Commission Public Hearing Staff Report summarizing the presentation to the Planning Commission.

The Planning Commission is anticipated to complete their review at the public hearing on April 28, 2010. A supplemental memo will be distributed to the Board the week prior to the Board of Supervisors public hearing updating what changes, if any, have been made to the application and summarizing the Commission review and recommendation. Should the Planning Commission wish to continue their review of the application, the Chairman and Vice-Chairman have the discretion to postpone the Board of Supervisors public hearing until final action by the Commission. The applicant is aware of this and has agreed to reimburse the additional advertisement costs, if necessary.

ATTACHMENT: Planning Commission Staff Report, ZRTD 2009-0003.

DEPARTMENT OF PLANNING
STAFF REPORT

PLANNING COMMISSION PUBLIC HEARING

DATE OF HEARING: April 28, 2010
ZRTD 2009-0003, Steeplechase Sportsplex
DECISION DEADLINE: December 16, 2010
ELECTION DISTRICT: Potomac **PROJECT PLANNER: Ginny Rowen**

EXECUTIVE SUMMARY

Steeplechase Sportsplex, LLC of Silver Spring, Maryland has submitted an application to rezone approximately 13.9 acres from the PD-IP (Planned Development – Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP (Planned Development – Industrial Park) zoning district under the Revised 1993 Zoning Ordinance. Although there are no specific site changes anticipated at this time, approval of the application would allow the development of all principal and accessory uses permitted under the Revised 1993 Zoning Ordinance. The property is located within the Route 28 Taxing District. The property is located on the south side of Atlantic Boulevard, east of Route 28 at 21610 Atlantic Boulevard in Sterling, Virginia. The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)), which designate this area for Keynote Employment development and which recommend a Floor Area Ratio (FAR) up to 1.0. **Staff notes that the application has been advertised for the May 10, 2010 Board public hearing.**

RECOMMENDATIONS

Staff recommends approval of the application subject to the Proffer Statement dated April 6, 2010 and including the Findings in the staff report.

SUGGESTED MOTIONS

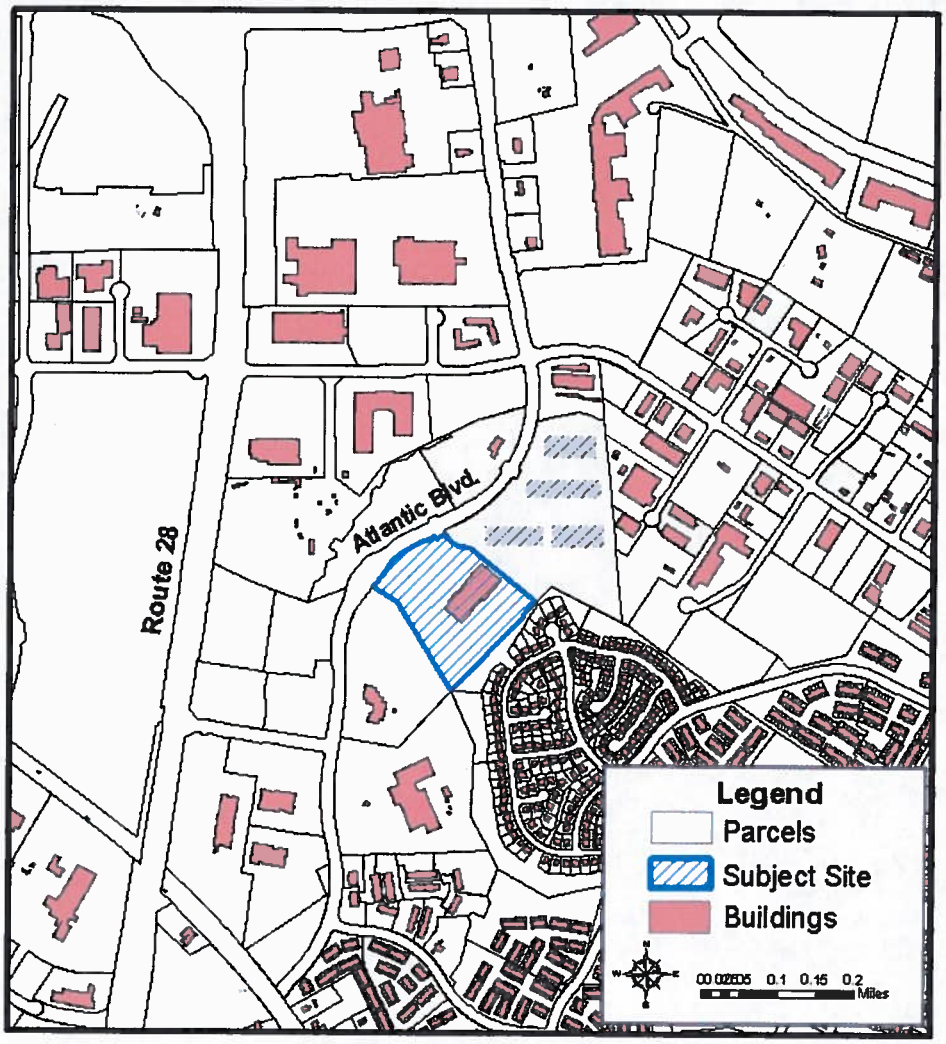
1. I move that the Planning Commission forward ZRTD 2009-0003, Steeplechase Sportsplex, to the Board of Supervisors with a recommendation of approval, subject to the Proffers dated April 6, 2010, and with the Findings contained in the April 28, 2010 Staff Report.

2. I move that the Planning Commission forward ZRTD 2009-0003, Steeplechase Sportsplex, to a work session for further discussion.

3. I move that the Planning Commission forward ZRTD 2009-0003, Steeplechase Sportsplex, to the Board of Supervisors with a recommendation of denial based on the following Findings:

VICINITY MAP

Directions from Leesburg: Proceed east on Route 7 to the Dulles Town Center exit (Atlantic Boulevard) and proceed south (past the Mall) to the subject site on the left side of the road, south of Severn Way.



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I. APPLICATION INFORMATION

APPLICANT:	Steeplechase Sportsplex, LLC Barry Gudelsky 12071B Tech Road Silver Spring, Maryland 20904 301-622-5272
REPRESENTIVE:	Walsh, Colucci, Lubely, Emrich & Walsh, PC Andrew Painter, Esquire One East Market Street Leesburg, Virginia 20176
APPLICANT'S REQUEST	Zoning map amendment from PD-IP (1972 Zoning Ordinance) to PD-IP (Revised 1993 Zoning Ordinance). Application accepted for review on December 16, 2009.
LOCATION	21610 Atlantic Boulevard (south side of Atlantic Boulevard between Route 28 and Severn Way)
TAX MAP/PARCEL #s **MCPI #s**	Tax Map Numbers /80//20////12/ PIN# 031-46-0125
ZONING	PD-IP (Planned Development – Industrial Park)
ACREAGE OF SITE	approximately 13.9 acres

SURROUNDING ZONING/ LAND USES

	ZONING		PRESENT LAND USES
North	PD-IP	(Industrial Park)	hotel (under construction)
South	PD-H6	(Planned Development - Housing)	residential
East	PD-IP	(Industrial Park)	commercial / industrial
West	PD-IP	(Industrial Park)	commercial / industrial

II. SUMMARY OF DISCUSSION

Topic Area	Issues Examined and Status
Comprehensive Plan	• Conformance with Keynote Employment policies. Approved special exception for indoor recreational establishment. Proposal complies with the Revised General Plan land use policies, which support the conversion to the current zoning regulations. **Status: no outstanding issues**
Zoning	• Approval to permit the development of all permitted and accessory uses listed in the Revised 1993 Zoning Ordinance for PD-IP zoning districts. **Status: no outstanding issues** • Minor revisions to the CDP and Proffers in accordance with staff recommendations. **Status: no outstanding issues**
Transportation	• Streamlined review process for zoning conversions adopted by Board of Supervisors in the Route 28 Taxing District. Surrounding road network operating at acceptable levels of service. **Status: no outstanding issues**
Proffers – The applicant has submitted a Proffer Statement that has been reviewed and approved by the County. The applicant will be able to develop any permitted uses in the PD-IP zoning district on the subject site.	

Applicable Policy or Ordinance Section
Revised General Plan Chapter 4, Economic Development Policy 14
Revised Countywide Transportation Plan (CTP)
Revised 1993 Zoning Ordinance – PD-IP (Industrial Park) Section 4-500

III. FINDINGS

1. The conversion of this property to the Revised 1993 Zoning Ordinance would be more consistent with the land use policies contained in the Revised General Plan.

2. Revised General Plan policies recommend the development of regional office, research and development uses and accessory commercial uses.

3. Office use is permitted by-right in PD-IP zoning districts under the provisions of the Revised 1993 Zoning Ordinance.

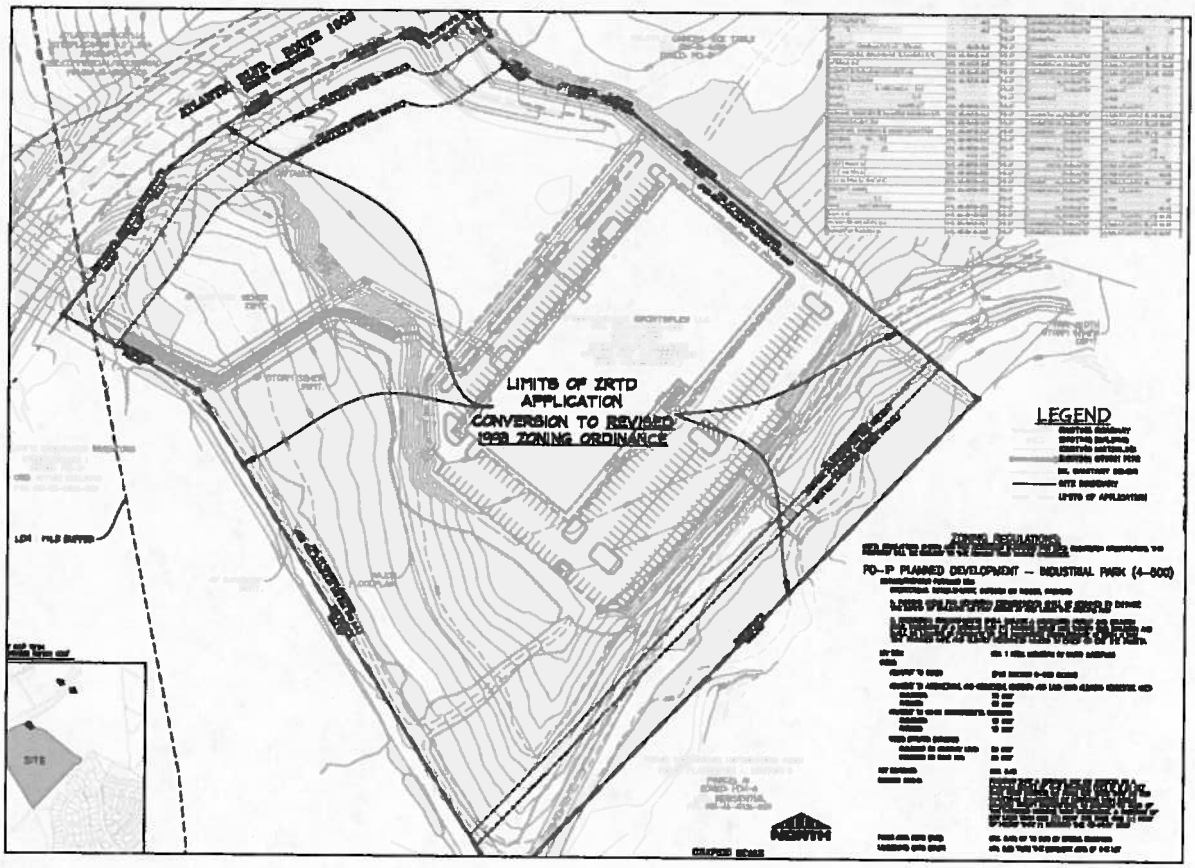
4. The application conforms to the policies contained in the Revised General Plan.

5. The proposed rezoning complies with the requirements of the Revised 1993 Zoning Ordinance.

IV. PROJECT REVIEW

A. Context

This is a request to rezone approximately 13.9 acres from the PD-IP (Planned Development – Industrial Park) zoning district under the provisions of the 1972 Zoning Ordinance to the PD-IP zoning regulations under the Revised 1993 Zoning Ordinance. The subject site consists of a lot on the south side of Atlantic Boulevard situated between Severn Way to the north and Route 28 to the west. There is an existing 79, 000 square foot building containing the Dulles Sportsplex and associated surface parking surrounding the building on three sides. The Sportsplex provides indoor sports facilities (football, basketball, hockey, volleyball, soccer, etc.) for children and adults as well as space for parties and youth sports camps. The northern portion of the lot, adjacent to Atlantic Boulevard is undeveloped. The southern and western portions of the site contain major floodplain and extensive mature vegetation (see CDP - sheet 2 on the next page and site photographs on the following page).



The property is located within the Route 28 Taxing District. The purpose of the Tax District is to generate funds for large-scale transportation improvements, such as grade-separated interchanges in the District. Approval of the rezoning will allow the development of all principal and accessory uses permitted under the PD-IP regulations as contained in the Revised 1993 Zoning Ordinance. The purpose of the zoning conversion is to allow the development of additional uses, such as offices.

On October 7, 2008, the Board of Supervisors adopted a streamlined review process to facilitate conversions to the most current zoning regulations. On July 7, 2009, the Board adopted a resolution that zoning conversion applications will not be expected to make additional transportation improvements / contributions over and above the increased taxes already provided by properties in the Route 28 Tax District (see adopted Board of Supervisors resolution - attachment AA).

The properties to the east and west are currently developed with office and light industrial uses. The property across Atlantic Boulevard will be a Sheraton Hotel and is currently under construction. The properties to the south of the subject property are single family detached units within the Peace Plantation community (see site photographs – following page).

Dulles Sportsplex (northern portion of site – undeveloped)

Existing vegetative buffer (south and west)

B. Summary of Outstanding Issues

There are no outstanding staff issues with this application.

C. Overall Analysis

COMPREHENSIVE PLAN

The site is governed by the policies of the Revised General Plan. It is located within the Sterling Community in the Suburban Policy Area and is designated for Keynote Employment development.

The Revised General Plan provides policy direction encouraging property owners within the Route 28 Taxing District to convert from the 1972 Zoning Ordinance to the Revised 1993 Zoning Ordinance in order to provide consistent development patterns within the District. The Plan states that the County will look at incentives to encourage Route 28 Tax District landowners to opt into the revised Zoning Ordinance. The proposed conversion to the most current zoning ordinance is appropriate for this Keynote Employment designation. There are no outstanding staff issues.

ZONING

The applicant is requesting to rezone a total of approximately 13.9 acres from PD-IP (Industrial Park) under the 1972 Zoning Ordinance to PD-IP under the provisions of the Revised 1993 Zoning Ordinance. A Special Exception (SPEX 2002-0029) was approved under the 1972 Zoning Ordinance for an indoor recreation facility on the site. The Special Exception and associated Conditions of Approval will remain in effect for the existing use.

Staff requested Concept Development Plan changes (update title block, show zoning tabulations, and correct individual notes) as well as minor changes to the draft Proffers (correct zoning designation). The applicant submitted a revised Proffer Statement and Concept Plan incorporating all of the zoning changes recommended by staff. The Proffers have also been revised in accordance with the County Attorney's comments. There are no outstanding staff issues.

TRANSPORTATION

As part of the streamlined review process for zoning conversions in the Route 28 Tax District, the applicant has submitted a generalized traffic study that provides current and future conditions of major roads and intersections throughout the Tax District.

The subject site is located on the south side of Atlantic Boulevard, south of Severn Way and east of Route 28. Atlantic Boulevard is a 4-lane divided major collector road. The

subject site has direct access to a median break and includes separate left and right turn lanes off Atlantic Boulevard. The Countywide Transportation Plan calls for Atlantic Boulevard to remain a 4-lane, controlled access facility. There are no sidewalks or other pedestrian facilities along the south side of Atlantic Boulevard; however, a multi-use trail is planned across the street on the hotel property (currently under construction). The generalized traffic statement indicates that the surrounding road network is currently operating and will continue to operate at an acceptable level of service. There are no outstanding staff issues.

D. ZONING ORDINANCE CRITERIA FOR APPROVAL

If the application is for a reclassification of property to a different zoning district classification on the Zoning Map, the applicant shall address all the following in its statement of justification or plat unless not applicable. The Planning Commission shall give reasonable consideration to the following matters:

Standard *Whether the proposed zoning district classification is consistent with the Comprehensive Plan.*

Analysis The application is consistent with the Revised General Plan, which designates this area for Keynote Employment development. The Revised 1993 Zoning Ordinance permits the development of office uses subject to development criteria.

Standard *Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.*

Analysis The proposal would allow the development of any permitted and accessory uses listed in the Revised 1993 Zoning Ordinance for PD-IP districts. The surrounding properties to the east and west are developed with commercial and light industrial uses. The property to the north is currently under construction as a Sheraton Hotel and the area to the south of the site is developed with residential uses. The range of uses allowed in the Revised 1993 Zoning Ordinance are compatible with the surrounding uses and development pattern.

Standard *Whether adequate utility, sewer and water, transportation, school and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.*

Analysis The site is currently served by public water and sewer facilities. There are adequate transportation facilities to serve the site.

Standard *The effect of the proposed rezoning on the County's ground water supply.*

Analysis No concerns have been identified regarding the groundwater supply. The site is served by public water and sewer facilities.

Standard *The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.*

Analysis No concerns have been identified regarding the structural capacity of the soils.

Standard *The impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity and whether the proposed rezoning uses sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas.*

Analysis The subject site is currently zoned PD-IP under the provisions of the 1972 Zoning Ordinance. Approval of the application will allow the development of all permitted and accessory uses under a PD-IP (Industrial Park) designation under the Revised 1993 Zoning Ordinance. Additional uses, such as office, are permitted in the updated Ordinance. Zoning conversions are supported by County and Board of Supervisors policies.

Standard *Whether a reasonably viable economic use of the subject property exists under the current zoning.*

Analysis A reasonably viable economic use of the property exists under the current PD-IP zoning designation. No changes to the existing facilities are anticipated at this time.

Standard *Whether the proposed rezoning encourages economic development activities in areas designated by the Comprehensive Plan and provides desirable employment and enlarges the tax base.*

Analysis Approval of the proposal will allow the development of all PD-IP uses under the Revised 1993 Zoning Ordinance. Additional uses are permitted under the current regulations.

Standard Whether *the proposed rezoning encourages the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.*

Analysis Approval of the application will allow the development of all PD-IP uses under the Revised 1993 Zoning Ordinance.

Standard *Whether the proposed rezoning considers trends of growth or changes, employment, and economic factors, the need for housing, probable future*

economic and population growth of the county and the capacity of existing and/or planned public facilities and infrastructure.

Analysis Approval of the application will allow the development of all PD-IP uses. Office uses are permitted by-right under the Revised 1993 Zoning Ordinance.

Standard *The effect of the proposed rezoning to provide moderate housing by enhancing opportunities for all qualified residents of Loudoun County.*

Analysis Not applicable to this application.

IV. ATTACHMENTS		PAGE NUMBER
Board adopted Resolution – Zoning Conversions		AA
1. Review Agency Comments		
a. Community Planning	1/05/10	A-1
b. Zoning Administration	3/19/10	A-3
c. VDOT	1/12/10	A-5
d. OTS	2/23/10	A-6
2. Disclosure of Real Parties in Interest / Reaffirmation		A-26
3. Statement of Justification		A-35
4. Applicant Responses		A-41
5. Proffers / Concept Development Plan		A-48, CDP attached

ATTACHMENT 1

DRAFT
Policy Resolution Regarding Transportation Proffers for Zoning Conversion Applications

WHEREAS, the Loudoun County Board of Supervisors encourages properties in the Route 28 Tax District to "convert" from administration under the 1972 or 1993 Zoning Ordinances to the Revised 1993 Zoning Ordinance; and

WHEREAS, the Revised General Plan states that "The County will look at developing incentives to encourage Route 28 Tax District landowners to opt into the revised zoning ordinance;" and

WHEREAS, landowners in the Tax District pay an additional assessment on their properties and improvements to fund transportation improvements along Route 28; and

WHEREAS, the contributions by the Tax District to the road improvements have far exceeded expectations, so that Route 28 should be fully limited-access in Loudoun County by 2010; and

WHEREAS, the Board of Supervisors recognizes that converting to the revised zoning ordinance creates additional value for properties and increases the properties' contributions to the Tax District; and

WHEREAS, at certain times during the review of zoning conversion applications, applicants have been requested to provide transportation improvements, and that negotiations over these requests have delayed the applicants' anticipated timing for approval; and

WHEREAS, the Board of Supervisors wants to remove any potential impediments to a conversion application;

NOW, THEREFORE, BE IT RESOLVED, that the Loudoun County Board of Supervisors establishes a policy that zoning conversion applicants should not be requested to provide transportation improvements as a part of a strict zoning conversion application; and

BE IT FURTHER RESOLVED, that the Board of Supervisors will forward this resolution and policy statement to the Planning Commission for consideration during its review of zoning conversion applications; and

BE IT FURTHER RESOLVED, that the Board of Supervisors recommends that, to facilitate zoning conversion applications and should all staff issues be addressed, the Planning Commission take action on a zoning conversion application at its public hearing in order to facilitate the double-advertisement and quick disposition of such cases.

BOS adopted Resolution

AA

County of Loudoun

Department of Planning

MEMORANDUM

DATE: January 5, 2010

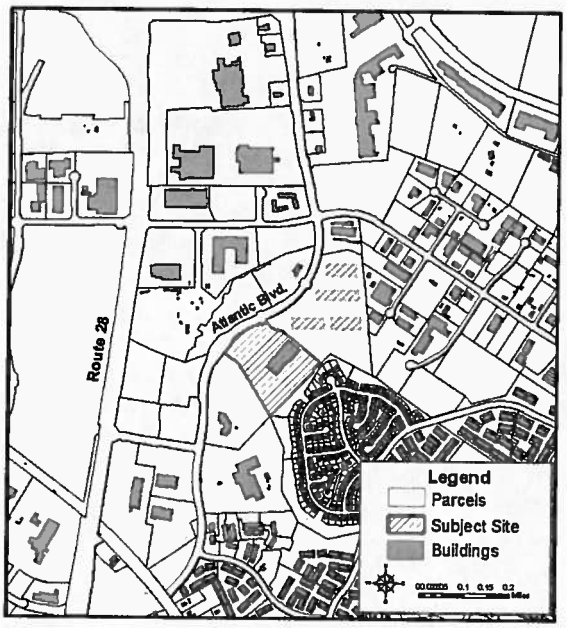
TO: Ginny Rowen, Project Manager
Land Use Review

FROM: Kelly Williams, Planner III
Community Planning

SUBJECT: ZRTD 2009-0003, Steeplechase Sportsplex

BACKGROUND

Steeplechase Sportsplex, LLC, requests a Zoning Map Amendment to convert a parcel of approximately 13.98 acres from PD-IP (Planned Development – Industrial Park) under the 1972 Zoning Ordinance to PD-IP under the Revised 1993 Zoning Ordinance.



Vicinity Map

The property is contained within the Route 28 Highway Improvement Transportation District (Route 28 Tax District). The site is located on the east side of Atlantic Boulevard, south of Severn Way within Section Two, of the Steeplechase Industrial Park. The property is surrounded on the west and north by properties zoned PD-IP. The properties to the southeast are part of the Peace Plantation residential development. The parcel contains one building and is subject to the Special Exception conditions for the Dulles Sportsplex (SPEX 2002-0029).

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is governed under the policies of the Revised General Plan, the Bicycle and Pedestrian Mobility Master Plan (BPMMP), the Countywide Transportation Plan (CTP),

Attachment 1 A

and the Eastern Loudoun Area Management Plan (ELAMP). Being newer than the ELAMP, the Revised General Plan supersedes the ELAMP when there is a policy conflict between the two (*Revised General Plan*, Relationship to Other County Planning Documents text, Chapter 1). The subject property is located in the Sterling Community of the Suburban Policy Area and is designated as a Keynote Employment Area.

ANALYSIS & RECOMMENDATION

The Revised General Plan provides policy direction encouraging property owners within the Route 28 Tax District to convert from the 1993 Zoning Ordinance to the Revised 1993 Loudoun County Zoning Ordinance in order to provide consistent development patterns within the District. The Plan states: "The County will look at developing incentives to encourage Route 28 Tax District landowners to opt into the revised zoning ordinance" (*Revised General Plan*, Chapter 4, Economic Development Policy 14). As such, the proposed conversion to the most current Zoning Ordinance is appropriate. Staff supports the proposed conversion.

cc: Julie Pastor, AICP, Director, Department of Planning
Cindy Keegan, AICP, Program Manager, Community Planning (via email)

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

ZONING REFERRAL

RECEIVED
MAR 19 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

DATE: March 19, 2010

TO: Ginny Rowen, Project Manager

CC: Marilee L. Seigfried, Deputy Zoning Administrator

FROM: Teresa Miller, Planner, Zoning Administration

CASE NUMBER AND NAME: ZRTD-2009-0003 Steeplechase Sportsplex

LCTM: /80//20////12/

MCPI: 031-46-0125

PLAN SUBMISSION NUMBER: 2nd Submission

I. Application Summary

The applicant is proposing to rezone the above referenced parcel, comprised of approximately 13.98 acres, from PD-IP (Planned Development – Industrial Park) administered under the 1972 Loudoun County Zoning Ordinance to PD-IP under the Revised 1993 Loudoun County Zoning Ordinance. The property is located within the Route 28 Tax District.

The following issues must be addressed for the application to be in conformance with the requirements of the Revised 1993 Loudoun County Zoning Ordinance.

II. Critical Issues

Proffer Statement

1. The proffer statement associated with ZRTD-2009-0003, Steeplechase Sportsplex states the property will be zoned PD-OP Planned Development - Office Park in the opening paragraph as well as Proffer 1. Concept plan. The proffer statement will need to be updated as the parcel will be zoned PD-IP Planned Development – Industrial Park.

III. Other Issues

Plan Comment

1. Original Comment: *Note 8 on Sheet 1 states the current use of the property, recreation establishment indoor, is a permitted use per Section 4-503(NN) of the Revised 1993 Loudoun County Zoning Ordinance. To be a permitted use, the applicant will need to demonstrate the performance standards set forth in Section 4-503(NN) (1) and (2) can be met. If it cannot be demonstrated these performance standards can be met, the use will continue to be a special exception*

Attachment 1B

use under the 1993 Zoning Ordinance and will still be subject to the special exception plat and conditions of approval associated with SPEX-2002-0029.

Updated Comment: Zoning staff wishes to clarify the necessary updates to Note 9 on Sheet 1. The applicant has referenced the standards of Section 5-403(NN)(1) and (2) would be met or modified at the time of site plan. This is not correct. Recreation establishment indoor is permitted as a by-right use per Section 4-503(NN) subject to performance standards as set forth in Section 4-503(NN)(1) and (2) OR should these performance standards not be met, the use is a special exception use per Section 4-504(Z).

As the use is currently established on the parcel, the applicant may either demonstrate compliance with Section 4-503(NN)(1) and (2) at this time or SPEX-2002-0029 would remain applicable and the use will be permitted per Section 4-504(Z). The application needs to be properly noted as to which section of the ordinance currently permits the use.

It is noted the applicant could demonstrate compliance with Section 4-503(NN)(1) and (2) with a future site plan, making the use by-right.

2. Original Comment: *Section 6-1508 states the required contents for a Concept Development Plan. Please update the plan to include the requirements as listed in Section 6-1508 such as maximum floor area ratio, maximum lot coverage, maximum building height, setbacks, buffer yards, etc.*

   Updated Comment: The applicant has responded by the addition of Note 13 on Sheet 1 which states the applicant will meet or modify all zoning ordinance requirements and performance standards at time of site plan. This is not correct as modifications of the ordinance are not done in conjunction with a site plan. Please add a table to the Concept Plan that lists the ordinance standards as referenced in Section 6-1508.

3. The delineation of the required yards on Sheet 2 should match the location of the property lines. Specifically, the property line along Atlantic Boulevard is indented along the entrance into the property. The required yards lines should also follow the same shape.

COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION
14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

January 12, 2010

RECEIVED
JAN 21 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

Ms. Ginny Rowen, Project Manager
County of Loudoun
Department of Planning MSC#62
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Steeplechase Sportsplex
Loudoun County Application Number: ZRTD 2009-0003

Dear Ms. Rowen:

We have reviewed the above application as requested and have no objection to the approval.

If you have any questions, please call me at (703) 383-2046.

Sincerely,

Rashid Siraj, P.E.
Transportation Engineer

(App 01-12-10)

Attachment 1 C

County of Loudoun

Office of Transportation Services

MEMORANDUM

DATE: February 23, 2010

TO: Ginny Rowen, Project Manager, Department of Planning

FROM: George Phillips, Senior Transportation Planner

SUBJECT: ZRTD 2009-0003, Steeplechase Sportsplex

Location: East side of Atlantic Boulevard located between Severn Way and Steeplechase Drive in Sterling VA (***Attachment 1***)

Background

This Zoning Map Amendment in the Route 28 Tax District (ZRTD) proposes to convert a 13.98-acre site from PD-IP under the *1972 Zoning Ordinance* to the *Revised 1993 Zoning Ordinance*. There is an occupied 79,258-square-foot building (the Dulles Sportsplex) already on the property; the Sportsplex was approved by the Board of Supervisors under SPEX 2002-0029 on March 14, 2003 with conditions of approval (See ***Attachment 2).*** The Applicant indicates that there are no definitive development plans proposed at this time and that approval of this request will permit the Applicant to utilize a broader range of compatible land uses than is presently afforded under the *1972 Zoning Ordinance*.

This review is based on materials received from the Department of Planning on December 18, 2009, including (1) a statement of justification dated November 10, 2009, (2) a concept plan dated October 27, 2009 from Bowman Consulting Group, Ltd., and (3) Traffic Statement for Route 28 ZMAP Applications to the Current Zoning Ordinance which discusses the traffic impacts of different key land uses under the *1972*, *1993* and *Revised 1993 Zoning Ordinances*. This is included in ***Attachment 3***.

Existing, Planned and Programmed Transportation Facilities

According to the *Revised General Plan*, the site is located within the Suburban Policy Area (Sterling Community). The major roadway serving the site is described below. OTS' review of existing and planned transportation facilities is based on the *2001 Revised Countywide*

Attachment 1D

Transportation Plan (2001 Revised CTP) and the *2003 Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan)*.

Atlantic Boulevard (Route 1902) – the segment between Severn Way (Route 847)/Woodland Road (Route 679) and Steeplechase Drive is a four-lane divided (U4M), controlled access, major collector roadway. The site has direct access to a median break and includes separate left and right turn lanes into the existing entrance. The *2001 Revised CTP* calls for Atlantic Boulevard to remain a controlled access, four-lane, divided arterial with a 90-foot right-of-way, a 40-mph design speed, 600-foot desirable median crossover spacing and turn lanes at all intersections. The *2003 Bike & Ped Plan* categorizes Atlantic Boulevard (Route 1902) as a "baseline connecting roadway" along which bicycle and pedestrian facilities are envisioned. There are currently no sidewalks or other pedestrian facilities along the site's Atlantic Boulevard frontage, though a multi-use trail is being built as part of the ongoing hotel construction directly across Atlantic Boulevard from the site.

Review of Traffic Statement for Route 28 ZMAP Applications to the current Zoning Ordinance

The traffic statement included with this application was approved by the Board of Supervisors on May 20, 2008 (See ***Attachment 3***). The purpose of this generalized traffic statement is to expedite the processing of "zoning conversion" (ZRTD) applications. The preparation and scoping of a separate traffic study requires additional time and expense prior to the acceptance of rezoning and special exception applications at the initial checklist stage. The use of a "ready-made" generalized traffic statement, which the Applicant includes with the submission, helps to facilitate this process. The traffic statement provides information for major roads and certain intersections in the Route 28 corridor, including comparison of existing and future traffic volumes and levels-of-service (LOS).

The generalized traffic statement indicates that the signalized Atlantic Boulevard/Nokes Boulevard intersection (the nearest intersection included in the generalized traffic statement) operated at LOS B in the A.M. peak hour and LOS C in the P.M. peak hour based on traffic data from the 2006-2008 time frame. The generalized traffic statement also indicates that the Atlantic Boulevard/Nokes Boulevard intersection will operate at LOS C in the A.M. peak hour and LOS D in the P.M. peak hour in 2010. Based on the latest available (2008) VDOT traffic count data, this segment of Atlantic Boulevard carries 10,000 annual average daily vehicle trips which is within acceptable link LOS for a four-lane divided facility.

Trip Generation Information

It is unclear from the application materials as to the specific amount of development being proposed. However, it is understood that the *Revised 1993 Zoning Ordinance* allows up to 0.4 FAR which would yield a maximum of 243,588 square feet of PD-IP uses on the 13.98-acre site. Based on ITE trip rates for light industrial uses, this would generate 198 A.M. peak hour, 185 P.M. peak hour and 1,718 daily vehicle trips. If developed with the same amount of office uses, which is a by-right option in the PD-IP district, the site would generate 382 A.M. peak hour,

352 P.M. peak hour and 2,648 daily vehicle trips. However, please note that the proposed specific uses are not understood by OTS as they were not specified in the application.

Transportation Comments

1. The specific uses proposed with this application have not been detailed. OTS understands that zoning conversions typically do not involve a specified land use and that the Board of Supervisors wishes to facilitate the conversions by not requiring detailed plans and studies. Therefore, OTS is not making specific observations and recommendations regarding traffic impacts for this proposed conversion.

2. Due to the absence of specific development information, the Applicant's concept development plan cannot be evaluated for specific transportation related improvements. Therefore, it is unclear what site-specific transportation related improvements would be needed.

Conclusion

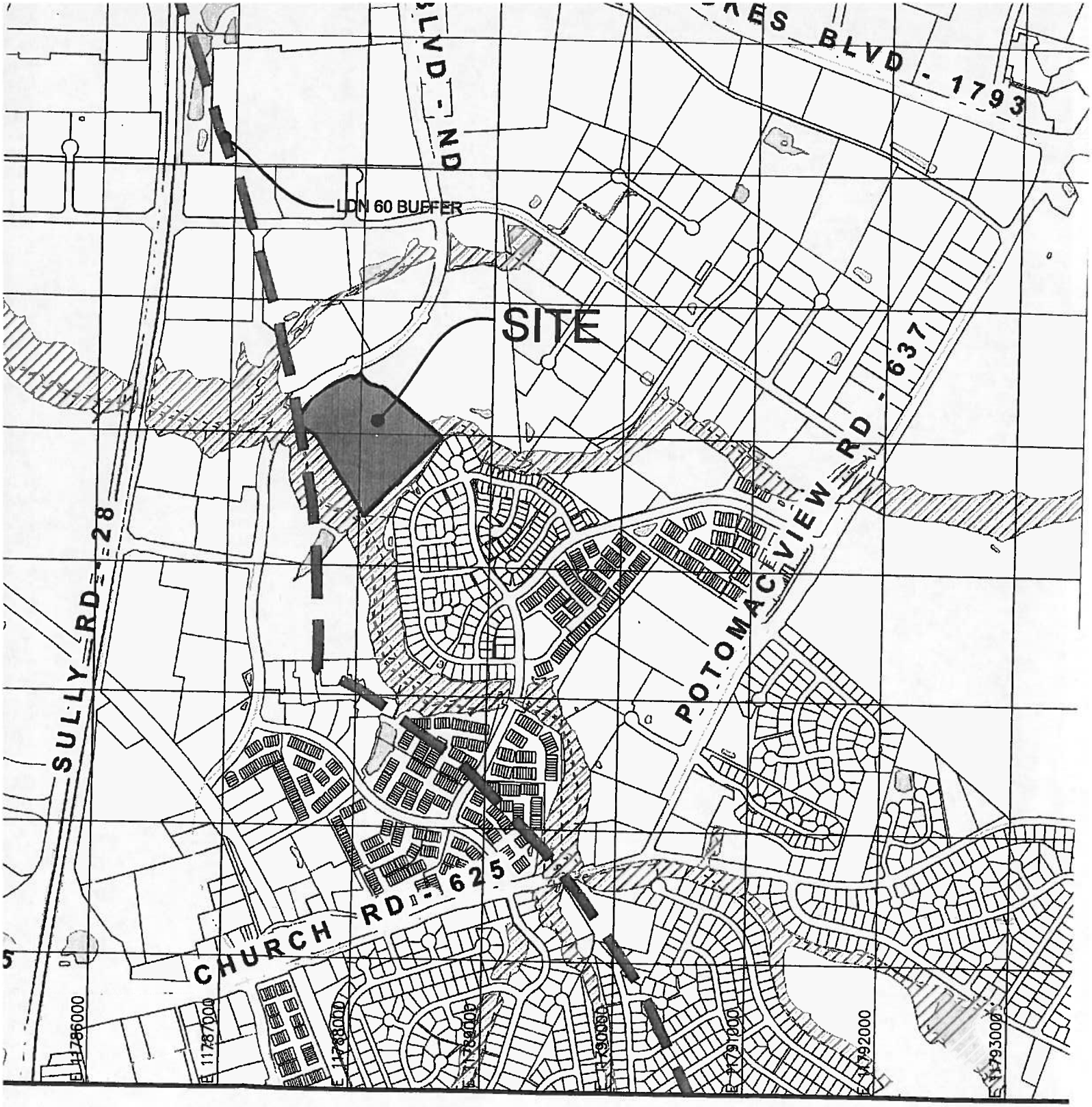
Due to the general nature of this type of proposal, OTS has provided comments for information only and, therefore, has no recommendation on this application.

ATTACHMENTS

1. Vicinity Map
2. SPEX 2002-0029 Conditions of Approval
3. Traffic Statement For Route 28 ZMAP Applications To The Current Zoning Ordinance

cc: Andrew Beacher, Assistant Director, OTS
Lou Mosurak, Senior Coordinator, OTS

A-8



VICINITY MAP

SCALE: 1" = 1000'

NORT

ATTACHMENT 2

A-9

SPEX 2002-0029 STEEPLECHASE SPORTSPLEX **March 10, 2003**

FINDINGS

1. The indoor recreation use realizes the economic development objectives in the Plan for the County and the Route 28 Tax District, and will be beneficial and supportive to the planned Keynote Employment uses in this area.

2. The proposed development will not disrupt the area designated in the Plan for river and stream corridor protection under the conservation design concept. Encroachment is not in any flood plain area.

CONDITIONS OF APPROVAL

1) The property shall be developed as an indoor recreation facility in substantial conformance with the Special Exception Plat for SPEX 2002-0029, dated October 3, 2002, as revised through March 14, 2003, prepared by christopher consultants, ltd., and subject to these findings and conditions of approval. If any provision of the Plat or Plan conflicts with the requirements of the Zoning Ordinance, the terms of the Zoning Ordinance shall control.

2) The Applicant shall provide buffer yards, as per the Landscape Concept Plan, dated March 14, 2003, as prepared by christopher consultants, ltd., that will buffer the Peace Plantation residential community and the adjoining Cabin Branch stream valley and its tributary from the Sportsplex building and the parking area. Reforestation-type plant materials will be installed and will act as riparian buffers for the stream valley associated with the Cabin Branch. Such Reforestation Plan will be reviewed by the County Forester (or designee) during the review of the site plan and adjustments to the site plan may be allowed based on this review.

3) The Applicant will implement the Conservation Plan, dated March 14, 2003, as prepared by christopher consultants, ltd., that create a minimum of a 65,000 square foot area from existing tree and vegetation and reforestation to function as a permanent riparian buffer to the adjacent stream valley. Once the construction of the Sportsplex is complete and the building is occupied, this Conservation Area will remain undisturbed, with the exception of utilities and storm sewer outfall requirements, as required by the Facilities Standards Manual (FSM).

4) At time regional bus service is available to the Subject Property, the Applicant will install a bus shelter at the intersection with Atlantic Boulevard and the access road for the Subject Property. The Applicant will not be responsible for any road improvements to Atlantic Boulevard to accommodate such a shelter.

5) When and if a multiuse trail is designated for this side of Atlantic Boulevard in the Bicycle and Pedestrian Mobility Master Plan, which is under study, the applicant

shall provide a 14-foot trail easement along the Atlantic Boulevard frontage, at an alignment to be determined. The trail will be designed to avoid valuable existing vegetation wherever possible.

6) The Applicant will implement the urban design features shown on the SPEX drawings as prepared by Morgan Gick & Associates, and dated January 24, 2003, that include an articulated building exterior, canopy over the entrance, and textured exterior building finish. The Applicant may make minor changes to such features, which do not affect the overall quality or design of such features.

7) The parking lot lighting will be designed with cut-off and fully shielded lighting fixtures so that the light will be directed inward and downward toward the interior of the property, away from all adjacent roads and residential areas and the night sky.

   a. There shall be a maximum average illumination of five-foot candles for lighting on the exterior of the building and for security lighting.

   b. For all parking lot lighting there shall be a maximum average illumination over the parking lot of two-foot candles.

   c. Parking lot lighting will be shut off within one half-hour of closing of Sportsplex each night, except for minimal security lighting for the building and the parking lot.

8) The Applicant and the operator of the Sportsplex will monitor the building and parking lot for security purposes and will install a surveillance system to monitor activity in the parking lot.

9) The applicant is encouraged to provide shared parking at such time as adjacent properties develop.

10) The applicant shall prepare and submit to the County a traffic signal warrant study for the intersection of Steeplechase Drive and Atlantic Boulevard within six (6) months of site plan approval.

Note: The Applicant has agreed to provide a one-time contribution of $0.10 per gross square footage of the Sportsplex use to Loudoun County, for distribution in equal amounts to the primary servicing volunteer fire and rescue companies providing fire and/or rescue services to the subject property.

Date of Meeting: May 20, 2008

BOARD OF SUPERVISORS
ACTION ITEM

#13

SUBJECT: Transportation and Land Use Committee Report: Process Improvement Initiative: Utilization of Generalized Traffic Statement Approach for Zoning Conversion Applications in the Route 28 Corridor.

ELECTION DISTRICT: Broad Run, Dulles, Potomac, Sterling

CRITICAL ACTION DATE: At the pleasure of the Board of Supervisors

RECOMMENDATIONS:

Staff: Staff recommends approval of the use of the Traffic Statement approach for zoning conversion applications.

Committee: The Transportation and Land Use Committee voted unanimously (4-0) to recommend that the Board approve the Traffic Statement approach for zoning conversions as described in Attachment 1 of this item.

BACKGROUND:

The Route 28 Tax District enjoys protection from any change in the zoning map or text amendment unless the property owner specifically requests the change. It has historically been the Board of Supervisors policy to encourage the Route 28 property owners to become subject to the most recent zoning map and text changes. With the adoption of the 1993 Loudoun County Zoning Ordinance, a "zoning conversion" process was initiated. Consequently, a zoning conversion application represents a request by a landowner to remap their property to the current version of the applicable zoning district. The common way of referring to this is to convert from the zoning ordinance regulations that apply to the property to another more recent version. This is a legislative process that ultimately receives Planning Commission recommendation and Board of Supervisors action. Landowners pursuing the options of the expanded range of uses permitted in the Revised 1993 Zoning Ordinance must submit a Zoning Map Amendment application and are required to submit a traffic study as a checklist requirement. Recognizing the importance of economic development opportunities and the facilitation of employment and other non-residential revenue generating activities, staff is recommending the use of a generalized traffic statement for zoning conversion applications.

In many instances, applicants are pursuing time sensitive approvals in order to be open for business by certain dates. The preparation and scoping of a separate traffic study requires additional time and expense prior to the acceptance of the application at the initial checklist stage. In working through the details and implications of several individual conversion cases, an alternative approach to develop and use a broad traffic statement was proposed by staff. Staff has worked with representatives of the local chapter of the National Association of Industrial and Office Properties (NAIOP) to discuss the matter in detail and has refined the traffic statement approach to the effort described in Attachment 1 to reflect the purpose of the application.

This method provides information for major roads and intersections in the Route 28 corridor including road descriptions, levels-of- service at major intersections and daily traffic volumes on the major road links in the Route 28 corridor. The traffic statement includes a comparison of existing and future (2010) traffic volumes and existing and future (2010) levels of service. It is anticipated that this traffic statement would, in most cases, eliminate the need for an individual traffic study to be submitted for each individual zoning conversion application. If there are specific transportation impacts of a particular conversion resulting in an outstanding issue, those will be brought to the Board's attention through the staff review process. Recommendations for resolution can be developed in response to those issues.

Staff appreciates the cooperation of the local NAIOP chapter and is grateful for the assistance provided by Mr. Chris Tacinelli of Gorove/Slade Associates, Inc., who worked with staff from the Office of Transportation Services (OTS) to develop the specifics of the overall traffic statement approach.

In addition to this specific issue regarding traffic studies, the local NAIOP chapter is also interested in continued discussion and recommendations on additional process improvements for zoning conversion applications. These may include revisions to the checklist requirements, a more streamlined referral process, and the use of a dual advertising method approach for the Planning Commission and Board public hearings, as examples of several of the topics raised for additional discussion. Staff will continue to work with the local chapter on these issues and can bring forward additional items for the Board's future review.

At the April 28 Committee meeting, staff briefly discussed the development of the attached Draft Traffic Statement Approach which is intended to provide a more streamlined process for individual zoning conversion applications in the Route 28 corridor. The Committee voted unanimously (4-0) to forward this item to the Board of Supervisors with a recommendation that the Traffic Statement approach described in Attachment 1 be used for zoning map amendments (ZMAP) for the purpose of facilitating Route 28 property owners subjecting themselves to the most recent zoning text.

ISSUES:

1. Does the Board of Supervisors wish to streamline the process for zoning conversion applications by recommending that the general traffic statement approach be used at this time?

2. These mapping applications (ZMAP) or so-called Zoning conversion applications will allow a property to be subject to amendments contained in the Revised 1993 Loudoun County Zoning Ordinance. This includes those additional uses included in the 2007 amendments such as office by-right subject to performance standards in the PD-IP district, and increased FAR in the PD-OP district. These Zoning Ordinance amendments were implemented to address and remove perceived barriers to commercial development to update permitted uses and to encourage economic development.

FISCAL IMPACT:
While the ultimate development of non-residential uses typically result in a revenue positive status, there is no anticipated fiscal impact resulting from the use of a generalized traffic statement for zoning conversions.

DRAFT MOTION:
I move that the Board of Supervisors accept the recommendation of the Transportation and Land Use Committee that the Traffic Statement approach described in Attachment 1 be used for zoning map amendments (ZMAP) for the purpose of facilitating Route 28 property owners subjecting themselves to the most recent zoning text. I further move that staff be directed to update the Traffic Statement on a regular basis as new information becomes available.

Or,

I move an alternate motion.

ATTACHMENTS:
1. Traffic Statement for Zoning Conversions

STAFF CONTACTS:
George Phillips, Office of Transportation Services
Charles Yudd, County Administration

Loudoun County, Virginia
www.loudoun.gov
Office of the County Administrator
1 Harrison Street, S.E., 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0200 • Fax (703) 777-0325

At a business meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Tuesday, May 20, 2008 at 9:00 a.m.

IN RE: TRANSPORTATION/LAND USE COMMITTEE REPORT/PROCESS IMPROVEMENT INITIATIVE/GENERALIZED TRAFFIC STATEMENT APPROACH FOR CONVERSION APPLICATIONS IN THE ROUTE 28 CORRIDOR

Mrs. Waters moved that the Board of Supervisors accept the recommendation of the Transportation and Land Use Committee that the Traffic Statements approach described in Attachment 1 be used for zoning map amendments (ZMAP) for the purpose of facilitating Route 28 property owners subjecting themselves to the most recent zoning text.

Mrs. Waters further moved that staff be directed to update the Traffic Statement on a regular basis as new information becomes available.

Seconded by Ms. McGimsey.

Voting on the Motion: Supervisors Buckley, Burk, Burton, Delgaudio, Kurtz, McGimsey, Miller, Waters and York - Yes; None – No.

A COPY TESTE:

Olanetta Seibert
DEPUTY CLERK FOR THE LOUDOUN
COUNTY BOARD OF SUPERVISORS

(13 TLUC Report - Process Improvement Initirative - Generalized Traffic Statement Approach for Conversion Applications in the Route 28 Corridor)

TRAFFIC STATEMENT FOR ROUTE 28 ZMAP APPLICATIONS TO THE CURRENT ZONING ORDINANCE (AKA ZONING CONVERSIONS)

INTRODUCTION

The purpose of this report is to provide traffic information which will aid the Board of Supervisors in understanding the traffic situation in the Route 28 corridor as part of their review of proposed zoning conversions. This report provides information for major roads and intersections in the Route 28 corridor including road descriptions, levels of service at major intersections and daily traffic volumes on the major road links in the Route 28 corridor. This includes an existing condition and traffic counts and intersection levels of service projected to the year 2010.

In order to understand the traffic impacts of different land uses, a comparison of the trips generated between several key uses allowed under the 1972 and 1993 Loudoun County Zoning Ordinances is also provided. It is envisioned that this report would, in most cases, negate the need for individual traffic studies to be submitted for individual proposed zoning conversions, thus providing a more streamlined process.

BACKGROUND INFORMATION

The PDIP district is established for light and medium industrial uses, office uses, and necessary supporting accessory uses and facilities, designed with a park-like atmosphere to complement surrounding land uses by means of appropriate sitting of buildings and service areas, attractive architecture, and effective landscape buffering.

PDIP districts are generally located in areas served by one or more major arterial or collector roads, by public water and sewer, and consistent with locations identified in the Comprehensive Plan for industrial use. When mapped, the district is no less than twenty (20) acres in size. Incremental and contiguous additions of a minimum of one (1) acre to an existing PDIP zoning district is allowed. Incremental additions demonstrate their relationship and compatibility with the previously approved district to which it is being added.

The PDOP district (Planned Development Office Park) is established primarily for administrative, business and professional offices and necessary supporting accessory uses and facilities, designed with a park like atmosphere and environmentally sensitive design to accommodate and complement existing natural features including extensive landscaping, low ground coverage by buildings, buildings of moderate height, and careful attention to such aesthetic considerations as location and size of signs, lighting, parking and service areas and the like.

The PDOP district shall be no less than five (5) acres and shall be located:

1) On arterial or collector roads.

2) In areas served by public water and sewer facilities.

3) In areas compatible with other commercial development.

4) As envisioned in the Comprehensive Plan.

Incremental and contiguous additions of a minimum of one (1) acre to an existing PDOP zoning district shall be allowed. Incremental additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added.

ROADWAY NETWORK

A description of the existing roadway network within the vicinity of the PDIP district is presented below:

- Route 7 (Harry Byrd Highway – from Cascade Parkway west to Algonkian Parkway) is a six-lane, controlled access, median divided, principal arterial with grade separated interchange at Cascade Parkway. Individual site access occurs along this section. The current posted speed limit on this road is 55 mph within the vicinity of the project site.

- Route 7 (Harry Byrd Highway – from Algonkian Parkway west to Ashburn Village Boulevard) is a six-lane, controlled access, median divided, principal arterial with grade separated interchanges at Algonkian Parkway/Atlantic Boulevard and Route 28. Left and right turn lanes are provided at all intersections. The current posted speed limit on this road is 55 mph within the vicinity of the project site.

- Route 28 (Sully Road – from Route 625 north to Route 7) is a six-lane, controlled access, median divided, principal arterial with grade-separated interchanges at Route 625 and Route 7. Left and right turn lanes are provided at all intersections. The current posted speed limit on this road is 55 mph within the vicinity of the project site.

- Route 625 (Church Road – from Route 637 west to Ruritan Circle (west)/Davis Drive) is a two to four-lane, local access, undivided, major collector with current posted speed limit of 35 mph within the vicinity of the project site.

- Route 625 (Church Road – from Ruritan Circle (west)/Atlantic Boulevard west to Route 28) is a four-lane, limited access, median divided, major collector with grade-separated interchange at Route 28. The road alignment was shifted north of the existing alignment to provide desirable interchange design. Left and right turn lanes are provided at its intersection with Atlantic Boulevard. The current posted speed limit on this road is 35 mph within the vicinity of the project site.

- Route 625 (Waxpool Road – from Route 28 west to Pacific Boulevard) is a six-lane, limited access, median divided, major collector with grade-separated interchange at Route 28. The road alignment was shifted north of the existing alignment to provide desirable interchange design. Left and right turn lanes are provided at its intersection with Pacific Boulevard. The current posted speed limit on this road is 45 mph within the vicinity of the project site.

- Route 625/Route 640 (Waxpool Road/Farmwell Road – from Pacific Boulevard west to Route 641) is a four to sixlane, controlled access, median divided, major collector with left and right turn lanes at all intersections. The current posted speed limit on this road is 45 mph within the vicinity of the project site.

- Route 28 East Collector Road (Atlantic Boulevard – from Route 625 north to Route 7) is a four-lane, controlled access, median divided, major collector with grade-separated interchange at Route 7 with Algonkian Parkway. Left and right turn lanes are required at all intersections. The current posted speed limit on this road is 45 mph within the vicinity of the project site.

- Route 28 East Collector Road (Davis Drive – south of Route 625) is a four-lane, local access, undivided, major collector with left and right turn lanes at major intersections. The current posted speed limit on this road is 35 mph within the vicinity of the project site.

- Route 28 West Collector Road (Pacific Boulevard – from Route 625 north to just south of W&OD trail crossing) is a four-lane, controlled access, median divided, major collector with left and right turn lanes at all intersections. The current posted speed limit on this road is 35 mph within the vicinity of the project site.

- Route 28 West Collector Road (Pacific Boulevard – from West Severn Way north approximately 700 feet) is a four-lane, local access, undivided, minor collector with left and right turn lanes at major intersections.

- Route 607 (Loudoun County Parkway – from Smith Switch Road south to Redskins Drive) is a two-lane, local access, secondary road with 7foot travel lanes. The current posted speed limit on this road is 25 mph within the vicinity of the project site. It should be noted that Route 607 was closed to vehicular traffic from Route 7 south to Smith Switch Road due to construction work along this section.

- Route 607 (Loudoun County Parkway – from Redskins Drive south to Route 625) is a four-lane, controlled access, median divided, minor arterial with left and right turn lanes at major intersections. The current posted speed limit on this road is 45 mph within the vicinity of the project site.

- Route 607 (Loudoun County Parkway – south of Route 625) is a six-lane, controlled access, median divided, minor arterial with left and right turn lanes at all intersections. The current posted speed limit on this road is 45 mph within the vicinity of the project site.

- Route 637 (Potomac View Road – from Route 625 north to Cascade Parkway at Nokes Boulevard) is a four-lane, controlled access, median divided, major collector with single left and right turn lanes at all intersections. The current posted speed limit on this road is 45 mph within the vicinity of the project site.

- Route 638 Relocated (Nokes Boulevard – from Route 28 east to Route 637/Cascade Parkway at Potomac View Road) is a four-lane, controlled access, median divided, major collector with left and right turn lanes at major intersections. The current posted speed limit on this road is 45 mph within the vicinity of the project site.

- Route 636 (Shaw Road – from Route 625 to Route 606) is a two-lane, local access, undivided, minor collector with left and right turn lanes at major intersections.

- Route 846 (Sterling Boulevard – from Route 28 to Route 7) is a four-lane, local access, median divided, major collector with left and right turn lanes at all intersections.

Figure 1 shows the existing and planned (near future) roadway network surrounding the PD-IP district.

TRAFFIC VOLUMES AND LOS (EXISTING AND PROJECTED)

Traffic volume data was summarized for the existing conditions with the base year of 2006. The Virginia Department of Transportation (VDOT) provides count data on major roadway links for both hourly and daily 2way volume estimates. The road link traffic volumes shown on Figure 2 are based on the latest available (2006) VDOT traffic counts data.

A number of traffic studies have been prepared for projects in this area and have been submitted and reviewed by the County and VDOT. These studies have included projections for future years based on approved developments and historical growth in traffic. These studies have been referenced to develop future year 2010 traffic volumes for the primary roadway links within the study area. Those 2010 daily and hourly two way link volumes are shown on the attached Figure 2.

The traffic studies identified previously have also included information for both existing and future year levels of service. Levels of Service (ranging from A to F) represent an operational assessment of the intersections ability to accommodate the traffic demand. Level of Service A identifies an intersection has capacity in excess of demand. Level of Service E represents that an intersection has reached its capacity and cannot process any increase in demand. Level of Service F represents an intersection where demand is in excess of capacity. Level of Service data is provided on the attached Figure 3 for both the existing and 2010 conditions.

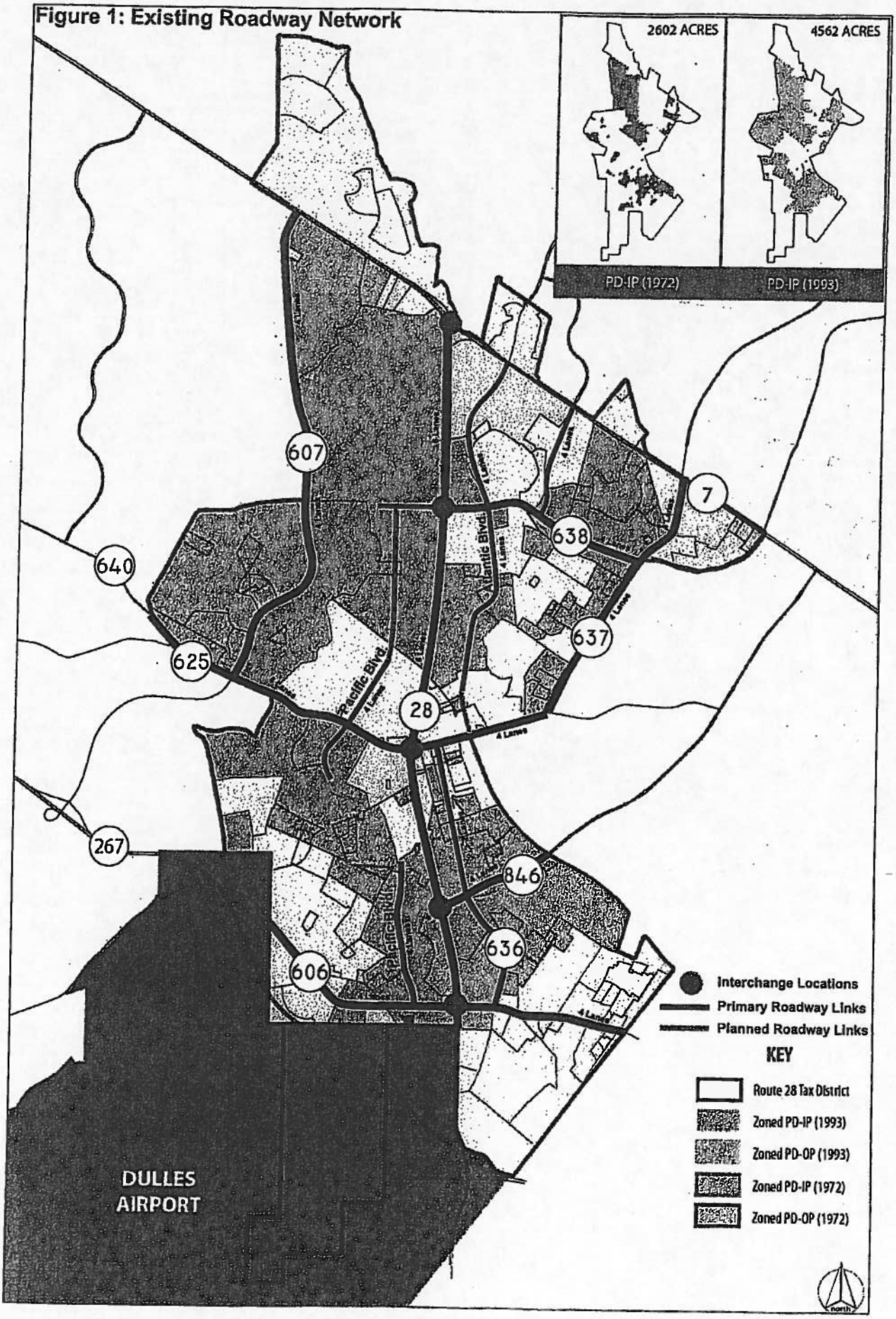


Figure 1: Existing Roadway Network
2602 ACRES
4562 ACRES
PD-IP (1972)
PD-IP (1993)
607
7
638
640
637
625
28
267
846
636
606
Pacific Blvd.
Atlantic Blvd.
4 Lanes
DULLES AIRPORT
Interchange Locations
Primary Roadway Links
Planned Roadway Links
KEY
Route 28 Tax District
Zoned PD-IP (1993)
Zoned PD-OP (1993)
Zoned PD-IP (1972)
Zoned PD-OP (1972)
north

Figure 2: Existing and Future (2010) Traffic Volumes

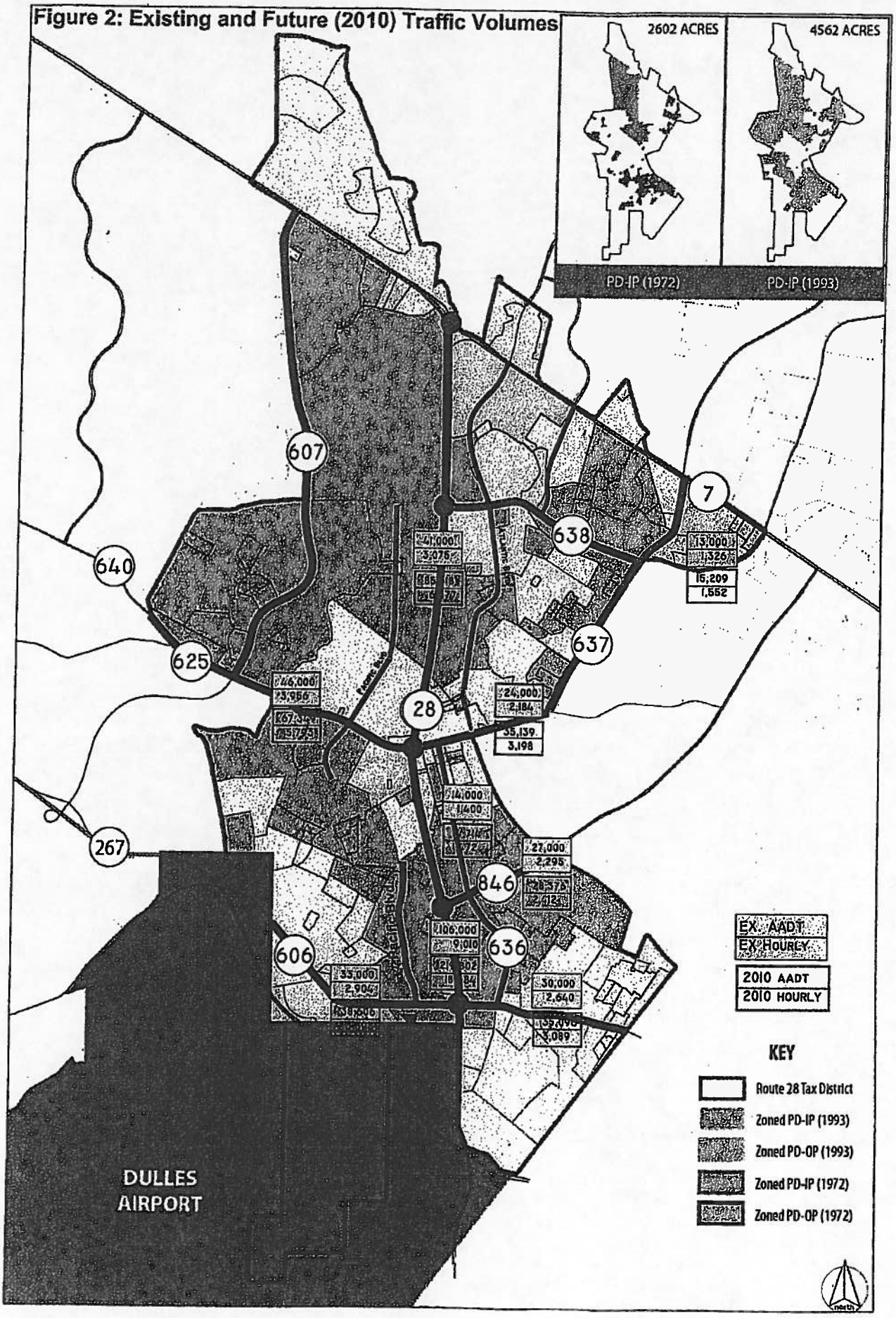
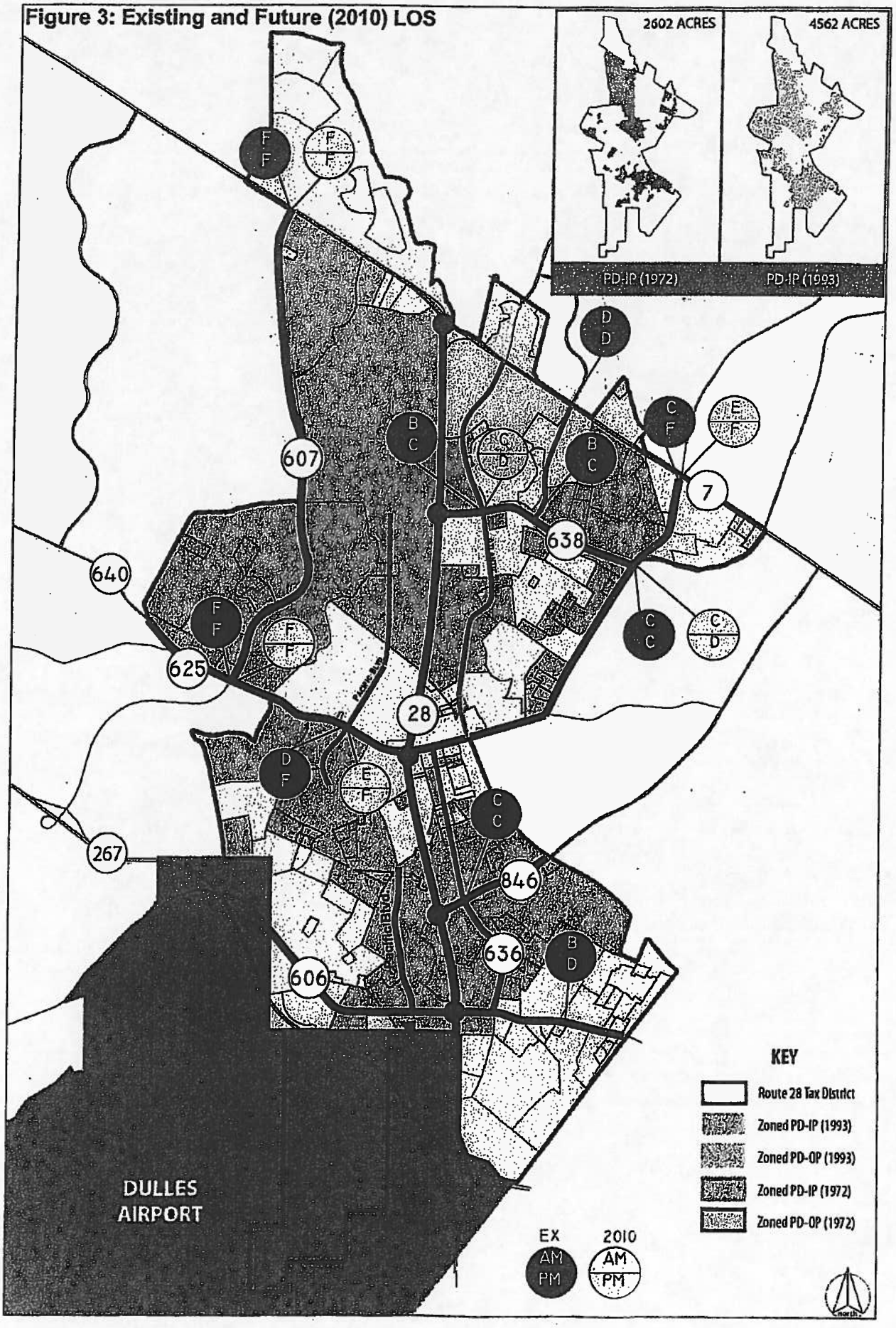


Figure 3: Existing and Future (2010) LOS



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TRIP GENERATION COMPARISON – PD-IP

A comparison of the trips generated by the highest intensity permitted uses for PD-IP district based on the 1972 Zoning Ordinance, 1993 Zoning Ordinance and 1993 Revised Zoning Ordinance was conducted. The results of the comparison are shown in the following table. For the purposes of this analysis, an average parcel size of 20 acres was assumed along with an FAR of 0.4:

Table 1: Trip Generation Comparison for Peak Hour Trips

1972 PD-IP (A)	R1993 PD-IP (B)	1993 PD-IP (C)	(B) - (A)	(C) – (B)
Research and Development	Office	Post Office	143*	291**
	Office	Walk-in Bank		293^
	Office	Health and Fitness Center		92^^

* 20 Acre Parcel – 0.4 FAR
** 31,000 SF (Avg. Size for Post Office)
^ 5,000 SF (Avg. Size for Walk-in Bank)
^^36,000 SF (Avg. Size for Health and Fitness Center)

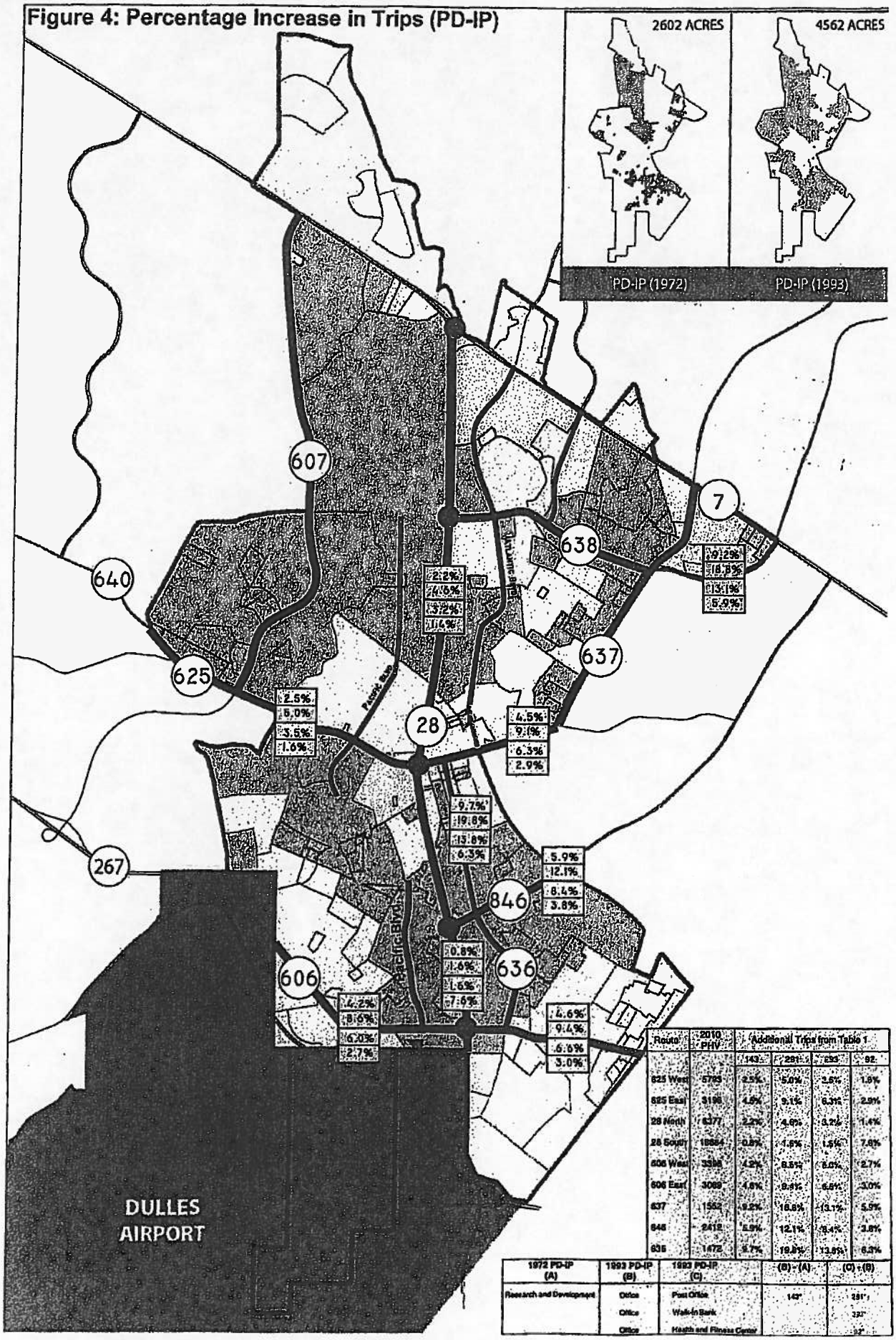
TRAFFIC IMPACTS – PD-IP

The additional trips generated as shown in Table 1 were applied to the projected traffic volumes for 2010 as shown in Figure 2. The percentage increase in trips on the selected roadway network is shown in Table 2 below and graphically in Figure 4.

Table 2: Impacts of Additional Trips

Route	2010 PHV	Additional Trips from Table 1			
		143	291	203	92
625 West	5793	2.5%	5.0%	3.5%	1.6%
625 East	3198	4.5%	9.1%	6.3%	2.9%
28 North	6377	2.2%	4.6%	3.2%	1.4%
28 South	18,684	0.8%	1.6%	1.6%	7.6%
606 West	3398	4.2%	8.6%	6.0%	2.7%
606 East	3089	4.6%	9.4%	6.6%	3.0%
637	1552	9.2%	18.8%	13.1%	5.9%
846	2412	5.9%	12.1%	8.4%	3.8%
636	1472	9.7%	19.8%	13.8%	6.3%

Figure 4: Percentage Increase in Trips (PD-IP)



Route	2010 PHV	Additional Trips from Table 1			
		143	291	232	92
625 West	5793	2.5%	5.0%	3.5%	1.6%
625 East	3196	4.5%	9.1%	6.3%	2.9%
28 North	6377	2.2%	4.6%	3.2%	1.4%
28 South	19884	0.8%	1.6%	1.6%	7.6%
606 West	3388	4.2%	8.6%	6.0%	2.7%
606 East	3099	4.6%	9.4%	6.6%	3.0%
637	1552	9.2%	18.8%	13.1%	5.9%
846	2412	5.9%	12.1%	8.4%	3.8%
636	1472	9.7%	19.8%	13.8%	6.3%

1972 PD-IP (A)	1993 PD-IP (B)	1993 PD-IP (C)	(B) - (A)	(C) - (B)
Research and Development	Office	Post Office	143*	291*
	Office	Walk-In Bank		232*
	Office	Health and Fitness Center		92*

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CONCLUSIONS

This report provides a summary of traffic information for major road facilities in the vicinity of the PDIP district adjacent to the Route 28 corridor. The report includes daily traffic on major road links and LOS information at major intersections. This includes an existing condition and traffic data projected to the year 2010. With this information, the traffic impacts of proposed land use changes due to zoning conversions from the 1972 to the 1993 Loudoun County Zoning Ordinances will aid the Board of Supervisors in their decision making process.

The road link traffic volumes are based on the latest available (2006) VDOT traffic count data. The levels of service information was obtained from the latest available traffic studies completed for proposed developments in the vicinity.

Based on the report information, several conclusions are in order:

The segments of Route 28 south of Route 625, Route 625 west of Route 28, Route 7 in the vicinity of Potomac View Road and Potomac View Road (2 lanes) between Route 7 and Route 637 (Cascades Parkway) are carrying large traffic volumes in the study area. In addition, the existing and projected levels of service at the Route 625/Pacific Boulevard, the Route 625/Loudoun County Parkway and Route 7/Route 637 intersections are shown to fail at LOS F. Therefore, the proposed site traffic which would access these road segments should be understood and reviewed carefully.

The segments of Route 28 between Route 7 and Route 625, Nokes Boulevard between Route 28 and Route 637, Shaw Road between Route 606 and Route 625, and Sterling Boulevard between Route 28 and the W & OD Trail boundary appear to have more capacity.

The trip generation information included in the report will be helpful in understanding the relative traffic impacts of key land uses included in the 1972 and 1993 Loudoun County Zoning Ordinance.

I, Barry Gudelsky, do hereby state that I am an

___ Applicant

✓ Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): ZMAP 2009- & ZRTD 2009-

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. *REAL PARTIES IN INTEREST*

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS,** and **REAL ESTATE BROKERS, and all AGENTS of any of the foregoing.**

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	*NAME (First, M.I., Last)*	*ADDRESS (Street, City, State, Zip Code)*	*RELATIONSHIP (Listed in bold above)*
031-46-0125	Steeplechase Sportsplex LLC	c/o Gudelsky Holding 12071B Tech Road Silver Spring, MD 20904	Applicant/Title Owner
	Bowman Consulting Group, Ltd.	101 South Street, SE Leesburg, VA 20175	Engineer/Agent
	Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	1 East Market Street, 3rd Fl Leesburg, VA 20176	Attorneys/Planners/ Agent

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

✓ There are additional Real Parties in Interest. *See* Attachment to Paragraph C-1.

LISTING OF INDIVIDUAL AGENTS

1. **Steeplechase Sportsplex LLC**
   Barry L. Gudelsky
   Irwin M. Gudelsky
   Mitchel B. Rosenfeld
   Shelley L. Burns
   Gregory S. Elliott
   Steven M. Gudelsky

2. **Bowman Consulting Group, Ltd.**
   Mark W. Baker
   Benjamin B. Rose
   Patrick D. Quante

3. **Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.**
   J. Randall Minchew
   Andrew Painter
   Kimberlee Welsh Cummings
   Christine Gleckner
   William J. Keefe
   Michael Romeo

If multiple copies of this page are provided please indicate Page 2 of 2 pages.

Revised October 21, 2008

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Steeplechase Sportsplex LLC
c/o Gudelsky Holding, 12071B Tech Road, Silver Spring, MD 20904

Description of Corporation:

✓ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	***SHAREHOLDER NAME (First, M.I., Last)***
Barry L. Gudelsky, Managing Member	Irwin M. Gudelsky, Member

Names of Officers and Directors:

NAME (First, M.I., Last)	***Title (e.g. President, Treasurer)***

Check if applicable:

___ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Bowman Consulting Group, Ltd., 3863 Centerview Drive-Suite 300; Chantilly, VA 20151

Description of Corporation:

✓ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	*SHAREHOLDER NAME (First, M.I., Last)*
Gary P. Bowman	Patrick D. Quante
Walt C. Sampsell III	Michael G. Bruen
Mark S. Stires	Donald J. Zdancewicz
Walt C. Sampsell, Jr.	Daren B. Tagg
Michael B. McCordic	David T. Frankenfield
Roy E. Waugh	Doug H.Wagner
Jacob Thomas Tanner	Robert A. Hickey
Justin G. Mahlmann	Charles E. Walls
John R. Lutostanski	Martin E. Crahan
Jeffrey A. Blair	Justin R. Troidl
Mark W. Baker	Justin C. Francis
Patricia A. Hollar	Michael P. Pointer
Piero V. Mellits	M. Scott Delgado
Matthew J. Tauscher	Charles E. Powell
Jamie E. (Packie) Crown	Michael J. Birkland

Names of Officers and Directors:

NAME (First, M.I., Last)	*Title (e.g. President, Treasurer)*

Check if applicable:

___ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

Revised October 21, 2008

A-29

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

M. J. Wells & Associates, Inc., 1420 Spring Hill Road, Suite 600, McLean, VA 22102

Description of Corporation:

✓ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

___ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	***SHAREHOLDER NAME (First, M.I., Last)***
Robin L. Antonucci, Martin M. Barna,	Michael R. Pinkoske, Jr., Anne M. Randall,
Barbara J. Blackmore, Christopher L. Bowyer,	Lawrence E. Sefcik, Aaron M. Siddle,
Jennifer N. Carpenter, John F. Cavan,	Kevin D. Sitzman, Jorjean M. Stanton,
Maureen E. Cicciarelli, Winnie F. Dadzie,	Christopher Turnbull, Glenda D. Tyler,
Lorrie D'Amico-Branch, Sudeep Deshmukh,	James W. Watson, Martin J. Wells,
Ernest M. Eggleston, Kevin R. Fellin,	Joseph A. Winterer, Michael J. Workosky,
Melissa T. Hish, Admir Husadzinovic, Agan Husadzinovic, Majdeta Husadzinovic, William F. Johnson, Christopher L. Kabatt, Robert T. Kohler, Priyatham Konda, Maria C. Lashinger, Brian J. Leljedal, Jami L. Milanovich, Terence J. Miller, David A. Ohler, John P. Perez,	M.J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT)

Names of Officers and Directors:

NAME (First, M.I., Last)	***Title (e.g. President, Treasurer)***

Check if applicable:

___ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
1 E. Market Street, 3rd Floor, Leesburg, VA 20176

Description of Corporation:

✓ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	*SHAREHOLDER NAME (First, M.I., Last)*
David J. Bomgardner	E. Andrew Burcher
Thomas J. Colucci	Peter M. Dolan, Jr.
Jay du Von	Jerry K. Emrich
William A. Fogarty	John H. Foote
H. Mark Goetzman	Bryan H. Guidash
Michael D. Lubeley	J. Randall Minchew
M. Catharine Puskar	John E. Rinaldi
Lynne J. Strobel	Garth M. Wainman
Nan E. Walsh	Martin D. Walsh

Names of Officers and Directors:

NAME (First, M.I., Last)	*Title (e.g. President, Treasurer)*

Check if applicable:

___ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

3. *PARTNERSHIP INFORMATION*

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

_____

___ (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

NAME (First, M.I., Last)	*Title (e.g. General Partner, Limited Partner, etc)*

Check if applicable:
___ Additional Partnership information attached. *See* Attachment to Paragraph C-3.

4. *ADDITIONAL INFORMATION*

a. One of the following options **must** be checked:

___ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

✓ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:
___ Additional information attached. *See* Attachment to Paragraph C-4(a).

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state).
None

Check if applicable:
___ Additional information attached. *See* Attachment to Paragraph C-4(b).

c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of $100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

EXCEPT AS FOLLOWS: (If none, so state).
None

Check if applicable:
___ Additional information attached. *See* Attachment to Paragraph C-4(c).

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

Barry Gudelsky

check one: [ ] Applicant or [✓] Applicant's Authorized Agent

Barry Gudelsky - MANAGING MEMBER

(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 9th day of November 2009, in the State/Commonwealth of Virginia, in the County/City of Loudoun.

Sharon S Poindexter

Notary Public

My Commission Expires: July 31, 2011

SHARON S. POINDEXTER
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7135132
My Commission Expires 7-31-2011

Revised October 21, 2008

A-34

STATEMENT OF JUSTIFICATION

ZRTD 2009-0003
Steeplechase Sportsplex, LLC

Zoning Map Amendment Route 28 Tax District to Convert from 1972 PD-IP Zoning District to Revised 1993 PD-IP Zoning District for the "Dulles Sportsplex"

Tax Map #80-20, Lot 12; MCPI #031-46-0125

November 10, 2009
March 10, 2010

I. Introduction

Steeplechase Sportsplex, LLC, of Silver Spring, Maryland (hereinafter, the "Applicant") is requesting a Zoning Map Amendment Petition in the Route 28 Tax District (hereinafter, "ZRTD") for the zoning conversion of one lot (hereinafter, "Subject Property") consisting of approximately 13.98 acres from the 1972 Loudoun County Zoning Ordinance (hereinafter, "1972 Zoning Ordinance") to the Revised 1993 Loudoun County Zoning Ordinance (hereinafter, "1993 Zoning Ordinance"). Since the Applicant has not previously "opted in" or rezoned the Subject Property to the 1993 Zoning Ordinance, the Subject Property continues to be governed by the Planned Development—Industrial Park (hereinafter, "PD-IP") provisions under the 1972 Zoning Ordinance. This rezoning request would permit the development of all principal and accessory PD-IP uses as permitted in the 1993 Zoning Ordinance.

The Subject Property is located on the east side of Atlantic Boulevard, south of Severn Way (Route 847), and west of the Peace Plantation subdivision in the Steeplechase Industrial Park, Section 2 in the Sterling area of the Potomac Election District of Loudoun County. The Subject Property is also located in the Route 28 Tax District, and is more particularly described as Tax Map #80-20, Lot 12, and MCPI #031-46-0125. The parcel bordering the Subject Property to the southeast is zoned "Planned Development Housing–6" ("PDH-6") and contains the Peace Plantation residential subdivision, while the balance of the parcels bordering the Subject Property on all other sides are zoned PD-IP, and are either vacant or contain low-rise office or flex/industrial space. The Subject Property has previously been approved for a recreation facility under SPEX 2002-0029 ("Steeplechase Sportsplex"). One building—the Dulles Sportsplex—currently exists on the Subject Property, while the remainder is vacant. While there were a series of Special Exception conditions accompanying the original Dulles Sportsplex approval, the Subject Property is not subject to preexisting proffers or concept development plans.

II. Project Summary

The Applicant is requesting this rezoning to bring the Subject Property under the provisions of the 1993 Zoning Ordinance. The Applicant is also proposing this rezoning

application in accordance with policies stated in the Revised General Plan that encourage efforts to update properties from the 1972 Zoning Ordinance to the 1993 Zoning Ordinance. The Subject Property is located within the Sterling Community of the Suburban Policy Area. The Revised General Plan designates this area for "Keynote Employment," which is intended to be office and research development centers supported by ancillary retail and personal service uses, and recommends a floor-area ratio ("FAR") of up to 0.4 FAR for these uses. The Countywide Retail Policy Plan Amendment (CPAM 1996-0001) also applies to the Subject Property.

The Revised General Plan provides policy direction encouraging property owners within the Route 28 Tax District to rezone to the current zoning district regulations to provide consistent development patterns within the District. The Revised General Plan states that the County will look at incentives to encourage Route 28 Tax District landowners to opt into the 1993 Zoning Ordinance. The Proposed conversion to the 1993 Zoning Ordinance is appropriate for the Subject Property's Keynote Employment designation. Further, it is anticipated that the Subject Property will be developed over time and continue uses supportive of the Keynote designation. This application also conforms with the Loudoun County Economic Development Commission's Strategic Plan to encourage more zoning conversions to the 1993 Zoning Ordinance in the Route 28 Transportation Improvement District.

Although there are no definitive development plans proposed at this time, approval of this request will permit the Applicant to utilize a broader range of compatible land uses than is presently afforded under the 1972 Zoning Ordinance. If this application is approved, any future development plans on the Subject Property will thereafter be processed under the 1993 Zoning Ordinance, and the Applicant will provide the necessary submittal items to meet the requirements set forth in the Land Subdivision and Development Ordinance and Facilities Standards Manual during the site plan review process. Approval of this request will also permit the development of all principal and accessory uses under the PD-IP zoning district of the 1993 Zoning Ordinance.

III. Zoning Map Amendment Matters for Consideration

Section 6-1211(E) of the Loudoun County Zoning Ordinance requires that consideration be given to matters for reclassification of property to a different zoning district. The following considerations are applicable to the application, and are included below in bold typeface. The Applicant's response to each matter is addressed in italics:

1) **Whether the proposed zoning district classification is consistent with the Comprehensive Plan.**

   Rezoning the Subject Property from the 1972 Zoning Ordinance to the Revised 1993 Zoning Ordinance complies with policies set forth in the Revised General Plan. The Subject Property is located in the Suburban Policy Area and is planned for "Keynote

Employment" uses. The proposed industrial zoning complies with the policies set forth in the Revised General Plan, which identifies the need for high quality uses which complement the office and retail developments of Keynote Employment areas.

2) **Whether there are any changed or changing conditions in the area affected that make the proposed rezoning appropriate.**

In recent years the Dulles Town Center area and the Route 28 Transportation Improvement District have undergone significant development increases that have transformed the area into a bustling retail, commercial, and industrial crossroads. Developments such as Dulles Town Center, Dulles Crossroads, Cascades, and Woodland Park have fueled this transformation and aided Loudoun County residents by infusing retail, employment and tax income growth into the County. This zoning conversion of the Subject Property to the Revised 1993 Zoning Ordinance will aid in this transformation and continue the process of providing more economic development opportunities for the Subject Property.

3) **Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.**

The Subject Property is bordered on three sides by commercial and industrial property, which includes a shopping center, hotel, office building and flex/industrial uses. The industrial zoning proposed for the Subject Property properly conforms to the surrounding land uses and is not located adjacent to a residential neighborhood. The proposal is not changing the industrial use of the present Dulles Sportsplex, and with the exception of the Peace Plantation subdivision to the southeast, the area surrounding the Subject Property is approved and planned for commercial and industrial uses. This proposal would allow the development of any permitted and accessory uses listed in the PD-IP use list under the 1993 Zoning Ordinance.

4) **Whether adequate utility, sewer and water, transportation, school and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.**

Adequate public facilities exist as to the uses that would be permitted on the Subject Property. No residences are proposed for the Subject Property and thus there will be no impact on the school system.

5) **The effect of the proposed rezoning on the County's ground water supply.**

The Subject Property contains approximately 5.22 acres of major floodplain and is served by public water and sewer facilities. No negative impacts are anticipated on the County's groundwater supply.

6) **The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.**

No negative impacts are anticipated on the structural capacity of the soils. Soil characteristics of the Subject Property are referenced on the Existing Conditions Plat.

7) **The impact that the uses permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity and whether the proposed rezoning uses have sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas.**

No negative impacts are anticipated on the volume of vehicular and pedestrian traffic safety through the rezoning of Subject Property. The Subject Property contains sufficient infrastructure to accommodate future development. Atlantic Boulevard is currently built to its ultimate design as called for in the Countywide Transportation Plan. The Subject Property will directly access Atlantic Boulevard, and will not adversely affect existing residential neighborhoods or school zones.

8) **Whether a reasonably viable economic use of the subject property exists under the current zoning.**

The permitted uses in the 1972 PD-IP zoning district do not appropriately reflect the wide range of economically viable options necessary to compete as a commercial/industrial use in 2008. Through updated zoning districts, Loudoun County has evolved to offer a wide range of commercial and industrial options for its ever growing and diversifying population. A zoning conversion to the Revised 1993 Zoning Ordinance would reflect this reality and allow the Subject Property to conform to contemporary Loudoun County zoning districts. The outdated permitted uses of the 1972 PD-IP zoning district include (Section 722.3.1 of the 1972 Zoning Ordinance):

- *Research, experimental, testing, and development activities*
- *Trans-shipment facilities*
- *The manufacture, processing, fabrication, assembly, and distribution of products such as, but not limited to: scientific and precision instruments, photographic equipment, communication, computation equipment, drugs, medicines, pharmaceuticals, household appliances, toys, sporting and athletic goods, die-cut paperboard and cardboard, glass products made of purchased glass, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio and TV receiving sets, watches and clocks, bags and containers, sanitary paper products, optical goods, electrical machinery*

9) The effect of the proposed rezoning on the environmental or natural features, wildlife habitat, vegetation, water quality and air quality.

The Subject Property includes limited tree cover and slopes ranging from 0 to 8 percent. The proposed zoning conversion will not result in the loss of natural features, wildlife habitat, or vegetation, nor will it adversely affect water or air quality.

10) Whether the proposed rezoning encourages economic development activities in areas designated by the Comprehensive Plan and provides desirable employment and enlarges the tax base.

The proposed rezoning should have a positive fiscal impact on the County as it will allow the development of all PD-IP uses under the 1993 Zoning Ordinance.

11) Whether the proposed rezoning considers the needs of agriculture, industry, and businesses in future growth.

The proposed rezoning considers the need of industrial and commercial businesses in future growth by opting into the Revised 1993 Zoning Ordinance to allow a variety of industrial and commercial uses. Agricultural uses are not anticipated in the future. Agricultural needs are not compatible with the location of the Subject Property due to the commercially developed surroundings and the amount of tree coverage on the Subject Property.

12) Whether the proposed rezoning considers the current and future requirements of the community as to land for various purposes as determined by population and economic studies.

As a result of recent land development activity in the County, the proposed conversion could generate an economic benefit to the County by providing businesses an opportunity to locate on a 1993 PD-IP property, which will provide a wider array of land use options than is currently provided.

13) Whether the proposed rezoning encourages the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.

Commercial and industrial developments in proximity to the Subject Property promote an increased demand for similar development in the area. This proposed rezoning would not adversely affect property values and will likely increase adjacent property values once improvements are constructed on the Subject Property.

14) Whether the proposed rezoning considers trends of growth or changes, employment, and economic factors, the need for housing, probable future economic and population growth of the County and the capacity of existing and/or planned public facilities and infrastructure.

Future economic growth in Loudoun County depends on increasing the commercial/industrial space in which companies locate and in turn contribute to the tax base. According to U.S. Census Bureau estimates, the population in Loudoun County is expected to increase from 211,146 in 2003 to 311,785 in 2010. This 100,639-person increase in population will strain the existing commercial/industrial space unless additional space is constructed. Additional space will allow rent for commercial/industrial space to remain moderate and will spur continued economic development in the County. The proposed rezoning should have a positive fiscal impact on the County as it will allow the development of all PD-IP uses as permitted under the 1993 Zoning Ordinance.

15) The effect of the proposed rezoning to provide moderate housing by enhancing opportunities for all qualified residents of Loudoun County.

There is no housing proposed for this project, therefore this provision is not applicable.

16) The effect of the rezoning on natural, scenic, archaeological, or historic features of significant importance.

With exception of the existing tree cover on the Subject Property, the Subject Property contains no natural or scenic features of significant importance. It is unknown if any archaeological or historic features of significant importance exist, or have existed, on the Subject Property.

IV. Conclusion

Rezoning the Subject Property from the 1972 Zoning Ordinance to the Revised 1993 Zoning Ordinance will benefit the government, and local businesses in the Route 28 Tax District. The conversion of the Subject Property to the 1993 Zoning Ordinance is consistent with the 1993 Zoning Ordinance and the Revised General Plan and would allow commercial, light industrial, and office uses.

Andrew A. Painter, Esq.
Loudoun County Office
(571) 209-5775
apainter@ldn.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

March 26, 2010

RECEIVED
MAR 26 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

Via Hand Delivery

Ms. Ginny Rowen
Loudoun County Department of Planning
One Harrison Street, S.E., Third Floor
Leesburg, VA 20177

Re: Zoning Responses; ZRTD 2009-0003: Steeplechase Sportsplex

Dear Ms. Rowen:

On behalf of **Steeplechase Sportsplex, LLC** (the "Applicant"), I am providing this letter as a written response to the second round of Zoning Administration agency comments (dated March 19, 2010) in the above-referenced application. For your convenience, each of the Staff comments are stated below and the Applicant's responses follow in bold:

1. The proffer statement associated with ZRTD-2009-0003, Steeplechase Sportsplex states the property will be zoned PD-OP Planned Development - Office Park in the opening paragraph as well as Proffer 1. Concept plan. The proffer statement will need to be updated as the parcel will be zoned PD-IP Planned Development – Industrial Park.

   Applicant Response: The draft Proffer Statement is enclosed and has been updated to correspond with Staff's suggestion.

2. Original Comment: *Note 8 on Sheet 1 states the current use of the property, recreation establishment indoor, is a permitted use per Section 4-503(NN) of the Revised 1993 Loudoun County Zoning Ordinance. To be a permitted use, the applicant will need to demonstrate the performance standards set forth in Section 4-503(NN) (1) and (2) can be met. If it cannot be demonstrated these performance standards can be met, the use will continue to be a special exception use under the 1993 Zoning Ordinance and will still be subject to the special exception plat and conditions of approval associated with SPEX-2002-0029.*

   Updated Comment: Zoning staff wishes to clarify the necessary updates to Note 9 on Sheet 1. The applicant has referenced the standards of Section 5-403(NN)(1) and (2) would be met or modified at the time of site plan. This is not correct. Recreation establishment indoor is permitted as a by-right use per Section 4-503(NN) subject to performance standards as set forth in Section 4-503(NN)(1) and (2) OR should these

performance standards not be met, the use is a special exception use per Section 4-504(Z).

As the use is currently established on the parcel, the applicant may either demonstrate compliance with Section 4-503(NN)(1) and (2) at this time or SPEX-2002-0029 would remain applicable and the use will be permitted per Section 4-504(Z). The application needs to be properly noted as to which section of the ordinance currently permits the use.

It is noted the applicant could demonstrate compliance with Section 4-503(NN)(1) and (2) with a future site plan, making the use by-right.

Applicant Response: Note 9 on Sheet 1 has been updated to correspond with Staff's suggestion. The existing land use is for a recreation establishment, outdoor and indoor, per Section 722.3.2 of the 1972 Zoning Ordinance. The development conditions approved pursuant to SPEX 2002-0029 (Steeplechase Sportsplex) remain applicable. The use is a special exception use pursuant to Section 4-504(Z) of the Revised 1993 Loudoun County Zoning Ordinance.

3. Original Comment: *Section 6-1508 states the required contents for a Concept Development Plan. Please update the plan to include the requirements as listed in Section 6-1508 such as maximum floor area ratio, maximum lot coverage, maximum building height, setbacks, buffer yards, etc.*

   Updated Comment: The applicant has responded by the addition of Note 13 on Sheet 1 which states the applicant will meet or modify all zoning ordinance requirements and performance standards at time of site plan. This is not correct as modifications of the ordinance are not done in conjunction with a site plan. Please add a table to the Concept Plan that lists the ordinance standards as referenced in Section 6-1508.

   Applicant Response: The Plat set has been updated to correspond with Staff's suggestion.

4. The delineation of the required yards on Sheet 2 should match the location of the property lines. Specifically, the property line along Atlantic Boulevard is indented along the entrance into the property. The required yards lines should also follow the same shape.

   Applicant Response: Sheet 2 has been updated to correspond with Staff's suggestion.

Please find enclosed five copies of the revised plat set. We look forward to the April 28, 2010 public hearing date before the Loudoun County Planning Commission.

Very truly yours,

WALSH, COLUCCI, LUBELEY,
EMRICH & WALSH, P.C.

Andrew A. Painter

Enclosures, as stated

cc: Mr. Barry Gudelsky, Steeplechase Sportsplex, LLC
Mr. Mitchell Rosenfeld, Esq.
Mr. Benjamin Rose, Bowman Consulting Group, Ltd.
Mr. William J. Keefe, AICP, Walsh Colucci

L0188177.DOC

Andrew A. Painter, Esq.
Loudoun County Office
(571) 209-5775
apainter@ldn.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

RECEIVED
MAR 10 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

March 10, 2010

Via Hand Delivery

Ms. Ginny Rowen
Loudoun County Department of Planning
One Harrison Street, S.E., Third Floor
Leesburg, VA 20177

Re: Final Referral Responses; ZRTD 2009-0003: Steeplechase Sportsplex

Dear Ms. Rowen:

On behalf of **Steeplechase Sportsplex, LLC** (the "Applicant"), I am providing this letter as a written response to the referral agency comments in the above-referenced application. For your convenience, each of the Staff comments are stated below and the Applicant's responses follow in bold. We look forward to establishing a hearing date before the Loudoun County Planning Commission.

LOUDOUN COUNTY DEPARTMENT OF PLANNING – COMMUNITY PLANNING (KELLY WILLIAMS (1/ 5/2010)

1. The Revised General Plan provides policy direction encouraging property owners within the Route 28 Tax District to convert from the 1993 Zoning Ordinance to the Revised 1993 Loudoun County Zoning Ordinance in order to provide consistent development patterns within the District. The Plan states: "The County will look at developing incentives to encourage Route 28 Tax District landowners to opt into the revised zoning ordinance" (*Revised General Plan*, Chapter 4, Economic Development Policy 14). As such, the proposed conversion to the most current Zoning Ordinance is appropriate. Staff supports the proposed conversion.

   Applicant Response: Comment noted.

LOUDOUN COUNTY DEPARTMENT OF BUILDING AND DEVELOPMENT – ZONING ADMINISTRATION (TERESA MILLER, 1/14/2010)

1. Section 6-1211(E)(5) – The applicant has stated the subject property contains no major or minor floodplain. The property contains approximately 5.22 acres of major floodplain. The statement of justification will need to be updated accordingly and the effect on the major floodplain, if any.

Applicant Response: The Statement of Justification and Note 6 on the Cover Sheet have been updated to correspond with Staff's recommendation. A copy of the Statement of Justification is enclosed.

2. Please update the application number on all sheets as necessary to reference the application number ZRTD-2009-0003.

   Applicant Response: The ZRTD print set has been revised to correspond with Staff's recommendation.

3. Note 8 on Sheet 1 states the current use of the property, recreation establishment indoor, is a permitted use per Section 4-503(NN) of the Revised 1993 Loudoun County Zoning Ordinance. To be a permitted use, the applicant will need to demonstrate the performance standards set forth in Section 4-503(NN) (1) and (2) can be met. If it cannot be demonstrated these performance standards can be met, the use will continue to be a special exception use under the 1993 Zoning Ordinance and will still be subject to the special exception plat and conditions of approval associated with SPEX-2002-0029.

   Applicant Response: Noted. The Applicant will meet or modify (if applicable) all zoning ordinance requirements and performance standards set forth in 4-503(NN)(1) and (2) at time of site plan.

4. Section 6-1508 states the required contents for a Concept Development Plan. Please update the plan to include the requirements as listed in Section 6-1508 such as maximum floor area ratio, maximum lot coverage, maximum building height, setbacks, buffer yards, etc.

   Applicant Response: The Cover Sheet has been revised to correspond with Staff's recommendation.

5. Sheet 2 will need to be updated to show the setbacks and yards as required per the Revised 1993 Loudoun County Zoning Ordinance. Currently, the application shows setbacks as required by the 1972 Zoning Ordinance. Be sure to label yards as required in Section 4-500 as well as Section 5-900

   Applicant Response: The yard setbacks have been updated to correspond with the Revised 1993 Loudoun County Zoning Ordinance instead of the 1972 Loudoun County Zoning Ordinance. Please note that this increased the Subject Property's building setback from Atlantic Boulevard from 50' to 75'.

6. The scale listed on Sheet 2 appears to be incorrect. The scale is listed as 1"= 100'; however the scale appears to be 1" = 50'. Please verify the scale and update as necessary.

   Applicant Response: The scale in the title block of Sheet 2 has been revised to correspond with Staff's recommendation to read 1" = 50'.

7. Staff requests to see proffers in conjunction with the second submission for this application.

   Applicant Response: A set of proffers are enclosed.

LOUDOUN COUNTY DEPARTMENT OFFICE OF TRANSPORTATION SERVICES (GEORGE PHILLIPS, 2/25/2010)

1. The specific uses proposed with this application have not been detailed. OTS understands that zoning conversions typically do not involve a specified land use and that the Board of Supervisors wishes to facilitate the conversions by not requiring detailed plans and studies. Therefore, OTS is not making specific observations and recommendations regarding traffic impacts for this proposed conversion.

   Applicant Response: Comment noted.

2. Due to the absence of specific development information, the Applicant's concept development plan cannot be evaluated for specific transportation related improvements. Therefore, it is unclear what site-specific transportation related improvements would be needed.

   Applicant Response: Comment noted.

3. Due to the general nature of this type of proposal, OTS has provided comments for information only and, therefore, has no recommendation on this application.

   Applicant Response: Comment noted.

Very truly yours,

WALSH, COLUCCI, LUBELEY,
EMRICH & WALSH, P.C.

Andrew A. Painter

Enclosures, as stated

cc: Mr. Barry Gudelsky, Steeplechase Sportsplex, LLC
Mr. Mitchell Rosenfeld, Esq.
Mr. Benjamin Rose, Bowman Consulting Group, Ltd.
Mr. William J. Keefe, AICP, Walsh Colucci

L0188177.DOC

PROFFER STATEMENT

ZRTD 2009-0003
Steeplechase Sportsplex, LLC

March 10, 2010
March 24, 2010
April 6, 2010

Steeplechase Sportsplex, LLC, the Owner of the property described as Steeplechase Section 2, Lot 12A, and designated as Loudoun County Tax Map Number 80 ((20)) Parcel 12 (MCPI #031-46-0125), (the "Applicant"), on behalf of itself and its successors in interest, hereby voluntarily proffers that in the event that the above referenced parcel (the "Property") is rezoned by the Loudoun County Board of Supervisors (herein after referred to as "the County") to the Planned Development Industrial Park ("PD-IP") zoning district administered under the Revised 1993 Zoning Ordinance, as substantially set forth in the Concept Plan described below dated October 27, 2009, revised through March 9, 2010, and further described in its application ZRTD 2009-0003, the development of the Property shall be in substantial conformance with the following conditions, pursuant to Section 15.2-2303 of the Code of Virginia (1950), as amended. These proffer conditions are the only conditions offered on this rezoning application, provided that the proffers of this application, ZRTD 2009-0003, shall become effective only upon final approval of the Zoning Map Amendment application ZRTD 2009-0003 submitted by the Applicant. Notwithstanding the foregoing and regardless of whether this application is approved, Applicant acknowledges and agrees that the prior development conditions applicable to the Property, approved with SPEX 2002-0029 (Steeplechase Sportsplex) dated March 14, 2003 are hereby reaffirmed and shall remain in force and effect in any event.

1. CONCEPT PLAN

The development of the Property shall be in substantial conformance with Sheet 2 of 2 of the plan set entitled "Steeplechase Sportsplex ZRTD 2009-0003 Zoning Conversion from 1972 Zoning Ordinance to Revised 1993 Zoning Ordinance" dated October 27, 2009, revised through March 9, 2010, prepared by Bowman Consulting Group, Ltd., and incorporated herein by reference as Exhibit

A. The said Sheet 2 is more specifically identified as Sheet 2 of 2 – "Concept Plan." Sheet 2 of 2 shall control the general development, layout and configuration of the Property, provided that all requirements and use limitations of the PD-IP zoning district of the Revised 1993 Zoning Ordinance must be complied with and will take precedence over the Concept Plan.

The undersigned hereby warrants that all the owners of any legal interest of the Property have signed the foregoing proffer statement, that no signature from any third party is necessary for these Proffers to be binding and enforceable in accordance with their terms, that he/she has full authority to bind the Property to these conditions, either individually or jointly with the other owners attaching their signatures hereto, and that the foregoing proffers are entered into voluntarily.

STEEPLECHASE SPORTSPLEX, LLC by

Signature: _____ [SEAL]
Name: _____
Title: _____
Date: _____

County of Loudoun, Commonwealth of Virginia

I, the undersigned notary public, in and for the state and city/county aforesaid, do hereby certify that _____, whose name is signed to the foregoing instrument, has acknowledged the same before me.

Subscribed and sworn to before me this _____ day of _____, 2010.

My Commission Expires:

_____

_____
Notary Public

Notary Registration #:_____