



**PLANNING COMMISSION PUBLIC HEARING**

**SUBJECT:** SPEX-2012-0036 Brambleton Community Park  
**ELECTION DISTRICT:** Dulles and Blue Ridge  
**CRITICAL ACTION DATE:** March 8, 2013  
**STAFF CONTACTS:** Kate McConnell, AICP, Project Manager, Department of Planning  
Julie Pastor, AICP, Director, Department of Planning  
**APPLICANT:** Mark Thomas, Representative for Loudoun County  
Department of Construction and Waste Management

**PURPOSE:** The Special Exception application is to permit nine lighted playing fields in the County leased and owned Brambleton Community Park located in the PD-H4 (Planned Development-Housing), administered as R-8 (Single Family Residential), zoning district.

**RECOMMENDATION:** Staff recommends forwarding the Special Exception application to a worksession for further discussion. Staff finds that the Applicant's field lighting proposal will create excessive glare and intrusive light trespass on neighboring residential properties, as well as deteriorate the natural nighttime environment and is not fully consistent with the Revised General Plan Lighting and Night Sky policies.

**SUGGESTED MOTIONS:**

1. I move that the Planning Commission forward SPEX-2012-0036, Brambleton Community Park to a **worksession** for further discussion.

OR

2. I move that the Planning Commission forward SPEX-2012-0036, Brambleton Community Park to the Board of Supervisors with a recommendation of **approval** subject to the Conditions of Approval dated December 5, 2012.

OR

3. I move that the Planning Commission forward SPEX-2012-0036, Brambleton Community Park to the Board of Supervisors with a recommendation of **denial**.

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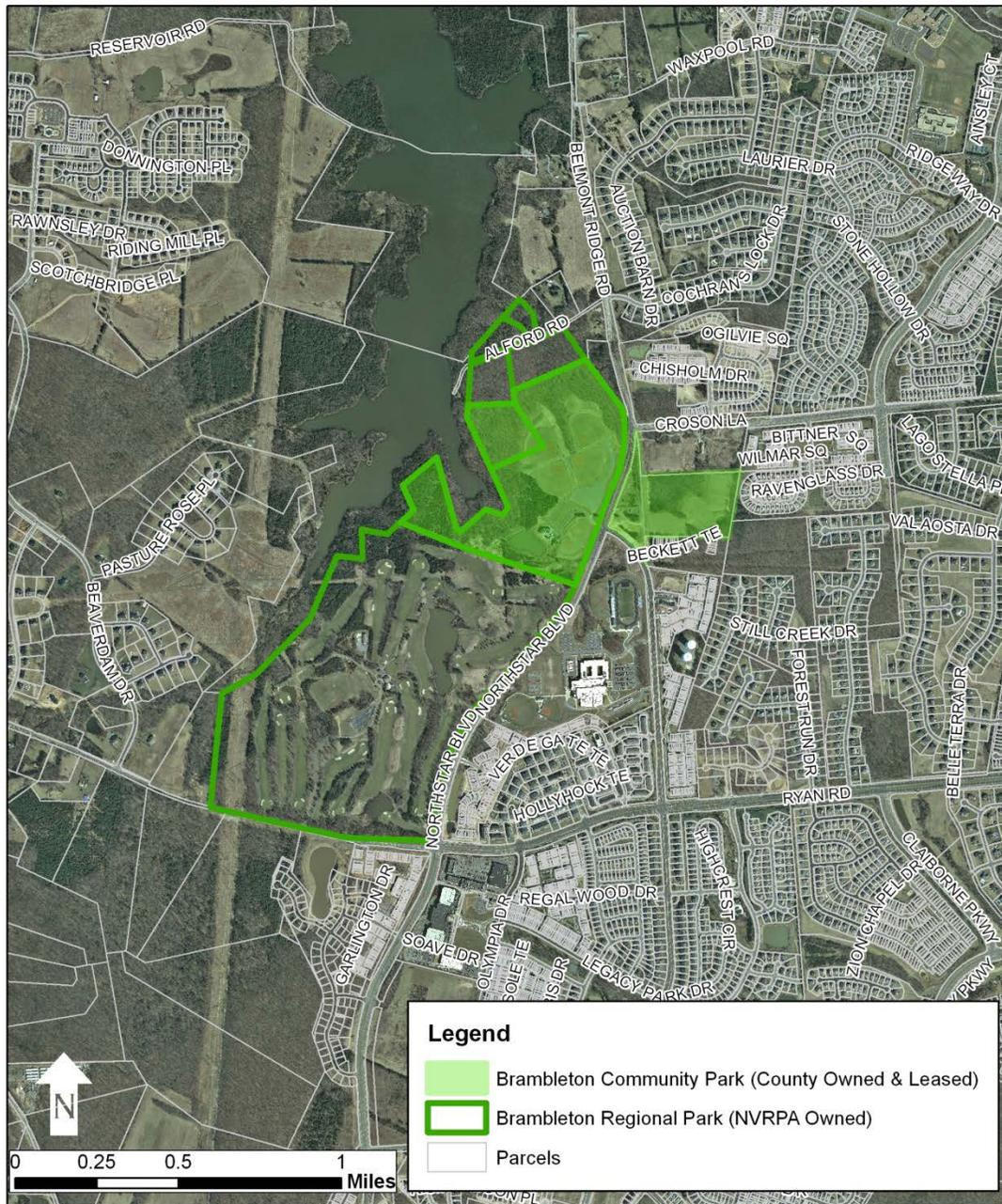
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<b>I. APPLICATION INFORMATION</b>				
<b>APPLICANT</b> Loudoun County Department of Construction and Waste Management Paul Brown, Acting Director 211 Gibson St. NW Leesburg, VA 20176 571-258-3213		<b>REPRESENTATIVES</b> Patton Harris Rust & Associates Mark Thomas, CLA 208 Church Street, SE Leesburg, VA 20175 703-840-4854 <a href="mailto:Mthomas@pennoni.com">Mthomas@pennoni.com</a>		
<b>REQUEST</b> The Board of Supervisors, acting through the Department of Construction and Waste Management, has submitted an application for a special exception to permit lighted playing fields in the PD-H4 (Planned Development-Housing), administered as R-8 (Single Family Residential), zoning district. The property is also located partially within the FOD (Floodplain Overlay District). This application is subject to the <u>Revised 1993 Zoning Ordinance</u> and the proposed use is listed as a Special Exception use under Section 3-504(I). The area of the proposed special exception is an approximately 63.23-acre portion of an approximately 126.68 acre parcel that is located in the Blue Ridge and Dulles Election Districts.				
<b>PARCELS</b>				
<b>TAX MAP #</b>	<b>PIN</b>	<b>ACRES</b>	<b>ADDRESS</b>	<b>OWNERSHIP</b>
/92////////34/	157-17-5653	28.72	22376 and 22388 Belmont Ridge Rd. Ashburn, VA	Loudoun County Board of Supervisors
/91//7////26/	157-16-1062	86.66	22377 and 22389 Belmont Ridge Rd. Ashburn, VA	Northern Virginia Regional Park Authority
/91//7////27/	157-25-2434	11.48	No Address	Northern Virginia Regional Park Authority
<b>ACCEPTANCE DATE</b> September 20, 2012		<b>LOCATION</b> East and west of Belmont Ridge Road (Route 659), South of Alford Road (Route 646) and Croson Lane (Route 645)		
<b>ZONING ORDINANCE</b> Revised 1993 Zoning Ordinance		<b>EXISTING ZONING</b> Planned Development-Housing (PD-H4)		
<b>POLICY AREA</b> Suburban Policy Area (Ashburn Community)		<b>PLANNED LAND USE</b> Residential uses		

## II. CONTEXT

**Location/Site Access:** The Brambleton Community Park (Park) straddles Belmont Ridge Road/North Star Boulevard just north of the residential community of Brambleton with access points on the east and west sides of the road (Figure 1 and Vicinity Map). The Park on the west side of the road is part of the larger Brambleton Regional Park owned by the Northern Virginia Regional Parks Authority (NVRPA). The portion on the east side of the road is County-owned. The County-owned and leased portions are known as Brambleton Community Park.

### VICINITY MAP



**Directions:** From Leesburg, proceed east on Route 7. Turn right on to Belmont Ridge Road and proceed south. Brambleton Community Park is located on both sides of Belmont Ridge Road/North Star Boulevard in the vicinity of the North Star Boulevard and Belmont Ridge Road intersection.



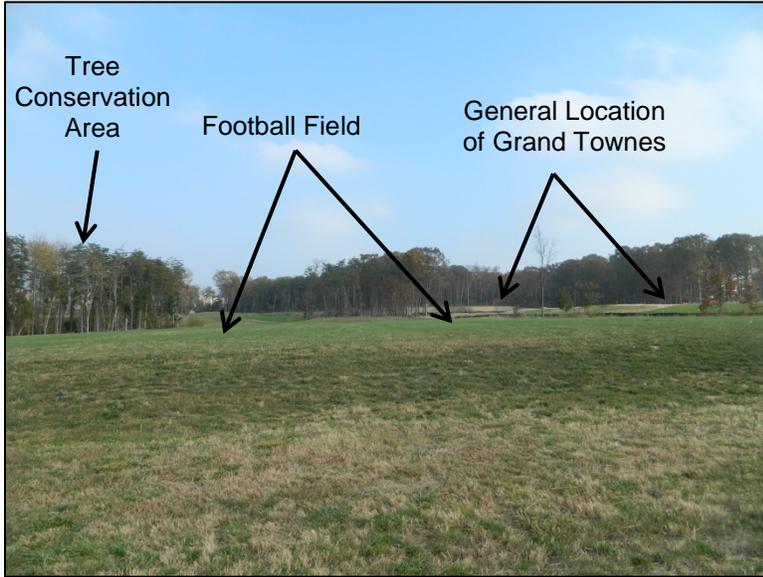
Figure 1: 2012 aerial of the Brambleton Community Park straddling Belmont Ridge Road and showing the SPEX area for the field lighting application.

**Existing Conditions:** The Park includes nine playing fields arranged around several tree conservation areas: four existing large softball diamonds and two existing small baseball diamonds on the west side of Belmont Ridge Road, and two proposed football fields and one proposed soccer field on the east side of Belmont Ridge Road (Figure 1, Photos 1-3). The proposed fields are rough graded. The Park also includes existing and proposed parking areas and proposed concession and restroom buildings.

**Surrounding Properties:** Surrounding parcels include additional property owned by the NVRPA and part of the Brambleton Regional Park, including the National Recreation and Parks Association (NRPA) headquarters and a golf course to the south; the Fairfax County-owned

Beaverdam Creek Reservoir to the west; existing single family residential (Windermere) and HOA open space to the east; and Briar Woods High School and single family attached housing under construction (Grand Townes at Brambleton) to the south. Surrounding zoning districts include TR-10 to the west (reservoir), R-1 to the north (single family residence), R-8 to the southeast (Grand Townes at Brambleton), and PD-H4 to the east (Windermere) and south (high school).

**Background:** The sports fields composing Brambleton Community Park were proffered and approved subject to ZMAP 1993-0005, ZCPA 1993-0007, and SPEX 1993-0017. A conditionally approved site plan, STPL-2010-0022, Brambleton Park, establishes the design for the entire Park, including proposed playing fields, buildings, restroom facilities, trails, and parking areas. This site plan will be amended to include the field lighting if approved with this application.



**Photo 1:** County-owned Park on the east side of Belmont Ridge Road. This photo is looking east and shows the western football field, which is roughly graded. The light tan strip in the mid-right of the photo is the graded area for future townhouses, the Grand Townes at Brambleton. A tree conservation area is located at left.



**Photo 2:** Two small baseball diamonds on the NVRPA-owned/County-leased portion of Brambleton Community Park, looking southeast.



**Photo 3:** Four softball diamonds on the NVRPA-owned/County-leased portion of Brambleton Community Park, looking north.

The Applicant will hold a community meeting regarding the lighting proposal on December 6, 2012 at the NRPA Headquarters building and will provide feedback from the meeting at the Planning Commission Public Hearing.

### III. PROPOSAL

The Applicant is requesting a special exception to light nine playing fields in the Brambleton Community Park. Three of the fields, one soccer field and two football fields, are on the east side of Belmont Ridge Road (Route 659) in the County-owned portion of the Park and not established. The remaining six fields, two small baseball diamonds and four larger softball diamonds, are on the west side of Belmont Ridge Road/North Star Boulevard (Route 659) in the County-leased portion of the Park and currently exist.

### IV. OUTSTANDING ISSUES

- 1.) Staff finds that this proposal is not fully consistent with the Revised General Plan Lighting and Night Sky policies as it will create excessive glare and intrusive light trespass on neighboring residential properties, as well as deteriorate the natural nighttime environment. The Applicant is requesting approval of a field lighting scenario that will result in intensity up to and exceeding 4.0 foot candles at the property line, as this proposal meets the Zoning Ordinance maximum foot candle requirements for publically owned athletic competition facilities. The light level is also much higher than the Zoning Ordinance requirements for private facilities (not to exceed 0.25 foot candles at the lot line). Furthermore, the Applicant has conducted preliminary research at Staff's request that demonstrates that the foot candles can be reduced, but at an increased cost. The Applicant has not provided this information to Staff.
- 2.) The Conditions of Approval have not been reviewed by the County Attorney. The Applicant is in agreement the draft Conditions.

### V. POLICY ANALYSIS

**Criteria for Approval - Zoning Ordinance Section 6-1310** of the Revised 1993 Zoning Ordinance states that when considering a special exception application, the Planning Commission shall give reasonable consideration to 20 factors. These criteria for approval are organized below by category, followed by Staff's analysis.

#### A. LAND USE

**ZO §6-1310 (A)** *Whether the proposed special exception is consistent with the Comprehensive Plan. (I) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

**Analysis** – The Revised General Plan Lighting and Night Sky policies promote night-lighting standards that will “reduce light pollution such as glare, energy waste, light trespass, and the deterioration of the natural nighttime environment.” The policies call for the use of energy-efficient lighting that minimizes unnecessary and intrusive light trespass to preserve the natural beauty of the night skies.

The majority of the proposed field lighting (over 90%) is appropriate and conforms to the policies of the Revised General Plan. However, in the eastern half of the Park (County owned) the proposed foot candles range from 0.36 to 4.15 along the southern side of the westernmost proposed football field (see Figure 1 and attached SPEX Plat). The proposed foot candles along this approximately 1,550 foot distance meet the Zoning Ordinance requirements for publically owned athletic competition facilities (not to exceed 10 foot candles at a residential lot line). However, the proposed light levels would not be consistent with Plan policy as it will create excessive glare and intrusive light trespass on neighboring properties, as well as deteriorate the natural nighttime environment. The light level is also much higher than the Zoning Ordinance requirements for private facilities (not to exceed 0.25 foot candles at the lot line).

The Grand Townes at Brambleton residential subdivision is south of the western football field and will be negatively affected by the proposed field lighting. The nearest proposed light pole to the future homes is approximately 25 feet north of the common property line and light intensity in this area ranges from 3.26 to 4.15 foot candles. The single family attached subdivision, approved in 2006 under ZMAP-2004-0023, is under development and the individual parcels and/or homes are currently not on the market. Parks, Recreation and Community Services (PRCS) staff noted the proposed lighting in a referral related to the rezoning application, stating, "The future County Park located to the north of the site is approved as an active recreation facility...It should be noted that all fields will be lighted. PRCS will make every effort to be a good neighbor in the surrounding community; however the applicant should make it clear to a potential homeowner the possible impact of a facility of this nature."

Staff requested that the Applicant reevaluate the western football field's proposed lighting configuration, currently four 70-foot poles, in order to minimize the light intensity, particularly in the area of the light pole closest to the southern lot line. The Applicant responded that the proposed lighting meets the Zoning Ordinance requirements and continues to propose the four pole scenario. Nonetheless, the Applicant conducted preliminary research in response to Staff's request and found that it is possible to reduce the light intensity along the southern property line but at an increased project cost. The Applicant will be able to provide additional information and comments at the public hearing.

Planning Staff does not support the currently proposed lighting along the southern property line adjacent to the western football field as it is not consistent with the Lighting and Night Sky policies of the Plan.

While it does not solve the specific issue noted above, the Applicant has agreed to conditions of approval that will help to decrease the overall impact on the night sky resulting from the lighting of the nine sports fields in Brambleton Community Park. Field lighting must be extinguished by 10 p.m. except for the occurrence of occasional planned tournaments when lights must be extinguished by 11 p.m. The Applicant based the lighting intensity and design on MUSCO Green Generation sport field lighting that is dark sky compliant and reduces spillover and glare over previous technologies, as well as energy efficient, and the lighting configuration, pole height, and foot candles must be in substantial conformance with those demonstrated on the SPEX plat.

Table 1 summarizes Staff's analysis of the land use issues.

<b>Table 1. Land Use – Resolved and Outstanding Issues</b>	<b>Condition or Recommendation</b>
<u>Consistency with Planned Land Use</u> – The proposed four light pole scenario for the western football field is not consistent with the Lighting and Night Sky policies of the Plan as it will result in excessive glare and intrusive light trespass on the neighboring residential properties to the south, as well as deterioration of the natural nighttime environment, in general.	Staff does not support this proposal
<u>Substantial Conformance</u> – The development of the Special Exception use shall be in substantial conformance with the Special Exception plat.	Condition 1.
<u>Uses Permitted</u> – The uses permitted by approval of this Special Exception application is for athletic field lighting as defined by the <u>Revised 1993 Loudoun County Zoning Ordinance</u> and with conditions.	Condition 2.

**B. COMPATIBILITY**

**ZO §6-1310** (C) *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area. (D) Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area. (E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels. (F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses. (S) Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.*

**Analysis** – The outstanding issues related to glare and light and neighborhood and adjacent parcel compatibility are discussed in the Land Use section above.

**Noise** – The standard operating hours for Loudoun County parks are dawn to dusk, seven days per week. Lighting fields will extend the hours for playing fields into the evening, resulting in an extended period for noise associated with Park activities. A condition of approval limits the use of lights on the fields to 10 p.m. (11 p.m. for occasional tournament play) and precludes early morning lighting, addressing late evening/early morning noise associated with lighted playing fields. Nonetheless, a condition of approval requiring that the Park be closed within 15 minutes of extinguishing the playing field lights further ensures that Park noise will not negatively impact neighboring properties and the community.

**Screening and Buffering** – The Applicant will install screening and buffering as required by the Zoning Ordinance and demonstrated on STPL-2012-0022. This includes a Type 2 Side Yard Buffer along the lot line south of the western football field and shared with the Grand Townes of Brambleton residential subdivision. Staff finds that additional buffering and screening will not provide relief from the visual impact of the proposed light poles that will be a minimum of 60 feet in height. The Park was approved under SPEX-1993-0017 and the conditions of approval required that buffering and screening meet Zoning Ordinance requirements.

Table 2 summarizes the compatibility issues that Staff examined along with associated conditions and recommendations proposed by Staff.

<b>Table 2. Compatibility – Resolved Issues</b>	<b>Condition or Recommendation</b>
<u>Noise</u> – A condition of approval requires that the Park be closed within 15 minutes of extinguishing the playing field lights in order to limit noise related to the extended Park hours resulting from the addition of lights.	Condition 3
<u>Buffering and Screening</u> – Augmenting the Type 2 Buffer required by the Zoning Ordinance and the conditions of SPEX-1993-0017, which permitted the Park, will not decrease the visual impact of the proposed lights due to their height. Therefore, the required buffer is appropriate.	No Issue

### **C. ENVIRONMENTAL**

**ZO §6-1310** (G) *Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.* (H) *Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.* (M) *The effect of the proposed special exception on groundwater supply.* (N) *Whether the proposed use will affect the structural capacity of the soils.*

**Analysis** – There are no outstanding environmental issues. Since the site is already graded and largely developed cultural and natural resources will not be damaged and the structural capacity of the soils will not be affected. In addition, several tree conservation areas have been established on the subject property. Staff notes, however, that a small portion of the subject property contains steep slopes; therefore, the application is subject to the additional development standards contained in Section 5-1508 of the Zoning Ordinance. And, that a small portion of the subject property is located in the Floodplain Overlay District (FOD), therefore; the application is subject to the additional regulations and restrictions of Section 4-1500 of the Zoning Ordinance. The Applicant is aware of these development standards and restrictions.

### **D. TRANSPORTATION**

**ZO §6-1310** (J) *Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.* (O) *Whether the proposed use will negatively impact orderly and safe road development and transportation.* (T) *Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.*

**Analysis** – There are no known outstanding transportation issues. The proposed lighting of sports fields in Brambleton Community Park will not result in an increase in traffic during morning or evening peak commuter periods. Therefore, these changes will not result in an increase in the overall intensity of the approved use.

Currently, there are no pedestrian facilities along Belmont Ridge Road/North Star Boulevard, a four lane median-divided roadway within a 120 foot right-of-way (ROW), in the vicinity of the Park. Since lighting the sports fields will generally increase their use, OTS requested clarification about why pedestrian facilities along Belmont Ridge

Road/North Star Boulevard had not been constructed. OTS referred to ZMAP-1993-0005 Proffer V.B.5., which seemed to indicate a commitment to construction of sidewalks on both sides of Belmont Ridge Road/North Star Boulevard at the time of road construction and expansion to a four lane road. In addition, the Countywide Transportation Plan (CTP) identifies the ultimate condition of the road as six lanes within a 150 foot ROW and with 10-foot wide shared use paths on both sides of the road. The Bicycle and Pedestrian Mobility Master Plan (2003 Bike & Ped Plan) identifies this road as a “baseline connecting roadway” along which bicycle and pedestrian facilities are envisioned.

Since the County is the Applicant for this application, Staff researched the OTS’s inquiry and found that ZMAP-1993-0005 Proffer V.B.5. does not commit the Brambleton developer to constructing sidewalks along both sides of Belmont Ridge Road/North Star Boulevard north of Ryan Road.

Upon development of the County-owned portion of the Park, the Applicant is proposing a 10-foot wide shared use path on the east side of the road that serves the Park and connects with parcels to the north and the south. Construction of a trail on the west side of the road that meets VDOT standards would require removing an existing berm and constructing a retaining wall, as well as a bridge over a culvert. The Applicant states that these existing conditions would “preclude reasonable construction” and has not committed to this shared use path. It would be beneficial to provide bicycle and pedestrian connections to the north and south on both sides of the road, particularly since lighting the playing fields will increase use of the Park. Nevertheless, the need for a shared use path on the west side of the road and a requirement of the Applicant to retrofit such a path is not substantially generated by the installation of field lighting in an existing Park.

As noted above, the CTP plans for Route 659 to be a six lane road within a 150 foot wide ROW. OTS inquired about the status of additional right-of-way dedication. The Applicant proposes no additional ROW dedication along Route 659 as the current ROW is based on the 120 foot dedication proffered as part of ZMAP-1993-0005.

Table 4 summarizes the transportation issues that Staff examined along with associated conditions and recommendations proposed by Staff.

<b>Table 4. Transportation – Resolved Issues</b>	<b>Recommendation or Condition</b>
Since there will be no increase in vehicle trips during peak commuter periods, the proposal will not adversely affect the transportation network.	No Issue
A condition of approval ensures that bicycle and pedestrian facilities will be constructed along the east side of Belmont Ridge Road prior to issuance of an occupancy permit for the lights. The need for a shared use path on the west side of the road is not substantially generated by the addition of playing field lighting to an existing Park.	Condition 4
The need for additional right-of-way dedication is not substantially generated by the installation of field lighting on existing and permitted sports playing fields.	No Issue

**E. ECONOMIC DEVELOPMENT**

**ZO §6-1310 (P)** *Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan. (Q) Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.*

**Analysis** –There are no outstanding economic development issues. The provision of adequate athletic facilities in proximity to residential areas is important to existing and future County residents, employees, and businesses as it helps to create a desirable place to live, work, and play.

**F. UTILITIES**

**ZO §6-1310 (R)** *Whether adequate on and off-site infrastructure is available.*

**Analysis** – There are no outstanding utilities issues related to the application for lighting athletic fields. Staff notes, however, that no permanent restroom facilities are provided on the west side of Route 659 although the playing fields have been established. The Health Department does not support the use of temporary restroom facilities for a permanent use. In September 2010, the Board of Supervisors approved permanent pump and haul requests for both the County-owned and County-leased Park sites with the condition that a connection to public sewer must be made when it is installed within 300 feet of the property line. Public sewer and water lines have been installed across the County-owned parcel and the Applicant intends to connect to the lines upon development of the portion of the Park on the east side of Belmont Ridge Road. Since no sewer line is located within 300 feet of the County-leased portion of the Park, the Applicant intends to establish a permanent pump and haul facility for sewage disposal on the west side of Belmont Ridge Road. The Applicant will connect to an existing water line to provide hand washing facilities. These facilities are shown on the conditionally approved site plan (STPL-2010-0022), as well as the SPEX plat. To ensure that the current condition of temporary portable toilets does not continue, Staff recommends a condition of approval that requires the establishment of permanent sewage disposal and hand washing facilities prior to obtaining an occupancy permit for the lighted fields.

Table 5 summarizes the utilities issues that Staff examined along with associated conditions and recommendations proposed by Staff.

<b>Table 4. Utilities – Resolved Issues</b>	<b>Condition</b>
A condition of approval ensures that an approved means of permanent sewage disposal and hand washing facilities will be installed prior to issuance of an occupancy permit for the use.	Condition 5

**G. PUBLIC SAFETY**

**ZO §6-1310 (B)** *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control. (K) Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.*

**Analysis** – There are no outstanding public safety issues. Loudoun County Fire, Rescue, and Emergency Management had no comment on the application.

## VI. ZONING ANALYSIS

**Analysis** – There are no outstanding zoning issues.

**Use** – The site is zoned PD-H4 (Planned Development – Housing), administered as R-8 (Single Family Residential), and is subject to the regulations and development standards contained in Section 3-500 of the Revised 1993 Zoning Ordinance (Zoning Ordinance). Athletic field lighting is allowed by Special Exception under Section 3-504(I) of the Zoning Ordinance. Light and glare standards in Section 5-1504(A) apply to the field lighting, wherein publically owned athletic competition facilities must not exceed 10 foot candles above background light levels measured at the lot line of any adjacent residential lot. The photometric plan submitted by the Applicant demonstrates that these standards will be met. Section 103(D)(2) exempts light poles from the height limitations of the Zoning Ordinance.

## VII. CONCLUSIONS

1. The application is not consistent with the Lighting and Night Sky policies of the Revised General Plan as the proposed light intensity of the proposed field lighting along the southern lot line adjacent to the western football field will be up to 4.15 foot candles at the property line and will create excessive glare and intrusive light trespass on neighboring residential properties, as well as deteriorate the natural nighttime environment in general.
2. The proposed lighting of sports fields will not result in an increase in traffic during morning or evening peak commuter periods. Therefore, there are no anticipated adverse effects to the transportation network and the application is consistent with the Countywide Transportation Plan.
3. The application is in accordance with the requirements of the Revised 1993 Zoning Ordinance.

## VIII. CONDITIONS OF APPROVAL

**December 5, 2012**

Staff recommends the following conditions of approval for **SPEX-2012-0036, Brambleton Community Park**:

1. **Substantial Conformance.** Pursuant to the Special Exception use, lighted playing fields in the PD-H4 (Planned Development-Housing), administered as R-8 (Single Family Residential), zoning district, shall be in substantial conformance with Sheets 1 and 3 of 3 (herein referred to as the “Special Exception Plat”) of the plan set entitled “Brambleton Community Park Special Exception” prepared by Patton Harris Rust & Associates, dated June 2012, revised through November 26, 2012 and the Revised 1993 Loudoun County Zoning Ordinance (the “Zoning Ordinance”). Approval of this application for an approximately 63.23-acre portion of an approximately 126.68 acre parcel identified as Tax Map Numbers /92/////34/, /91///7////26/, and /91///7////27/ (PIN#s 157-17-5653, 157-16-1062, and 157-25-2434 respectively) (the “Property”) shall not relieve the Applicant or the owners of the Property from the obligation to

comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.

2. **Uses Permitted.** This Special Exception grants approval for a Lighted Playing Field use in the in the PD-H4 (Planned Development-Housing), administered as R-8 (Single Family Residential), zoning district as defined by the Revised 1993 Loudoun County Zoning Ordinance and shown on the Special Exception Plat with the following conditions:
  - a. All lighting shall comply with the lighting standards of Revised 1993 Loudoun County Zoning Ordinance and be designed and constructed as follows to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment: 1.) Playing field lighting shall be directed inward and downward toward the playing fields and away from public and private streets and adjacent properties, and shall incorporate a reflector technology system that minimizes glare and spillage on neighboring properties; 2.) Illumination levels for the athletic fields shall be no greater than necessary for the intended purpose per the IESNA recommended maintained luminance level of 30 foot candles for rectangular fields and the outfield of the baseball/softball fields; 3.) The proposed lighting shall be in substantial conformance with the foot candles above ambient light at the property lot lines as demonstrated on the Special Exception Plat; and 4.) Light pole and light fixture typical details shall be shown on each site plan.
  - b. Playing field lighting shall only be used to light organized sport activities occurring on the playing fields identified on the Special Exception Plat. Playing field lighting shall be extinguished no later 10:00 p.m., except for occasional planned tournaments when the lights shall be extinguished no later than 11:00 p.m., or within 15 minutes of the end of any sporting event, whichever occurs first. Playing field lighting shall not be used to light sport activities occurring on the playing fields during morning hours. Security lighting may remain illuminated during overnight hours.
3. **Noise.** The Park shall be closed within 15 minutes of the conclusion of any organized sporting events requiring playing field lighting and extinguishment of the required lights.
4. **Pedestrian Facilities.** Prior to approval of an Occupancy Permit for the proposed lighted playing fields, the Applicant shall provide an asphalt trail on the east side of Belmont Ridge Road (Route 659) from north of the intersection with North Star Boulevard (Route 659 Relocated) to the northern terminus of the County-owned parcel as shown on the STPL-2010-0022 conditionally approved on August 23, 2012, and the Special Exception Plat.
5. **Sewage Disposal and Hand Washing Facilities.** Prior to approval of an Occupancy Permit for the proposed lighted playing fields, the Applicant shall obtain all required permits and approvals from the Loudoun County Division of Environmental Health for, and shall construct/install, an approved method of sewage disposal and water source for hand washing.

<b>IX. ATTACHMENTS</b>		
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*This Staff Report with attachments (file name PCPH STAFF REPORT 12-19-12.PDF) can be viewed online on the Loudoun Online Land Applications System (LOLA) at <a href="http://www.loudoun.gov">www.loudoun.gov</a> . Paper copies are also available in the Department of Planning.		

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** October 26, 2012

**TO:** Kate McConnell, AICP, Project Manager  
Land Use Review

**FROM:** Pat Giglio, Planner III  
Community Planning

**SUBJECT: SPEX 2012-0036 – Brambleton Community Park**

**EXECUTIVE SUMMARY**

The applicant, Loudoun County Department of Construction and Waste Management, requests a Special Exception to permit lighted sports fields at the Brambleton Community Park in Ashburn. The proposed lighting of the nine sports field within the Brambleton Community Park is in general conformance with the policies of the Revised General Plan. However to be consistent with the lighting and night sky policies of the Plan issues with the intensity of lighting at the property boundaries and its potential to degrade the nighttime environment and spill over onto adjoining residential properties should be addressed.

**BACKGROUND**

The applicant, Loudoun County Department of Construction and Waste Management requests, a Special Exception to permit lighted sports fields at the Brambleton Community Park in Ashburn. The park is located at the intersection of North Star Boulevard (Route 659 Relocated) and Belmont Ridge Road (Route 659) and bisected by Belmont Ridge Road. The park is located to the north of Briar Woods High School which also has lighted sports fields. The applicant is proposing to light nine sports field within the Brambleton Community Park; four existing full size and two existing smaller baseball diamonds on the west side of Belmont Ridge Road and two football fields and a soccer field on the east side of Belmont Ridge Road. The proposed lighting of the sports field will extend their period of use to better serve the community and demand for sports fields.

The existing baseball diamonds on the west side of Belmont Ridge Road are bordered to the east by a gravel parking lot. A forested area which is designated as a tree conservation area is located to the north, south and west of the baseball diamonds. The

two-story headquarters of the National Recreation and Parks Association (NRPA) is located to the west of the two small baseball diamonds and is the only building potentially impacted by the proposed lighted fields on the west side of Belmont Ridge Road.



Vicinity Map

The two football fields and soccer field located on a 28.72 acre property on the east side of Belmont Ridge Road have been rough graded, though the park facilities which include parking and restroom facilities have not been constructed. The two football fields are bordered to the south by the Grand Townes at Brambleton, a future

townhome development. A soccer field on the eastern boundary of the property is bordered by forested HOA common open space associated with Forest Ridge and single-family homes within the Windermere development. The Windermere development is partially buffered from the soccer field by existing mature trees located on the park property. A large lot single-family residence is located to the north of the soccer field and is also buffered by existing mature trees located on the park property.

The properties which compose the Brambleton Community Park are zoned PD-H4 (Planned Development- Housing), administered as R-8 (Single-Family Residential). A Special Exception is required for "playing fields and courts, lighted" within the zoning district. The sports fields which compose Brambleton Community Park were approved subject to ZMAP 1993-0005, ZCPA 1993-0007, and SPEX 1993-0017. The installation of the proposed light poles and underground electric conduits to light the sports fields will not impact any aspects of the Green Infrastructure as outlined in the Revised General Plan. However, staff has identified potential issues with light trespass on adjoining residential properties. The applicant has provided a photometric study which illustrates the anticipated intensity of light at the property boundaries associated with the lighted sports fields. The photometric study indicates that the highest light level on the boundary of the park, 4.15 foot candles, is located on the southern boundary of the park adjacent to the future townhomes within the Grand Townes at Brambleton.

#### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The site is governed under the policies of the Revised General Plan and the Countywide Transportation Plan (2010 CTP) and the Loudoun County Bicycle and Pedestrian Mobility Master Plan (2003 Bike-Ped Plan). The subject site is located in the Ashburn Community of the Suburban Policy Area. The Revised General Plan identifies the subject site as suitable for Residential uses (Revised General Plan, Chapter 7, Planned Land Use Map). The lighting and night sky policies in Chapter 5 of the Revised General Plan were applied in the evaluation of the application.

#### **LIGHTING**

The Revised General Plan promotes sound night-lighting standards that will "reduce light pollution such as glare, energy waste, light trespass, and the deterioration of the natural nighttime environment" (Revised General Plan, Chapter 5, Lighting and Night Sky, text). The policies also promote the use of energy-efficient lighting that minimizes unnecessary and intrusive light trespass to preserve the natural beauty of the night skies (Revised General Plan, Chapter 5, Lighting and Night Sky Policies, Policy 1).

The applicant is proposing to light nine sports field within the Brambleton Community Park; four existing full size and two existing smaller baseball diamonds on the west side of Belmont Ridge Road and two football fields and a soccer field on the east side of Belmont Ridge Road. The applicant has provided a photometric study which illustrates the anticipated intensity of light at the property boundaries associated with the proposed lighted sports fields. The photometric study indicates that the highest light levels, 0.31 to 4.15 foot candles, at the property boundary are anticipated in proximity to the football field on the southern property boundary adjoining the future townhomes within Grand

Townes at Brambleton. The rear yards of the future townhomes are located approximately 40' from the proposed light poles of the football field. Additionally a soccer field on the eastern boundary of the property is located approximately 180' from the rear yards of single-family homes within the Windermere development where light levels at the property boundary are anticipated to range between 0.29 to 1.60 foot candles. The single-family homes are partially buffered from the soccer field by existing matures trees located on the park property. In both locations the proposed lighting of the sports fields has the potential to degrade the nighttime environment and will spill over onto adjoining residential properties.



View east of football field and future townhomes  
within the Grand Townes at Brambleton.

While the proposed lighting scheme for the sports fields does not exceed the Light and Glare Standards of the Revised 1993 Zoning Ordinance (Section 5-1504(A)) which permit publically owned facilities utilized for athletic competition to cause illumination up to 10.00 foot candles above background light levels measured at the boundary of the property, staff still has concerns with the intensity of lighting in proximity to the adjoining residential properties.

***Staff finds that the proposed lighting has the potential to degrade the nighttime environment and will spill over onto adjoining residential properties. Staff recommends that the Applicant consider relocating the poles and light fixtures or***

***adding additional poles and fixtures that allow the light to be more directed toward the fields to further limit light spillover onto the adjoining residential properties and reduce foot candle levels at the property line. Additionally, the applicant should provide details on the height of the proposed light poles and the size of the light arrays so that staff can better evaluate the application.***

***Staff further recommends that the Applicant meet with the affected property owners to the east and south to discuss the proposed lighting as well as other aspects of the proposal, if this has not been done already. Staff also requests more specific information demonstrating that the proposed lighting is the minimum necessary to illuminate the proposed athletic fields and has been specifically chosen or designed to reduce off-site glare and spill over. Staff also recommends commitments that specify the type of lighting that will be provided (e.g., maximum height of poles, intensity of lighting, a design that reduces spillover, etc.) and that the outdoor lighting will be turned off by a certain time at night.***

#### **RECOMMENDATIONS**

The proposed lighting of the nine sports field within the Brambleton Community Park is in general conformance with the policies of the Revised General Plan. However to be consistent with the lighting and night sky policies of the Plan issues with the intensity of lighting at the property boundaries and its potential to degrade the nighttime environment and spill over onto adjoining residential properties should be addressed.

Staff is available to meet with the applicant to discuss any comments or questions.

cc: Julie Pastor, AICP, Planning Director  
Cindy Keegan, AICP, Program Manager, Community Planning, via e-mail

**COUNTY OF LOUDOUN**

**DEPARTMENT OF BUILDING AND DEVELOPMENT**

**ZONING ADMINISTRATION REFERRAL**

**DATE:** October 22, 2012

**TO:** Kate McConnell, Project Manager, Department of Planning

**THROUGH:** Mark Stultz, Deputy Zoning Administrator

**FROM:** Brian Fish, Planner, Zoning Administration

**CASE NUMBER AND NAME:** SPEX-2012-0036 Brambleton Regional Park

**PARCEL NUMBERS:** 157-17-5653      157-16-1062      157-25-2434

**I. APPLICATION SUMMARY**

Zoning staff has reviewed the above-referenced special exception (SPEX) application for conformance with the Revised 1993 Loudoun County Zoning Ordinance (“Zoning Ordinance”). The materials submitted for review of the application are those materials listed on the referral cover memo dated September 20, 2012.

The subject properties are zoned PD-H4 (Planned Development – Housing), administered as R-8 (Single Family Residential), and are subject to the regulations and development standards contained in Section 3-500 of the Zoning Ordinance. A portion of the subject properties lies within the Floodplain Overlay District (FOD), and therefore is subject to the additional regulations and restrictions contained in Section 4-1500 of the Zoning Ordinance. The subject properties contain areas of steep slopes, and are therefore subject to the additional development standards contained in Section 5-1508 of the Zoning Ordinance.

The Applicant seeks approval of a Special Exception to allow lighting of nine existing fields located in Brambleton Regional Park. Pursuant to Section 3-504(I) of the Zoning Ordinance, *Playing fields and courts, lighted*, are only permitted in the R-8 zoning district with an approved special exception by the Board of Supervisors.

The light and glare standards contained in Section 5-1504 of the Zoning Ordinance will apply to the field lighting proposed with this application. Lighting that does not meet the Standards of Section 5-1504 may be permitted by special exception; however, the photometric plan submitted by the applicant shows that the proposed lighting will meet the standards of Section 5-1504.

The following issues have been identified and must be addressed in order for the application to be in conformance with the requirements of the Zoning Ordinance:

## II. CONFORMANCE WITH ZONING ORDINANCE REGULATIONS

1. **Section 5-1508(F), Development Standards – Moderately Steep Slopes.** Pursuant to Section 5-1508(F) of the Zoning Ordinance, no zoning permit shall be issued for any use, structure, or activity on any parcel of land which contains within its boundaries moderately steep slopes unless the standards of Section 5-1508(F) have been met. These standards include obtaining a locational clearance from the Department of Building and Development, obtaining a grading permit for all land disturbing activities on all slopes, and incorporation of storm water management Best Management Practices and erosion and sediment control practices.
2. **Section 6-701, Site Plan.** Staff notes that provided this application is approved by the County, a site plan must be applied for and approved for this use pursuant to Section 6-701.

## III. SPECIAL EXCEPTION PLAT ISSUES

1. Sheets 2 and 3 show three buildings labeled as “Proposed Building A”, “Proposed Building B”, and “Proposed Building C”. These buildings are not being proposed with this application, and should be removed from the plans.
2. Height information for the proposed lighting stanchions needs to be added to the plans.

## IV. ISSUES FOR CONSIDERATION

### Section 6-1310.

(A) *Whether the proposed special exception is consistent with the Comprehensive Plan.* Zoning defers to Community Planning in the Department of Planning regarding this issue.

(B) *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.* Zoning defers to Fire and Rescue regarding this issue.

(C) *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.* The noise standards that apply to this use are contained in Section 5-1507 of the Zoning Ordinance.

**(D)** *Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.* Light and glare standards that apply to this use are contained in Section 5-1504 of the Zoning Ordinance. The photometric plan included with the Special Exception Plat shows the proposed field lighting will be in conformance with the applicable standards. The Applicant also addresses this issue in the Statement of Justification.

**(E)** *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood and adjacent parcels.* Staff recommends that the Conditions of Approval include hours during which lighting is to be permitted in order to address this issue.

**(F)** *Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.* The photometric plan shows that the proposed lighting will be in conformance with the standards of Section 5-1704 of the Zoning Ordinance at all boundaries with adjacent properties. As a condition of approval, the Board of Supervisors could require additional buffering to help mitigate any potential impacts of the proposed lighting on adjacent parcels.

**(G)** *Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.* Zoning defers to Community Planning in the Department of Planning regarding this issue.

**(H)** *Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.* Zoning defers to Natural Resources in the Department of Building and Development regarding this issue.

**(I)** *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.* Zoning defers to Community Planning in the Department of Planning regarding this issue.

**(J)** *Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.* Zoning defers to the Office of Transportation Services regarding this issue.

**(K)** *Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.* This application does not propose the reuse of any existing structures.

**(L)** *Whether the proposed special exception will be served adequately by essential public facilities and services.* Zoning defers to Community Planning in the Department of Planning regarding this issue.

**(M)** *The effect of the proposed special exception on groundwater supply.* Zoning defers to Water Resources in the Department of Building and Development regarding this issue.

- (N) *Whether the proposed use will affect the structural capacity of the soils.* Zoning defers to Natural Resources in the Department of Building and Development regarding this issue.
- (O) *Whether the proposed use will negatively impact orderly and safe road development and transportation.* Zoning defers to the Office of Transportation Services regarding this issue.
- (P) *Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.* Zoning defers to Community Planning in the Department of Planning regarding this issue.
- (Q) *Whether the proposed special exception considers the needs of agriculture, industry, and business in future growth.* Zoning defers to Community Planning in the Department of Planning regarding this issue.
- (R) *Whether adequate on and off-site infrastructure is available.* Brambleton Regional Park has sufficient existing infrastructure in place.
- (S) *Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.* The proposed lights should not generate any odors on-site.
- (T) *Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.* Zoning defers to the Office of Transportation Services regarding this issue.

Cc. Mark Stultz, Deputy Zoning Administrator

**County of Loudoun**  
**Office of Transportation Services**

**MEMORANDUM**

**DATE:** October 25, 2012

**TO:** Kate McConnell, Project Manager  
Department of Planning

**FROM:** Aaron T. Zimmerman, PTP, Senior Transportation Planner *A.T.Z.*

**SUBJECT: SPEX 2012-0036 — Brambleton Regional Park  
First Referral**

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**Background**

This Special Exception (SPEX) application seeks approval to allow lights on existing playing fields in the PDH-4 (Planned Development Housing – 4) zoning district. The 126.68-acre site is located on both sides of Belmont Ridge Road (VA Route 659) at the intersection with Northstar Boulevard (VA Route 659 Relocated). The site currently consists of nine unlighted sports fields (six baseball, two football, and one soccer). Access to the existing sports fields is currently provided by two driveways to the eastern leg of Belmont Ridge Road and one driveway to Northstar Boulevard (directly opposite the eastern leg of Belmont Ridge Road). A site vicinity map is provided as ***Attachment 1***.

In its consideration of this application, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on September 20, 2012, including (1) an information sheet, dated September 20, 2012; (2) a statement of justification, undated; and (3) a SPEX plat, prepared by PHR+A, revised through September 10, 2012.

**Compliance with the Countywide Transportation Plan**

The site is located within the Suburban Policy Area (Ashburn Community). The transportation network is specifically governed by the policies of the Countywide Transportation Plan (2010 CTP) and the Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

OTS' assessment of the transportation network is based on review of existing, planned, and programmed transportation facilities, review of the Applicant's statement of justification and SPEX plat, and applicable County policies.

**Existing, Planned and Programmed Transportation Facilities**

The existing sports fields are located at the intersection of Belmont Ridge Road (VA Route 659) and Northstar Boulevard (VA Route 659 Relocated). Roadways serving the site are described below. Descriptions for planned conditions of CTP roads are taken from Appendix

1 of the 2010 CTP; descriptions of planned bicycle and pedestrian facilities on CTP roads are taken from Appendix 6 of the 2010 CTP and 2003 Bike & Ped Plan.

**Belmont Ridge Road (VA Route 659)** is designated by the 2010 CTP as a minor arterial and runs in a north-south direction between the eastern and western portions of the site. Belmont Ridge Road forms the northern and eastern legs of the intersection with Northstar Boulevard (southern leg) and the existing sportsplex (western leg). The northern leg of Belmont Ridge Road currently operates as a four-lane median-divided roadway (U4M) including turn-lanes within a 120-foot ROW. Per the 2010 CTP, this segment of Belmont Ridge Road is planned to be widened to six-lanes within a 150-foot ROW in its ultimate condition. The eastern leg of Belmont Ridge Road is classified as a major collector and currently operates as a four-lane undivided roadway (U4), which is its ultimate condition as described in the 2010 CTP. The intersection with Northstar Boulevard and the sportsplex driveway is controlled by stop signs posted on the side street approaches (eastern and western legs). The Applicant is not proposing to construct any new access drives to Belmont Ridge Road beyond the two existing driveways located on the eastern leg. The posted speed limit on both segments of Belmont Ridge Road is 45 MPH. According to 2011 traffic counts published by VDOT, the eastern leg of Belmont Ridge Road carries approximately 11,000 vehicles per day, while the northern leg carries approximately 13,000 vehicles per day.

The 2003 Bike & Ped Plan categorizes both legs of Belmont Ridge Road as “baseline connecting roadways” along which bicycle and pedestrian facilities are envisioned. Per the 2010 CTP, planned four-lane roads (eastern leg) should have a 10-foot wide shared use path (centered within a 14-foot ROW or easement) and a six-foot wide sidewalk. Currently, there are sidewalks constructed along both sides of the eastern leg of Belmont Ridge Road. Per the 2010 CTP, planned six-lane roads (northern leg) should have 10-foot wide shared use paths (centered within a 14-foot ROW or easement) constructed on both sides of the road. Currently there are no sidewalks constructed on either side of the northern leg of Belmont Ridge Road.

**Northstar Boulevard (VA Route 659 Relocated)** is designated by the 2010 CTP as a minor arterial and forms the southern leg of the intersection with Belmont Ridge Road (northern and eastern legs) and the driveway to the existing sportsplex (western leg). Along the western site’s eastern frontage, Northstar Boulevard currently operates as a four-lane median-divided roadway (U4M) including turn-lanes within a 120-foot ROW, which is its interim condition as described in the 2010 CTP. The 2010 CTP calls for Northstar Boulevard to be widened to six-lanes within 120-foot ROW. The intersection with Belmont Ridge Road and the sportsplex driveway is controlled by stop signs posted on the side street approaches (eastern and western legs). Currently, there is only one point of access from the site to Northstar Boulevard via the site driveway opposite the eastern leg of Belmont Ridge Road. The Applicant is not proposing any new access drives to Northstar Boulevard with this application. The posted speed limit along this segment of Northstar Boulevard is 45 MPH. There are no recent VDOT traffic counts available for this roadway.

The 2003 Bike & Ped Plan categorizes Northstar Boulevard as a “baseline connecting roadway” along which bicycle and pedestrian facilities are envisioned. Per the 2010 CTP,

planned six-lane roads should have 10-foot wide shared use paths (centered within a 14-foot ROW or easement) constructed along both sides. Currently, there are no sidewalks or shared use paths constructed along either side of Northstar Boulevard.

### **Trip Generation**

As stated in the Applicant's Statement of Justification, installation of field lighting at the nine existing sports fields would not result in any additional traffic on the roadway network during either of the peak commuter periods. The addition of lights to the sports fields would allow events to go later into the evening. Thus, any additional trips added to the roadway network would likely occur outside of the peak commuter peak hours.

### **Transportation Comments and Recommendations**

OTS staff has reviewed the Applicant's submitted materials and has the following comments and recommendations:

1. Installation of the proposed field lighting would have minimal, if any, impact on the surrounding public roadway network during the peak commuter periods.
2. Per Appendix 1 of the 2010 CTP, the ultimate ROW width for the northern leg of Belmont Ridge Road is to be 150 feet. However, the Applicant's plat shows that only 120 feet of ROW has been provided. OTS is open for discussion with the Applicant regarding the status/form of additional ROW necessary for consistency with the CTP.
3. The Applicant should clarify why shared use paths are not currently in place along the site's Belmont Ridge Road (north leg) and Northstar Boulevard (south leg) frontages, as called for in Appendix 1 of the 2010 CTP for planned six-lane roads. Additionally, shared use paths are depicted on Sheet 6 of the Brambleton Concept Development Plan (**Attachment 2**) and proffered with the approved ZMAP 1993-0005 (Proffer V.B.5). Bicycle and pedestrian facilities are critical in the vicinity of the site in order to provide linkages between the park uses and nearby residential subdivisions.

### **Conclusion**

**Upon resolution of Comments #2 and #3 noted above, OTS would have no objection to the approval of this application. OTS staff is available to meet with the Applicant to discuss the transportation issues associated with this application.**

### **ATTACHMENTS**

1. Site Vicinity Map
2. ZMAP 1993-0005 CDP, Sheet 6

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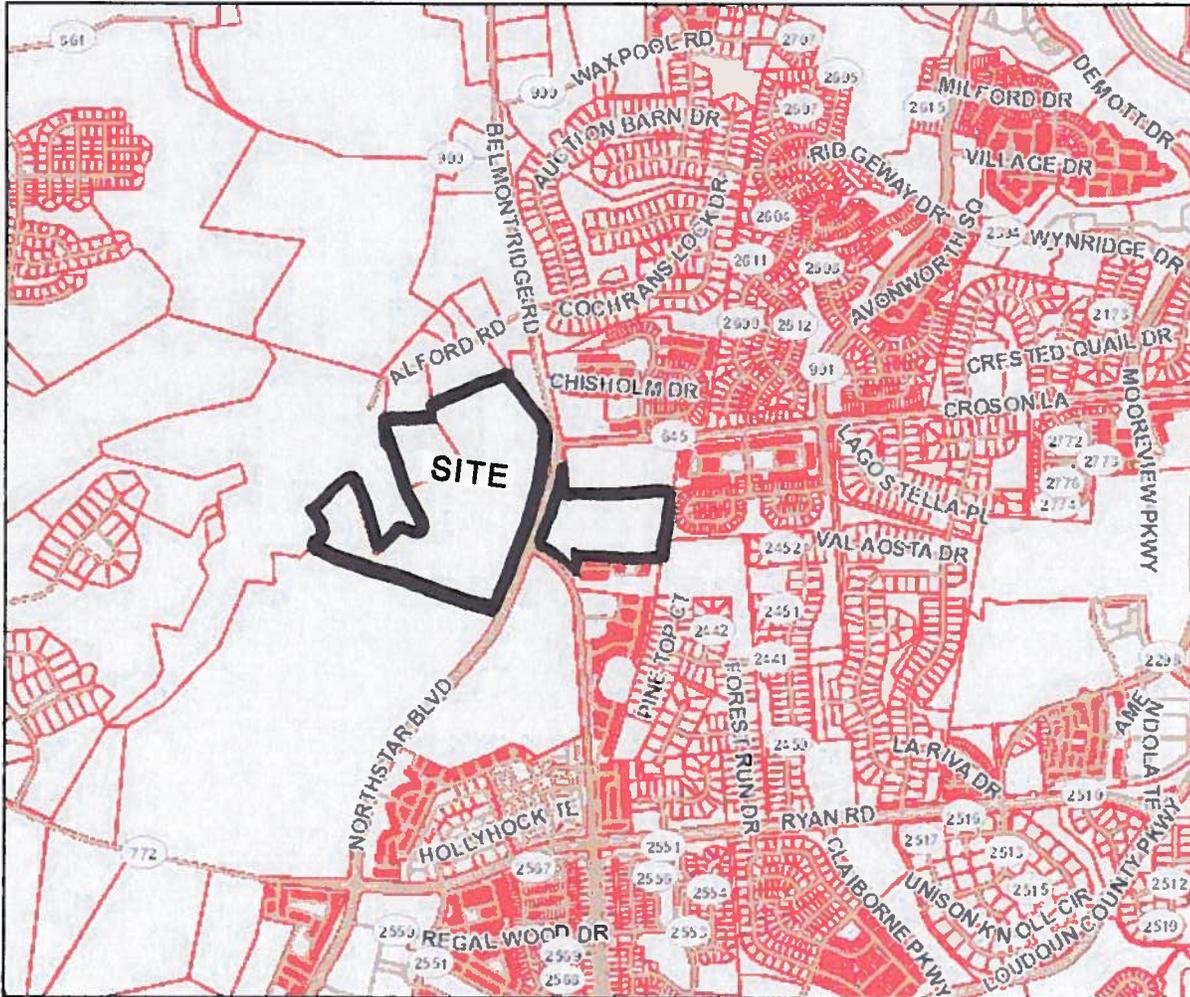
cc: Rick Conner, Interim Director, OTS  
Lou Mosurak, Senior Coordinator, OTS



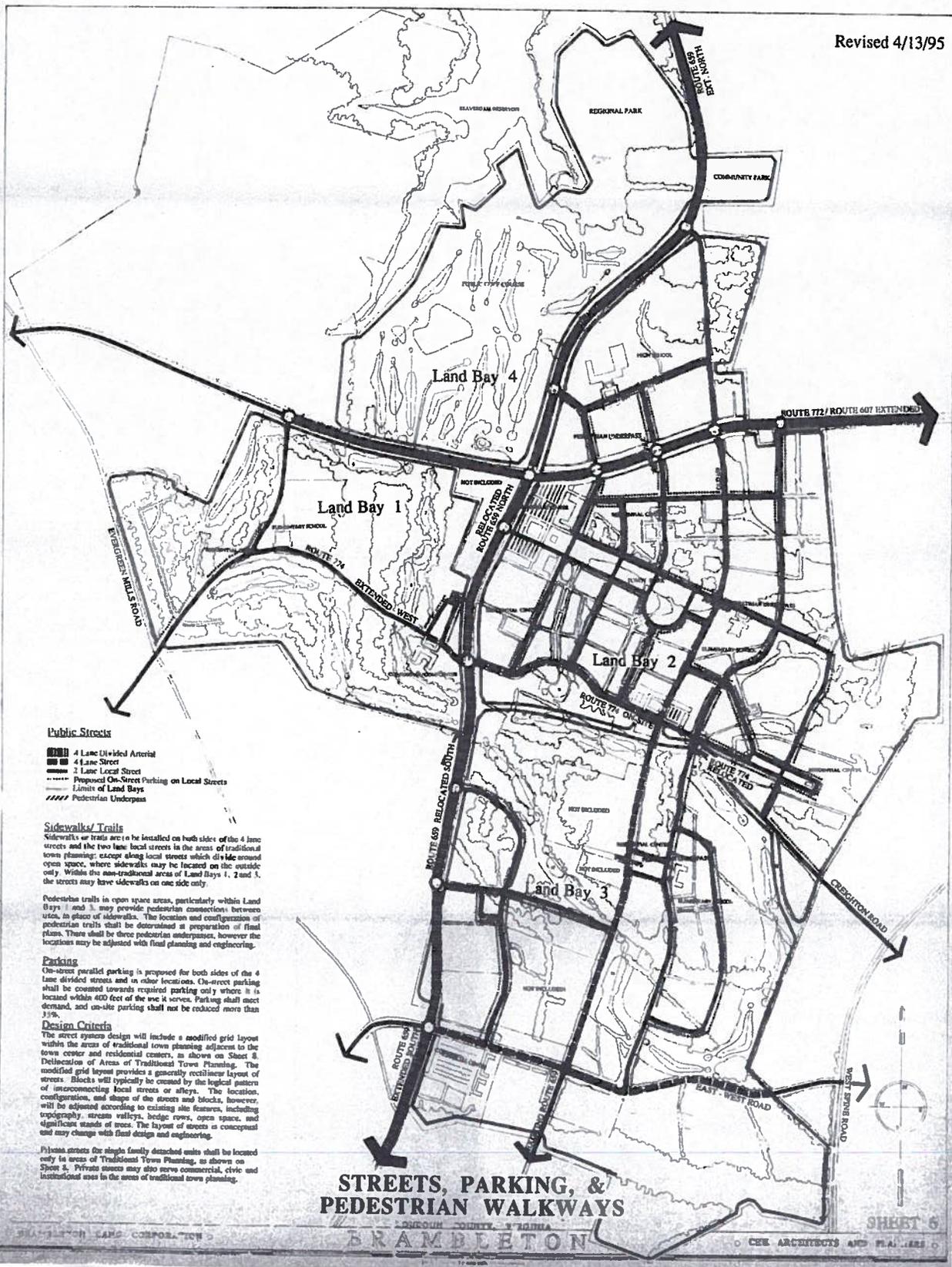
**Loudoun County, Virginia**  
www.loudoun.gov

Wednesday, October 3, 2012

(map not to scale)



**ATTACHMENT 1**



**Public Streets**

- 4 Lane Divided Arterial
- 4 Lane Street
- 2 Lane Local Street
- Proposed On-Street Parking on Local Streets
- Limits of Land Bays
- Pedestrian Underpass

**Sidewalks/ Trails**

Sidewalks or trails are to be installed on both sides of the 4 lane streets and the two lane local streets in the areas of traditional town planning; except along local streets which divide around open space, where sidewalks may be located on the outside only. Within the non-traditional areas of Land Bays 1, 2 and 3, the streets may have sidewalks on one side only.

Pedestrian trails in open space areas, particularly within Land Bays 1 and 3, may provide pedestrian connections between uses, in place of sidewalks. The location and configuration of pedestrian trails shall be determined at preparation of final plans. There shall be three pedestrian underpasses, however the locations may be adjusted with final planning and engineering.

**Parking**

On-street parallel parking is proposed for both sides of the 4 lane divided streets and in other locations. On-street parking shall be located towards required parking only where it is located within 400 feet of the use it serves. Parking shall meet demand, and on-street parking shall not be reduced more than 33%.

**Design Criteria**

The street system design will include a modified grid layout within the areas of traditional town planning adjacent to the town center and residential centers, as shown on Sheet 4. Delineation of Areas of Traditional Town Planning. The modified grid layout provides a generally rectangular layout of streets. Blocks will typically be created by the logical pattern of interconnecting local streets or alleys. The location, configuration, and shape of the streets and blocks, however, will be adjusted according to existing site features, including topography, stream valleys, hedge rows, open space, and significant stands of trees. The layout of streets is conceptual and may change with final design and engineering.

Private streets for single family detached units shall be located only in areas of Traditional Town Planning, as shown on Sheet 4. Private streets may also serve commercial, civic and institutional uses in the areas of traditional town planning.

**STREETS, PARKING, & PEDESTRIAN WALKWAYS**

LINCOLN COUNTY, VIRGINIA

**BRAMBLETON**

SHEET 6

© CEE ARCHITECTS AND PLANNERS



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

**To:** Kate McConnell, Project Manager, Planning Department **(MSC #62)**  
**From:** Mark A. Novak, Chief Park Planner, Facilities Planning and Development **(MSC #78)**  
**CC:** Diane Ryburn, Director  
Steve Torpy, Deputy Director  
Karen Sheets, Deputy Director  
James Potter, Chairman, PROS Board, Algonkian District  
Kristen Reed, PROS Board, Dulles District  
Derek Irelan, PROS Board, Open Space Member  
Kenneth B. Scott, PROS Board, Open Space Member

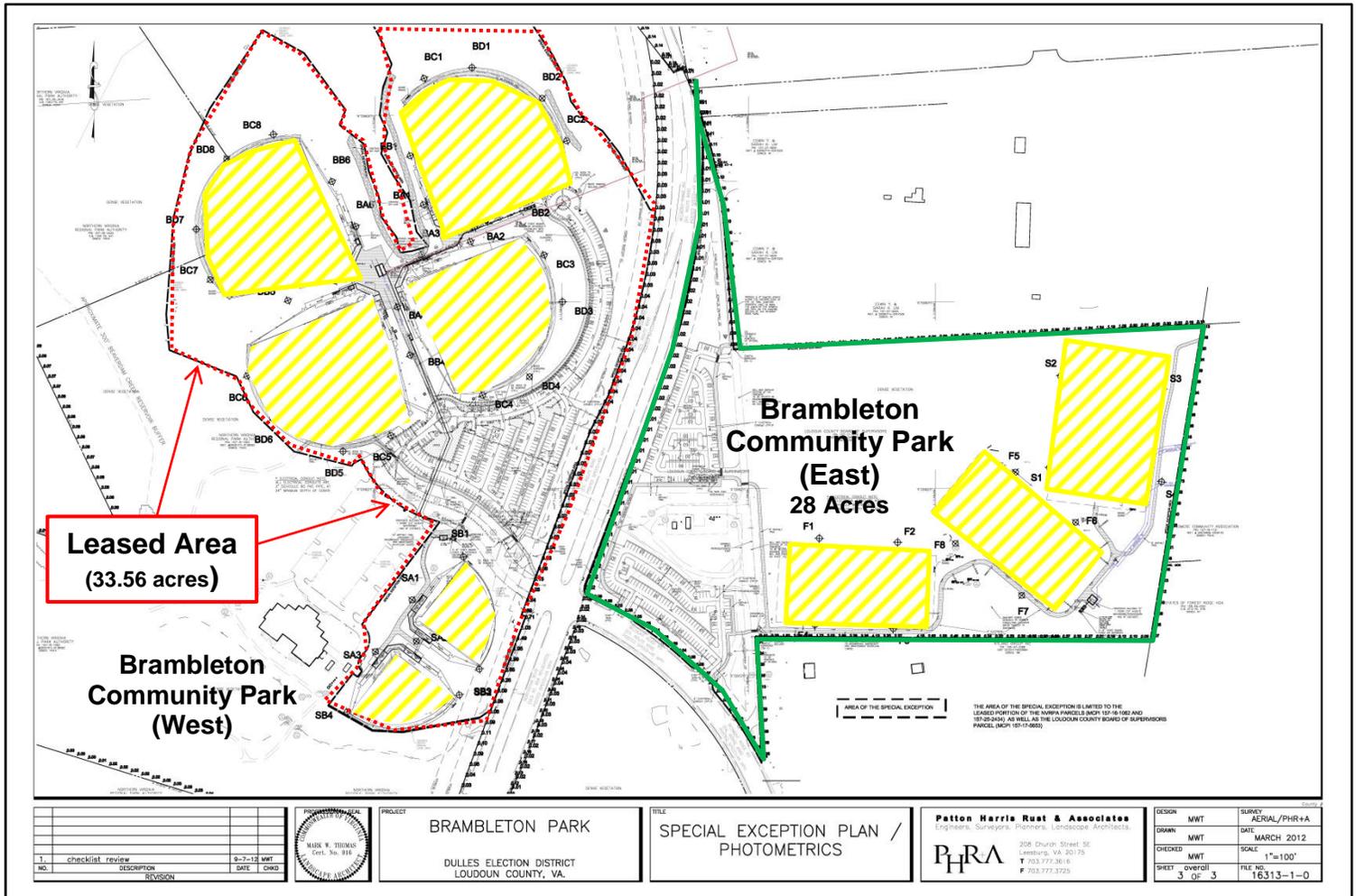
**Date:** October 19, 2012

**Subject:** **Brambleton Regional Park - Field Lights (SPEX 2012-0036)**  
**Election District:** Dulles/Blue Ridge **Sub Planning Area:** Dulles  
**MCPI #** 157-17-5653, 157-16-1062, 157-25-2434

**BACKGROUND:**

The Applicant, the County of Loudoun Department of Capital Construction and waste management seeks a special exception to allow sports fields lighting of the nine (9) fields at the Brambleton Community Park at the intersection of Route 659 relocated and Existing Route 659. This park site is subject to ZMAP 1993-0005, ZCPA 1993-0007, and SPEX 1993-0017. The site has been constructed per Loudoun County Site Plan STPL 2010-0022. Loudoun County Department of Parks, Recreation and Community Services have requested that a special exception application be made to permit the nine (9) sports fields to be lighted. A goal of Loudoun County Parks Recreation and Community Services (PRCS) is to meet the county residents' need for recreation, leisure and supportive services. Currently the fields are used until dark, during the spring, summer and fall seasons. Lights will allow use of the fields extending past dark. The addition of lights to the existing fields within Brambleton Community Park is an efficient use of existing parkland to optimize the utilization of county owned facilities, as stated in the PRCS Strategic Plan 2010-2015 (*Organizational Strategies and Objectives Goal 3, Strategy 3.4, p. 11*).





**Proposed Lighted Fields/Lease Area - Exhibit**

**COMMENTS:**

With respect to the Department of Parks, Recreation and Community Services (PRCS) we offer the following comments and recommendations:

1. The application is referenced as Brambleton Regional Park. The Northern Virginia Regional Park Authority (NVRPA) is the property owner of the parcel of land west of North Star Blvd. and Belmont Ridge Road (Route 659) which is known as Brambleton Regional Park. The County leases and operates 33.66 acres of parkland as identified in the exhibit above within the regional park. The

County owns the 28 acre parkland to the east of Belmont Ridge Road (Route 659). The application should be referenced as Brambleton Community Park (east/west) as not to confuse the existing regional park.

**RECOMMENDATION:**

PRCS has reviewed the referenced application and addressed issues that require correction. However, based on the application request to allow for lighting as a special exception, PRCS would not be in objection to approval of the application to allow for field lights to be installed.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me at 703-737-8992 or [mark.novak@loudoun.gov](mailto:mark.novak@loudoun.gov).



**LOUDOUN COUNTY, VIRGINIA**  
**Department of Fire, Rescue and Emergency Management**

803 Sycolin Road, Suite 104 Leesburg, VA 20175  
 Phone 703-777-0333 Fax 703-771-5359



## Memorandum

**To:** Kate McConnell, Project Manager  
**From:** Maria Figueroa Taylor, Fire-Rescue Planner  
**Date:** October 23, 2012  
**Subject:** Brambleton Regional Park SPEX 2012-0036

Thank you for the opportunity to review the above captioned application. The Fire and Rescue Planning Staff has no comments.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	Moorefield, station 23 Travel Time
157-17-5653	Brambleton Regional Park	3 minutes

Travel times are determined using ESRI GIS network analyst along the county's street centerline with distance and speed limit being the criteria. Travel time is reported in minutes and seconds. For the approximate response time two minutes is added for turnout time.

Project name	Approximate Response Time for Moorefield, station 23
Brambleton Regional Park	5 minutes

If you have any questions or need additional information, please contact me at 703-777-0333.

c: project file

Teamwork \* Integrity \* Professionalism \* Service



# Loudoun County Health Department

P.O. Box 7000  
Leesburg, VA 20177-7000



Environmental Health  
Phone: 703 / 777-0234  
Fax: 703 / 771-5023

Community Health  
Phone: 703 / 777-0236  
Fax: 703 / 771-5393

November 8, 2012

**MEMORANDUM TO:** Kate McConnell, Project Manager MSC # 60A  
Department of Building and Development

**FROM:** Joseph E. Lock MSC # 68  
Rural Section Supervisor   
Division Of Environmental Health

**SUBJECT:** SPEX 2012-0036, Brambleton Regional Park  
PINs- 157161062, 157252434, 157175653

The above referenced project meets the requirements of Section 1245.10 of the LSDO for:

	Yes	No	N/A
a. Proposed Drainfield Sites	_____	_____	<u>  X  </u>
b. Proposed Wells	_____	_____	<u>  X  </u>

The locations on the plat, submitted by Patton Harris Rust & Associates dated September 10, 2012:

a. Wells (existing and proposed)	_____	_____	<u>  X  </u>
b. Existing and Proposed Drainfields	_____	_____	<u>  X  </u>

Health Department staff recommends: Approval    Denial   X    
Approval with conditions   

Items that are incorrect/deficient are listed on the attached page.

Attachments Yes   X   No   

If further information or clarification on the above project is required, please contact me at (703)771-5800.

JEL/JDF/jel  
C:BrambletonRegionalParkRef.Referral



## **ATTACHMENT**

**The properties listed do not have an approved means of sewage disposal or hand washing facilities. Pump and haul permits were approved by the Board of Supervisors in the past, however, if sewer and water facilities are within 300' of the properties, they must connect as required by the Board approval.**

**LOUDOUN COUNTY**  
**DISCLOSURES OF REAL PARTIES IN INTEREST**  
**AND LAND USE PROCEEDINGS**

**A. INTRODUCTION**

Under the mandatory provisions of Va. Code Ann. § 15.2-2287.1, each member of the Board of Supervisors, Planning Commission, and the Board of Zoning Appeals must make a full public disclosure of any business or financial relationship (including gifts or donations received as described in this Affidavit) that the member has or has had with the applicant, title owner, contract purchaser, or lessee of the land or their agent within twelve months prior to a hearing. This Code Section is specifically applicable only to Loudoun County.

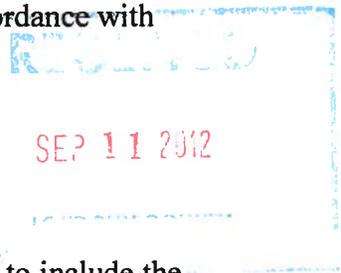
In addition, pursuant to Va. Code Ann. § 15.2-2289, the Board of Supervisors for Loudoun County had previously adopted an ordinance requiring the submission of a completed Disclosure of Real Parties in Interest Form. See 1993 Revised Zoning Ordinance, Section 6-403(A).

The Loudoun County Board of Supervisors has directed County Staff to prepare land use affidavit forms to be used with rezoning, special exception, and variance applications, and reaffirmation procedures for affidavits. **The "Affidavit" and "Reaffirmation of Affidavit" forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.**

With the submission of any such zoning application, you are required to submit an Affidavit. Prior to a public hearing, you will be required to reaffirm your Affidavit in accordance with the reaffirmation procedures.

**B. INSTRUCTIONS**

1. Fill out the Affidavit and file with Application.
2. All listings which include PARTNERSHIPS, CORPORATIONS, or TRUSTS, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing is a corporation having more than 100 shareholders that has no shareholder owning 10% or more of any class of stock. In the case of an Applicant, title owner, contract purchaser, or lessee of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all its partners (general and limited), of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the applicant, title owner, contract purchaser, or lessee of the land.
3. **Limited liability companies and real estate investment trusts and their equivalents are treated as corporations**, with members being deemed the equivalent of shareholders; managing members shall also be listed.



4. Prior to each and every public hearing on a Zoning Map Amendment, Zoning Concept Plan Amendment, Zoning Ordinance Modification, Special Exception, or Variance, and prior to Board action, the Applicant shall review the affidavit and provide any changed or supplemental information including business or financial relationships of the type described above, that arise on or after the date of this application. A “Reaffirmation of Affidavit” form is available for your use online at: [www.loudoun.gov/pc](http://www.loudoun.gov/pc). Click on the link “Reaffirmation Procedure for Affidavits” under “Information for Applicants”.
5. As used in these forms "real parties in interest" shall include all sole or joint property owners, parties who have legal interest in the protection of the property such as a trustee or executor, parties who have an equitable or beneficial interest in the property, such as beneficiaries of a trust, and, in the case of corporations, all stockholders, officers, and directors. Pursuant to Va. Code Ann. § 15.2-2289, the requirement of listing names of stockholders, officers, and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders.
6. In the case of a condominium, the requirements shall apply only to the title owner, contract purchaser, or lessee if they own 10% or more of the units in the condominium.

I, Mark W Thomas, do hereby state that I am an

     Applicant

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

in Application Number(s): SPEX 2012-0036

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).

<i><b>PIN</b></i>	<i><b>NAME (First, M.I., Last)</b></i>	<i><b>ADDRESS (Street, City, State, Zip Code)</b></i>	<i><b>RELATIONSHIP (Listed in bold above)</b></i>
N/A	Mark W. Thomas Douglass Kennedy	Patton, Harris, Rust & Associates, Inc. 208 Church Street SE, Leesburg VA 20175	Authorized Agent- Planning/Landscape Architecture, Civil Engineering/ Traffic
	Lewis Rauch	211 Gibson Street NW suite 123 Leesburg VA 20176	Applicant
	Northern Virginia Regional Park Authority	5400 Ox Road Fairfax Station, VA 22039	Owner
	Loudoun County Board of Supervisors	1 Harrison Street SE Leesburg VA 20177	Owner
	Scott York, Chairman	1 Harrison Street SE Leesburg VA 20177	Owner
	Janet S. Clarke Vice Chairman	1 Harrison Street SE Leesburg VA 20177	Owner
	Ralph M. Buona	1 Harrison Street SE Leesburg VA 20177	Owner
	Geary M. Higgins	1 Harrison Street SE Leesburg VA 20177	Owner
	Matthew F. Letourneau	1 Harrison Street SE Leesburg VA 20177	Owner
	Eugene A. Delgaudio	1 Harrison Street SE Leesburg VA 20177	Owner

	Shawn M. Williams	1 Harrison Street SE Leesburg VA 20177	Owner
	Kenneth D. Reid	1 Harrison Street SE Leesburg VA 20177	Owner

\* 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.*

**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)

**Patton, Harris, Rust & Associates, Inc. 208 Church Street, SE, Leesburg, VA 20175**

**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:**

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Pennoni Associates, Inc. (PAI)	

**Names of Officers and Directors:**

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

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)

**Pennoni Associates, Inc. (PAI) 3001 Market St, 2<sup>nd</sup> Floor, Philadelphia, PA 19104**

**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:**

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Celestino R. Pennoni	
Pennoni Associates, Inc. (PAI) Employee Stock Option Plan (ESOP). All employees are eligible plan participants; however, no one employee owns more than 10% of any class of stock	

**Names of Officers and Directors:**

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Celestino (C.R.) Pennoni, Chairman	James C. McCann, Sr. Vice Pres.
Anthony S. Bartolomeo, President/CEO	Richard L. Piccoli, Vice Chairman
David A. DeLizza, Sr. Vice President	Thomas Davis Rust, Vice-Chairman
Daniel S. DiMucci, Sr. Vice President	Nelson Shaffer, Ex. Vice President
Eric L. Flicker, Treasurer	Charles B. Perry, II, Sr. V.P./COO

Check if applicable:

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

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

Pennoni Associates, Inc. (PAI) 3001 Market St, 2<sup>nd</sup> Floor, Philadelphia, PA 19104

**ATTACHMENT TO PARAGRAPH C-2**

**PENNONI ASSOCIATES, INC. (PAI)**

**Additional Names of Officers and Directors:**

<i>NAME</i> <i>(First, M.I., Last)</i>	<i>Title</i> <i>(e.g. President, Treasurer)</i>
Peter J. Coote, Secretary/Vice Pres	Stacey M. McPeak, V.P./ CFO
Darwin Walker, Sr. Vice President	Andrew Pennoni, Regional V.P.
Andrew Bennett, Regional V.P.	David Pennoni, Regional V.P.
David Lowdermilk, Regional V.P.	Susan S. Wolford, Regional V.P.
Ronald Moore, Regional V.P.	

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-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)

**Northern Virginia Regional Park Authority, 5400 Ox Road, Fairfax Station, VA 22039**

**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:**

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
The Northern Virginia Regional Park Authority, established in 1959, is a body politic and corporate formed under the Virginia Park Authorities Act of the Code of Virginia. The Authority is comprised of six participation political subdivisions as follows:	
City of Alexandria, Arlington County, City of Fairfax, Fairfax County, City of Falls Church, Loudoun County	
The Northern Virginia Regional Park Authority is governed by a 12-member policy-making Board. The city council or county board of each jurisdiction appoints two members to the NVRPA Board	

Check if applicable:

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

**Names of Officers and Directors:**

NAME	ADDRESS	RELATIONSHIP
Northern Virginia Regional Park Authority  - Daniel Kasemen, Board Member, - David M. Pritzker, Board Member, Treasurer - Justin Wilson, Board Member - Paul Ferguson, Board Member - Michael A. Nardolilli, Board Member - Stella Koch, Board Member, Vice Chairman - Jean R. Packard, Board Member - Brian D. Knapp, Board Member, Chairman - Arthur F. Little, Board Member - Barry D. Buschow, Board Member - Jeffrey Tarbert, Board Member - Joan G. Rokus, Board Member - Paul A. Gilbert, Executive Director, Board Secretary - Thaddeus E. Hafner, Director of Planning and Development - Christopher W. Pauley, Director of Park Operations - Daniel M. Iglhaut, Land Manager	5400 Ox Road Fairfax Station, VA 22039	

**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:**

<i>NAME</i> <i>(First, M.I., Last)</i>	<i>Title</i> <i>(e.g. General Partner, Limited Partner, etc)</i>

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).**

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).**

PHRA: 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:

check one: [ ] Applicant or  Applicant's Authorized Agent  
MURK W THOMAS  
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 11 day of September 2012, in the State/Commonwealth of Virginia, in the County/City of Loudoun.

Francesca Cavallo  
Notary Public

My Commission Expires: 11/30/12  
Notary Registration Number: 7129302



# Statement of Justification

## **SPEX 2012-0036- Brambleton Regional Park Sport Field Lighting**

### **Special Exception approval to allow lighted sports fields at Brambleton Regional Park**

#### **Project Background and Goals**

The purpose of this special exception request is for sports fields lighting of the nine (9) fields at the Brambleton Regional Park at the intersection of Route 659 relocated and Existing Route 659.

This park site is subject to ZMAP 1993-0005, ZCPA 1993-0007, SPEX 1993-0017. The site has been constructed per Loudoun County Site Plan STPL 2010-0022. Loudoun County Department of Parks, Recreation and Community Services has requested that a special exception application be made to permit the nine (9) sports fields to be lighted. Lighted fields are not included in the original land use approvals, as condition of approval F.4. – states that the fields can be lighted with approval of a special exception.

#### **I. Issues For Consideration**

Below are set forth the criteria under Section 6-1310 of the Revised Ordinance to be addressed in this Special Exception and the manner in which the criteria are addressed by the application and the proposed facility:

##### **(A) Whether the proposed special exception is consistent with the Comprehensive Plan.**

Yes- This proposed facility is consistent with the Revised General Plan (Suburban Policy- Open Space Uses) as well as the Loudoun County Parks and Recreation (PRCS) standard that all sports fields be lighted.

In addition the proposal is in conformance from a Green Infrastructure perspective. The proposed lighting is based on 50% Energy savings over previous technologies, 50% less spill and glare over previous technologies.

The proposal continues to honor the Beaverdam Creek Reservoir Setback allowing the wildlife corridor to continue uninterrupted along Beaverdam Creek.

##### **(B) Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.**

The facility will continue to meet all applicable building codes with respect to fire safety and measures of fire control.

##### **(C) Whether the level and impact of any noise emanating from the site including that generated by the proposed use, negatively impacts the uses in the immediate area; AND**

**(D) Whether the glare or light that may be generated by the proposed use, negatively impacts the uses in the immediate area.**

Neither noise, nor glare nor light generated by the proposed lighting is anticipated to be of concern or to negatively affect adjacent uses. This has substantial buffers surrounding all the existing playing fields with an approved Tree Conservation Plan as part of STPL 2010-0022. This existing vegetation is to remain as well as the proposed vegetation as part of the approval. Additionally, the proposed lighting never exceeds what is currently allowed per county standards (10FC) for publicly owned fields used for competition (zoning ordinance section 5-1504).

The proposed Foot Candles at the property line actually meet the more stringent requirement of .25 FC for the over **90%** of the perimeter of the site. There is approximately **18500 LF** of site perimeter boundary and there is approximately **1700 LF (9%)** of perimeter boundary in which the Foot Candle is between .25 and 4.13 FC.

**(E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.**

This use is compatible with the existing uses surrounding the existing park. The lighting of these fields satisfies a need to extend the availability of playing fields in eastern Loudoun County.

**(F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood, and adjacent parcels.**

The majority of the land surrounding the existing field locations is existing vegetation to remain and / or NVRPA parkland. The park and fields on the east side of Belmont Ridge Road are adjacent to residentially zoned lands but the northern parcel is heavily buffered by Tree Conservation Area and the parcel to the south is also buffered by Tree Conservation Area and proposed planting per the approved Site Plan. The western most portion of the park is heavily wooded and buffer from all surrounding uses. The 300' foot Beaverdam Creek Reservoir Buffer has been honored with the approved site plan. The conserved tree canopy combined with the proposed planting per the approved site plan exceeds 35% of the total regional park site. This will remain unchanged with this Special Exception approval.

**(G) Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.**

The proposed special exception preserves the existing regional park facilities. That being said the natural existing topography, treesave and forested wetlands. As mentioned above, the 300' foot Beaverdam Creek Reservoir Buffer has been honored with the approved site plan. The conserved tree canopy combined with the proposed planting per the approved site plan exceeds 35% of the total regional park site, which will remain unchanged with this Special Exception approval.

There are no archaeological or historic feature of significant importance within the site.

**(H) Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.**

This wildlife corridor along Beaverdam Creek Reservoir will continue to be preserved for this Park. As the site is currently developed as a Regional Park, limited disturbance will take place in order to install the field lighting. There will be no further damage of existing animal habitats, vegetation water or air quality from the installation of the lighting.

**(I) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.**

The majority of the use from the lighting is demanded by Fall League play. By extending the playing season deeper into the Fall, the lighting of these fields does contribute to the services demanded by the citizens of Loudoun County.

**(J) Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.**

The park is well served by existing transportation facilities. Route 659/ Belmont Ridge Road bisects the park. An 8' multi-use trail links the parking, playing fields and the residential properties to the north, south and directly to the east. The lighting of the fields will not generate any more peak hour trips by the park facilities. The field lighting extends the playing time and availability of the fields past the PM peak hour trips (time).

**(K) Whether, in case of existing structure proposed to be converted to uses required a special exception, the structures meet all code requirements of Loudoun County.**

There are no existing structures in the park at this time.

**(L) Whether the proposed special exception will be served adequately by essential public facilities and services.**

The proposed lighting does not require public facilities. There is adequate power, supplied by Dominion Power, for the lights.

**(M) The effect of the proposed special exception on groundwater supply.**

It is not anticipated that the proposed special exception will have an adverse effect on groundwater supply.

**(N) Whether the proposed use will affect the structural capacity of the soils.**

It is not anticipated that the proposed special exception will have an adverse effect on the structural capacity of the soils on the Property. The proposed footings for the light poles will meet applicable building codes and will be properly reviewed by Loudoun County.

**(O) Whether the proposed use will negatively impact orderly and safe road development and transportation.**

The proposed use will not negatively affect road development or transportation. The proposal is consistent with the Revised Countywide Transportation Plan.

**(P) Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.**

The proposal extends the play-ability and availability these fields can be used for PRCS and other league play. These fields are in very high demand and lighting the fields is especially important in Fall playing seasons extending the use

**(Q) Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.**

The proposal is intended to help meet the Parks and Recreation needs of Loudoun County residents. This helps fulfill goals and objectives of Loudoun County PRCS which translates to better quality of life for the Citizens of Loudoun County.

**(R) Whether adequate on and off-site infrastructure is available.**

Adequate infrastructure fully exists for this facility.

**(S) Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent to uses.**

No odors will be generated by the uses on the site which will negatively impact adjacent uses.

**(T) Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.**

There will be no adverse impact of construction traffic on existing neighborhoods and school due to the limited construction necessary to install the lighting. In addition there will be no construction traffic in adjacent neighborhoods due to the direct access from the park to Belmont Ridge Road.

## **II. SUMMARY**

The proposed Special Exception for the lighting of these playing fields is an important step to the full completion of Brambleton Regional and Community Park while these original proffers from the Brambleton rezoning have been fulfilled, the lighting of the fields for optimum playtime and use is a valuable asset for Loudoun County.

## **III. COMMUNITY MEETINGS**

The Applicant will hold a community outreach meeting in advance of each of the required public hearings at a location central to the project.

**Kate A. McConnell, AICP**

Planner - Land Use Review  
Loudoun County Department of Planning  
1 Harrison Street, S.E., 3rd Floor, MSC #62  
P.O. Box 7000  
Leesburg, Virginia 20177-7000

**RE: SPEX-2012-0036, BRAMBLETON COMMUNITY PARK**

Dear Ms. McConnell,

We have reviewed the following comments distributed by you on November 1<sup>st</sup> and offer the following in response.

**Community Planning- Pat Giglio, October 26, 2012**

*Staff finds that the proposed lighting has the potential to degrade the nighttime environment and will spill over onto adjoining residential properties. Staff recommends that the Applicant consider relocating the poles and light fixtures or adding additional poles and fixtures that allow the light to be more directed toward the fields to further limit light spillover onto the adjoining residential properties and reduce foot candle levels at the property line. Additionally, the applicant should provide details on the height of the proposed light poles and the size of the light arrays so that staff can better evaluate the application.*

**Response:**

**The zoning ordinance is clear that the allowable Foot Candle for County Owned properties used for competition is 10FC. The proposed Foot Candles at the property line actually meet .25 FC for the over 90% of the perimeter of the site. There is approximately 18500 LF of site perimeter boundary and there is approximately 1700 LF (9%) of perimeter boundary in which the Foot Candle is between .25 and 4.13 FC.**

**Charts including details of the pole heights and arrays have been added to Sheet 3 of the plan set.**

*Staff further recommends that the Applicant meet with the affected property owners to the east and south to discuss the proposed lighting as well as other aspects of the proposal, if this has not been done already. Staff also requests more specific information demonstrating that the proposed lighting is the minimum necessary to illuminate the proposed athletic fields and has been specifically chosen or designed to reduce off-site glare and spill over.*

**Response:**

**The applicant is holding a community outreach meeting to discuss the project at 7:00 p.m., Thursday, December 6, 2012, at the National Recreation & Park Association, 22377 Belmont Ridge Road, Ashburn, VA.**

*Staff also recommends commitments that specify the type of lighting that will be provided (e.g., maximum height of poles, intensity of lighting, a design that reduces spillover, etc.) and that the outdoor lighting will be turned off by a certain time at night.*

**Response:**

**The numbers of poles necessary to light the fields have been shown on the current plan. The intensity and design is based on MUSCO Green Generation sport field lighting. MUSCO is the sport field lighting leader in energy efficiency, dark sky compliance- producing 50% Energy savings over previous technologies as well as 50% less spill and glare over previous technologies.**

**Athletic field lighting shall be used only to light activities occurring on the field. Athletic field lighting shall be extinguished within 15 minutes of the end of any organized sporting event. All other lighting may remain illuminated following the completion of any such athletic event to 10:00 PM except for occasional tournaments when lights must be extinguished no later than 11:00 PM, except that security lighting may remain illuminated during overnight hours.**

**Fire and Rescue- Maria Figueroa Taylor, Fire-Rescue Planner, October 23**

*No comments*

**PRCS- Mark A. Novak, Chief Park Planner, October 19th**

*No comments*

**Office of Transportation Services, Aaron Zimmerman, October 25<sup>th</sup>**

1. *Installation of the proposed field lighting would have minimal, if any, impact on the surrounding public roadway network during the peak commuter periods.*

**Response:**

**Comment acknowledged**

2. *Per Appendix 1 of the 2010 CTP, the ultimate ROW width for the northern leg of Belmont Ridge Road is to be 150 feet. However, the Applicant's plat shows that only 120 feet of ROW has been provided. OTS is open for discussion with the Applicant regarding the status/form of additional ROW necessary for consistency with the CTP.*

**Response:**

**This application proposes no additional dedication of Route 659. The current ROW is based on proffers from the rezoning effort and is currently the required 120'.**

3. *The Applicant should clarify why shared use paths are not currently in place along the site's Belmont Ridge Road (north leg) and Northstar Boulevard (south leg) frontages, as called for in Appendix 1 of the 2010 CTP for planned six-lane roads. Additionally, shared use paths are depicted on Sheet 6 of the Brambleton Concept Development Plan (Attachment 2) and proffered with the approved ZMAP 1993-0005 (Proffer V.B.5). Bicycle and pedestrian facilities are critical in the vicinity of the site in order to provide linkages between the park uses and nearby residential subdivisions.*

**Response:**

**The current shared use path (north/south trail alignment) adjacent to Belmont Ridge Road was discussed with the review of the approve site plan for the Park (STPL 2010-0022 ). This alignment connects the northern edge of the site to the southern edge of the site on the eastern side of Belmont Ridge Road. The current site conditions, including limited right-of-way, preclude reasonable construction of a trail on the west side of the ROW.**

**Zoning Administration, Brian Fish, Planner, Zoning Administration, October 22, 2012**

**II. CONFORMANCE WITH ZONING ORDINANCE REGULATIONS**

**1. Section 5-1508(F), Development Standards – Moderately Steep Slopes.** Pursuant to Section 5-1508(F) of the Zoning Ordinance, no zoning permit shall be issued for any use, structure, or activity on any parcel of land which contains within its boundaries moderately steep slopes unless the standards of Section 5-1508(F) have been met. These standards include obtaining a locational clearance from the Department of Building and Development, obtaining a grading permit for all land disturbing activities on all slopes, and incorporation of storm water management Best Management Practices and erosion and sediment control practices.

**Response:**

**Loudoun County Site Plan STPL 2010-0022 is conditionally approved and the required Grading Permit will be submitted prior to any land disturbing activities.**

**2. Section 6-701, Site Plan.** Staff notes that provided this application is approved by the County, a site plan must be applied for and approved for this use pursuant to Section 6-701.

**Response:**

**It is understood that a SPAM to Loudoun County Site Plan STPL 2010-0022 will be required prior to the lighting installation and permitting.**

**III. SPECIAL EXCEPTION PLAT ISSUES**

**1. Sheets 2 and 3 show three buildings labeled as "Proposed Building A", "Proposed Building B", and "Proposed Building C". These buildings are not being proposed with this application, and should be removed from the plans.**

**Response:**

**The 'proposed' notation for the buildings has been removed.**

2. Height information for the proposed lighting stanchions needs to be added to the plans.

**Response:**

**The details for the poles and arrays have been added to Sheet 3.**

**IV. ISSUES FOR CONSIDERATION**

*(E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood and adjacent parcels. Staff recommends that the Conditions of Approval include hours during which lighting is to be permitted in order to address this issue.*

**Response:**

**Athletic field lighting shall be used only to light activities occurring on the field. Athletic field lighting shall be extinguished within 15 minutes of the end of any organized sporting event. All other lighting may remain illuminated following the completion of any such athletic event to 10:00 PM except for occasional tournaments when lights must be extinguished no later than 11:00 PM, except that security lighting may remain illuminated during overnight hours.**

*(F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses. The photometric plan shows that the proposed lighting will be in conformance with the standards of Section 5-1704 of the Zoning Ordinance at all boundaries with adjacent properties. As a condition of approval, the Board of Supervisors could require additional buffering to help mitigate any potential impacts of the proposed lighting on adjacent parcels.*

**The zoning ordinance is clear that the allowable Foot Candle for County Owned properties used for competition is 10FC. The proposed Foot Candles at the property line actually meet .25 FC for the over 90% of the perimeter of the site. There is approximately 18500 LF of site perimeter boundary and there is approximately 1700 LF (9%) of perimeter boundary in which the Foot Candle is between .25 and 4.13 FC.**

**Additionally, the applicant is holding a community outreach meeting to discuss the project at 7:00 p.m., Thursday, December 6, 2012, at the National Recreation & Park Association, 22377 Belmont Ridge Road, Ashburn, VA.**

**Loudoun County Health Department- Joe Lock , November 8<sup>th</sup> 2012**

*The properties listed to not have an approved means of sewage disposal or hand washing facilities. Pump and haul permits were approved by the Board of Supervisors in the past, however, if sewer and water facilities are within 300' of the properties, they must connect as required by the Board approval.*

**Response:**

**The park currently has public water proposed for all restrooms and will have, code required, hand washing facilities. The east park property (the county owned parcel) is proposed to connect to the existing, on-site, sewer.**

**The western (leased) parcel is not within 300' of any existing sewer and will continue to be a Pump and Haul scenario, as approved by the Board of Supervisors. This permit for construction will be applied for as the construction of the final elements of the park commence.**

Please let me know if you have any questions or need clarification with any of the resubmission items as we can sit down and review with you and your team at your convenience. Thank you again for your assistance with this application. We look forward to the continued review of this application.

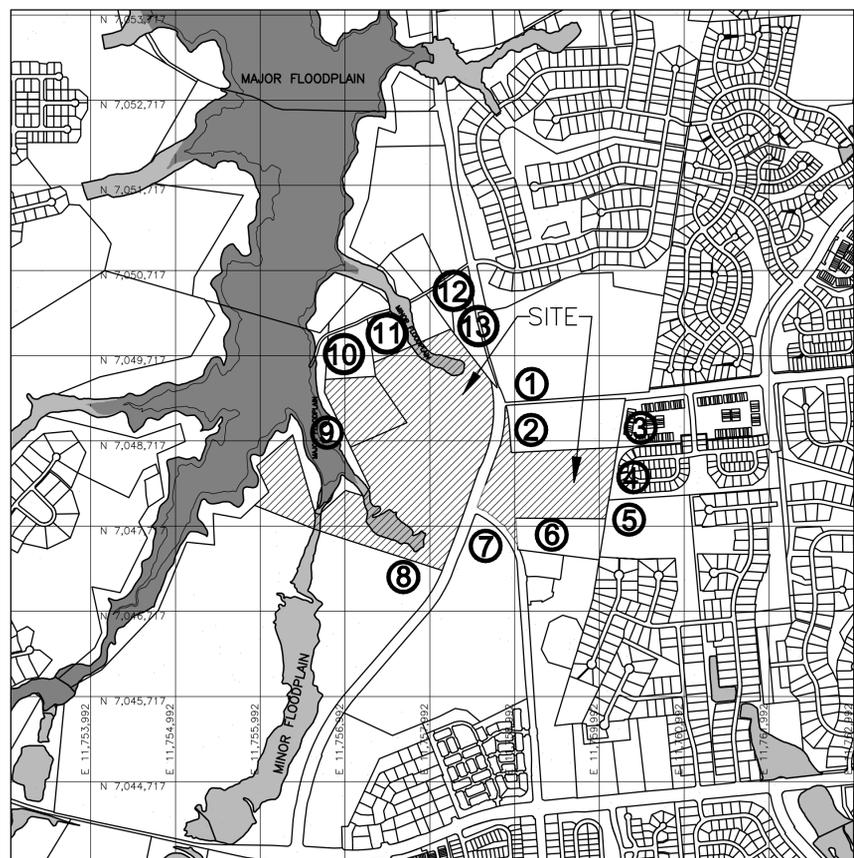
Respectfully Submitted,  
Patton Harris Rust & Associates  
A Professional Corporation

A handwritten signature in black ink, appearing to read 'Mark Thomas'.

Mark Thomas, CLA  
Director of Planning and Landscape Architecture

CC: *Mark Hoffman, DCSW*  
*Mark Novak, PRCS*

- ADJACENT OWNER KEY**
- 1 ALEXANDERS CHASE HOA, c/o DR HORTON, INC. 1356 BEVERLY ROAD, SUITE 300 MCLEAN VA 22101 MCPI 157-27-2749 ZONING: PD-H4
  - 2 EDWIN Y & SARAH K LIM ET AL JT 418 PARK AVE FALLS CHURCH VA 22046 3304 MCPI 157-27-5625 ZONING: R-1
  - 3 WINDERMERE COMMUNITY ASSOCIATION 10800 ARROWHEAD DR FAIRFAX VA 22030 7305 MCPI 157-18-6388 ZONING: PH-H4
  - 4 WINDERMERE COMMUNITY ASSOCIATION 10800 ARROWHEAD DR FAIRFAX VA 22030 7305 MCPI 157-19-1131 ZONING: PH-H4
  - 5 ESTATES OF FOREST RIDGE HOA SERVICE FIRST MGMT & CONSULTING 12084 CADET CT MANASSAS VA 20109 7887 MCPI-158-49-0021 ZONING: PH-H4
  - 6 VILLAGE AT BELMONT RIDGE HOA 14280 PARK MEADOW DR STE 108 CHANTILLY VA 20151 MCPI-158-47-5857 ZONING: R-6
  - 7 LOUDOUN COUNTY SCHOOL BOARD 21000 EDUCATION CT #400 ASHBURN VA 20148 5628 MCPI-158-36-3320 ZONING: PH-H4
  - 8 NORTHERN VA REGIONAL PARK AUTHORITY 5400 OX RD FAIRFAX STA VA 22039 1052 MCPI-199-39-3499 ZONING: PH-H4
  - 9 CITY OF FAIRFAX City Hall Annex Room 300 10455 Armstrong Street Fairfax VA 22030 MCPI-198-29-2346 ZONING: TR-10, R-1
  - 10 NORTHERN VA REGIONAL PARK AUTHORITY 5400 OX RD FAIRFAX STA VA 22039 1052 MCPI-157-35-7132 ZONING: PH-H4
  - 11 NORTHERN VA REGIONAL PARK AUTHORITY 5400 OX RD FAIRFAX STA VA 22039 1052 MCPI-157-35-7132 ZONING: PH-H4
  - 12 COMPLETE BUILDERS SUPPLIERS INC ELASQUEZ CONTRACTOR 4101 PARKE LONG CT STE R CHANTILLY VA 20151 1645 MCPI-157-36-2888 ZONING: R-1
  - 13 WASHINGTON HOMES INC 4090 LAFAYETTE CENTER DR STE A CHANTILLY VA 20151 1244 MCPI-157-36-4725 ZONING: R-1



VICINITY MAP  
SCALE : 1" = 1000'

**SITE NOTES**

1. THE PROPERTIES SHOWN HEREON ARE MORE PARTICULARLY DESCRIBED BY PINS 157-16-1062, 157-25-2434, AND 157-17-5653 AND TAX MAP NUMBERS /91//7//26/, /91//7//27/, AND /92/////34/. THE PROPERTIES LIE COMPLETELY WITHIN THE JURISDICTION OF LOUDOUN COUNTY, AND ARE CURRENTLY IN THE DULLES & BLUE RIDGE ELECTION DISTRICTS. THE PROPERTIES ARE IN THE NAME OF NORTHERN VIRGINIA REGIONAL PARK AUTHORITY AND LOUDOUN COUNTY BOARD OF SUPERVISORS AS RECORDED IN INSTRUMENT #20031017-0138583, D.B. 1340 PG. 641, AND INSTRUMENT #20120524-0039112, AND ARE RECORDED IN THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
2. THE CURRENT ZONING OF THE PROPERTIES IS PD-H4, ADMINISTERED UNDER THE 1993 REVISED LOUDOUN COUNTY ZONING ORDINANCE.
3. THE SUBJECT PROPERTIES TOTAL 97.81 ACRES WEST OF ROUTE 659 AND 28.87 ACRES EAST OF ROUTE 659 IN THE COUNTY OF LOUDOUN CURRENTLY.
4. THE SUBJECT PROPERTIES DO NOT RESIDE WITHIN THE AIRPORT OVERLAY DISTRICT (A1).
5. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM EXISTING DEEDS OF RECORD AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
6. PLANIMETRIC INFORMATION HAS BEEN TAKEN FROM LOUDOUN COUNTY PCT MAPS 156-158 AND 197-199.
7. SOILS MAPPING AS SHOWN ON SHEET 2 HAS BEEN TAKEN FROM LOUDOUN COUNTY SOILS MAPS 156-158 AND 197-199.
8. TOPOGRAPHIC INFORMATION WAS PROVIDED BY VIRGINIA MAPPING INC. IN SEPTEMBER OF 2009. SUPPLEMENTAL TOPOGRAPHY PERFORMED BY PATTON, HARRIS, RUST + ASSOCIATES. THE CONTOUR INTERVAL IS 1'. THE HORIZONTAL DATUM IS NAD 83 AND THE VERTICAL DATUM IS NAVD 88. NOTE THAT ALL ADJOINING DESIGN WAS BASED ON A HORIZONTAL DATUM OF NAD 27 AND A VERTICAL DATUM OF NGVD 29.
9. THERE IS A 100-YEAR FLOOD PLAIN ON THIS SITE AS EVIDENCED BY THE FLOOD PLAIN MAP OF LOUDOUN COUNTY.
10. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN THE MOUNTAINSIDE OVERLAY DISTRICT.
11. PORTIONS OF THE SITE CONTAIN MODERATELY STEEP SLOPES AND ARE SUBJECT TO THE REGULATIONS OF SECTION 5-1508 OF THE LOUDOUN COUNTY ZONING ORDINANCE.
12. THE SUBJECT PROPERTIES ARE NOT WITHIN THE ROUTE 28 HIGHWAY TRANSPORTATION IMPROVEMENT DISTRICT.
13. PER SECTION 5-1303 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE, THE SITE USE SHALL COMPLY WITH THE TEN (10) PERCENT CANOPY COVERAGE REQUIREMENT.
14. THE SITE SHALL COMPLY WITH INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS, IN ADDITION TO THE BUFFER AND SCREENING REQUIREMENTS AS OUTLINED IN SECTION 5-1400 OF THE REVISED 1993 ZONING ORDINANCE.
15. ALL USES WILL OPERATE IN CONFORMANCE WITH THE PROVISIONS OF SECTION 5-1500, PERFORMANCE STANDARDS.
16. ALL SIGNS WILL CONFORM TO THE REQUIREMENTS OF SECTION 5-1200, SIGN REGULATIONS.
17. DEVELOPMENT OF THIS SITE WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE SPEX 1993-0017, ZCPA 1993-0007, AND ZMAP 1993-0005 APPROVED ON NOVEMBER 16, 1995.
18. ALL PROPOSED UTILITY LINES ARE TO BE PLACED UNDERGROUND.
19. SITE AND FIELD LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH THE REV. LOUDOUN COUNTY ZONING ORDINANCE SECTION 5-1504 AND THE FACILITIES STANDARDS MANUAL.
20. ALL FUTURE IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL, STATE, AND THE COUNTY OF LOUDOUN REQUIREMENTS.
21. THE APPROVAL OF THIS PLAN SHALL IN NO WAY RELIEVE THE OWNERS OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
22. DEVELOPMENT OF THIS SITE SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE LOUDOUN COUNTY FACILITIES STANDARDS MANUAL.
23. EROSION AND SEDIMENT CONTROL MEASURES WILL BE PROVIDED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
24. PORTIONS OF THE SUBJECT PROPERTY CONTAIN MINOR FLOODPLAIN AND ARE SUBJECT TO THE REGULATIONS OF SECTION 4-1500 OF THE LOUDOUN COUNTY ZONING ORDINANCE.



# BRAMBLETON COMMUNITY PARK

## SPECIAL EXCEPTION

DULLES & BLUE RIDGE ELECTION DISTRICTS  
DULLES MAGISTERIAL DISTRICT  
LOUDOUN COUNTY, VIRGINIA

### OWNER

NORTHERN VIRGINIA REGIONAL PARK AUTHORITY  
5400 OX RD.  
FAIRFAX STATION, VA 22039-1022

### OWNER

LOUDOUN COUNTY BOARD OF SUPERVISORS  
1 HARRISON STREET, SE  
LEESBURG VIRGINIA 20177

### APPLICANT

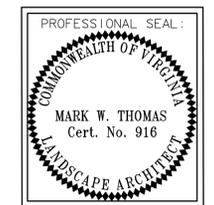
LOUDOUN COUNTY  
DEPARTMENT OF CONSTRUCTION  
& WASTE MANAGEMENT  
211 GIBSON ST., N.W.  
LEESBURG, VA 20176  
C/O LEWIS RAUCH  
PHONE: 703-771-5323

**SITE ZONING TABULATIONS:**

CURRENT ZONING: PD-H4, SECTION 4-100 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE	
PROPOSED USE: REGIONAL PARK	
MINIMUM LOT SIZE REQUIRED.....	N/A
TOTAL SITE AREA.....	126.68 AC 5,518,181 SF
TOTAL MAXIMUM PERMITTED FLOOR AREA.....	2,207,272 SF (0.40 FAR)
TOTAL PROPOSED/EXISTING FLOOR AREA.....	29,240 SF
MAXIMUM PERMITTED BUILDING HEIGHT..... (MUST PROVIDE A SET BACK AT THE FRONT FACADE OF THE BUILDING OF 8 FEET OR MORE OF THE PORTIONS OF THE BUILDING EXCEEDING 35 FEET IN HEIGHT.)	55 FEET (PER SPEX & ZMAP)
PROPOSED BUILDING HEIGHT.....	10 FEET
EXISTING BUILDING HEIGHT.....	35 FEET
TOTAL PROPOSED LANDSCAPE OPEN SPACE AREA.....	115.42 AC

**SHEET INDEX**

1. COVER SHEET
2. EXISTING CONDITIONS
3. SPEX PLAN / PHOTOMETRIC PLAN



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**Patton Harris Rust & Associates**  
Engineers, Surveyors, Planners, Landscape Architects.  
208 Church Street SE  
Leesburg, VA 20175  
T 703.777.3616  
F 703.777.3725

REVISION	No.	DATE	DESCRIPTION
	1.	09-10-2012	checklist review
	2.	11-26-2012	first referral comments

**COVER SHEET**

**PROJECT**  
BRAMBLETON  
COMMUNITY PARK  
special exception

SPEX #	2012-0036
LCSA #	LCSA#
DATE:	June 2012
CAT. NO.	T001COV
SHEET	1 OF 3
FILE NO.	161313-1-0



NO.	DESCRIPTION	DATE	CHKD
2.	first referral comments	11/26/12	MWT
1.	checklist review	9-7-12	MWT
	REVISION		



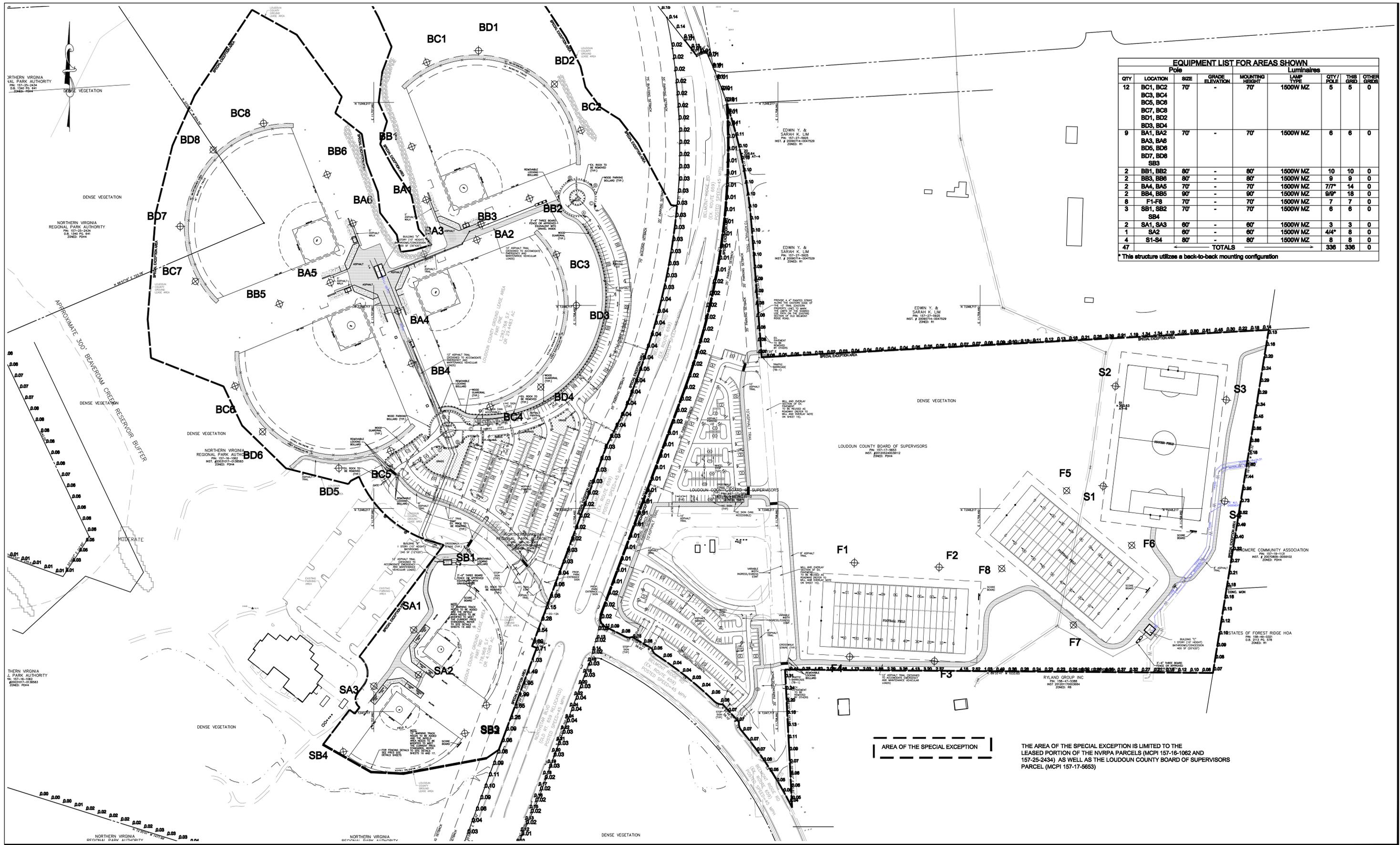
PROJECT  
**BRAMBLETON COMMUNITY PARK**  
 DULLES ELECTION DISTRICT  
 LOUDOUN COUNTY, VA.

TITLE  
**EXISTING CONDITIONS**

**Patton Harris Rust & Associates**  
 Engineers. Surveyors. Planners. Landscape Architects.

**PHRA**  
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 Leesburg, VA 20175  
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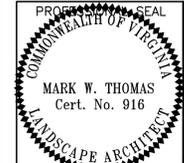
DESIGN	MWT	SURVEY	AERIAL/PHR+A
DRAWN	MWT	DATE	MARCH 2012
CHECKED	MWT	SCALE	1"=100'
SHEET	overall	FILE NO.	16313-1-0
	2 OF 3		



EQUIPMENT LIST FOR AREAS SHOWN										
		Pole			Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRID		
12	BC1, BC2 BC3, BC4 BC5, BC6 BC7, BC8 BD1, BD2 BD3, BD4	70'	-	70'	1500W MZ	5	5	0		
9	BA1, BA2 BA3, BA6 BD5, BD6 BD7, BD8 SB3	70'	-	70'	1500W MZ	6	6	0		
2	BB1, BB2	80'	-	80'	1500W MZ	10	10	0		
2	BB3, BB6	80'	-	80'	1500W MZ	9	9	0		
2	BA4, BA5	70'	-	70'	1500W MZ	7/7*	14	0		
2	BB4, BB5	90'	-	90'	1500W MZ	9/9*	18	0		
8	F1-F8	70'	-	70'	1500W MZ	7	7	0		
3	SB1, SB2 SB4	70'	-	70'	1500W MZ	6	6	0		
2	SA1, SA3	60'	-	60'	1500W MZ	3	3	0		
1	SA2	60'	-	60'	1500W MZ	4/4*	8	0		
4	S1-S4	80'	-	80'	1500W MZ	8	8	0		
47	TOTALS						336	336	0	

\* This structure utilizes a back-to-back mounting configuration

NO.	DESCRIPTION	DATE	CHKD
2.	first referral comments	11/26/12	MWT
1.	checklist review	9-7-12	MWT



PROJECT  
**BRAMBLETON COMMUNITY PARK**  
 DULLES ELECTION DISTRICT  
 LOUDOUN COUNTY, VA.

TITLE  
**SPECIAL EXCEPTION PLAN /  
 PHOTOMETRICS**

**Patton Harris Rust & Associates**  
 Engineers. Surveyors. Planners. Landscape Architects.

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