PLANNING COMMISSION
BRIEFING ITEM
Land Development Application
November 27, 2018, Planning Commission Public Hearing

SPEX-2017-0031 & ZMOD-2017-0027, Ashburn Senior Center

Election District: Broad Run

Staff Contact: Josh Peters, Project Manager, Planning & Zoning
Kenny Young, Acting Director, Planning & Zoning

Applicant Representative: Loudoun County Dept of Transportation &Capital Infrastructure
Luke Fetcho, Timmons Group

Request: Special Exception to develop approximately 17,000 GSF of Community Center uses. The application includes requests to modify Ordinance requirements for landscaping and vehicular access from a private street.

Site Information:
Size: 5.24 ac.
Location: Northeast corner of Marblehead Drive (Route 2276) and Granite Run Terrace
Zoning: PD-H6 (Planned Development – Housing 6) zoning district, administered as the R-8 (R-8 Single Family Residential)
Policy Area: Suburban Policy Area (Ashburn Community).
Planned Land Use: Primarily Business uses; a portion is designated for Residential uses
Existing Conditions: Undeveloped, vacant, and partially wooded.

Key Issues:

Land Use: No outstanding issues. The proposed community center (senior center) is consistent with Plan policies that support placing new public investment back into established communities in order to improve the quality of those places and aid them in becoming more distinct places.

Compatibility: No outstanding issues. The proposal will complement the existing residential and civic uses that currently exist in the area. Conditions of Approval will be used to ensure that appropriate landscaping/buffering, lighting, and pedestrian accommodations are maintained.

Environmental Resources: No outstanding issues. Conditions of approval will include requirements for a Tree Conservation Area (TCA) and LID facility.
Transportation: No outstanding issues. Transportation improvements (e.g. crosswalks and controlled stops) that provide for improved pedestrian access to the site will be included as Conditions of Approval.

Fiscal Impacts: No outstanding issues. The proposal will not generate any future residents or school-aged children, therefore, there are no impacts on capital facilities associated with this application.

Public Utilities & Services: No outstanding issues. The proposal will be served by public water and sewer.

Application Status: Staff supports the proposal, subject to Conditions of Approval.
SPEX Plat

Site Access (Full Movement)

Tree Conservation Area

+/- 17,000 SF Senior Ctr.

Emergency Access Only
CONDITIONS OF APPROVAL
Ashburn Senior Center, SPEX-2017-0031
October 23, 2018

1. **Substantial Conformance.** The development of the Special Exception use described in Condition 2 below shall be in substantial conformance with Sheets C0.0, C1.0, and C4.0 (the “SPEX Plat”) of the plan set entitled “ASHBURN SENIOR CENTER,” dated June 28, 2017 and revised through September 10, 2018, prepared by Timmons Group, and the Revised 1993 Loudoun County Zoning Ordinance (the “Zoning Ordinance”). Approval of this application for Tax Map Numbers /62//17/////D/ and /62//17/////C/ (PINs: 059-48-1300 and 059-29-2763) (the “Property”) shall not relieve the applicant or the owner(s) of the Property, their successors, or parties developing, establishing, or operating the approved SPEX Use (collectively, the “Applicant”) from the obligation to comply with and conform to any Zoning Ordinance, Codified Ordinance, or other applicable regulatory requirement.

2. **Uses Permitted.** This Special Exception grants approval of a “Community Center” use pursuant to Section 3-504(D) of the Zoning Ordinance, in the PD-H6 (Planned Development – Housing 3) zoning district, administered as R-8 (Residential 8 Single Family Residential).

3. **Building Size.** The cumulative total square footage of the Community Center (senior center) use shall not exceed 17,000 GSF.

4. **Boundary Line Adjustment.** Tax Map Numbers /62//17/////D/ and /62//17/////C/ (PINs: 059-48-1300 and 059-29-2763) (the “Property”) shall be consolidated as a single lot prior to any site plan approval associated with the SPEX Plat and Uses described in Conditions 1 and 2.

5. **Maintenance of Buffering and Screening.** The Owner shall maintain all buffering and screening in good condition and the Applicant shall replace any dead or diseased materials within 90 days. Extensions to this timeframe may be granted by the Zoning Administrator based on seasonal weather limitations and conditions to ensure optimal plant vitality.

6. **Tree Conservation.** Pursuant to ZCOR-0162, within the areas identified on the SPEX Plat as “Tree Preservation Area” as depicted on Sheets C4.0 and L1.0, the Owner shall preserve healthy trees provided, however, that trees may be removed to the extent necessary for the construction of trails and stormwater management facilities that are required or shown on the approved construction plans and profiles as lying within such Tree Conservation Areas and for the construction of utilities necessary for development of the Property. Notwithstanding the previous sentence, a minimum of eighty (80) percent of the canopy within the cumulative Tree Conservation Area depicted on the SPEX PLAT will be preserved, exclusive of stands of Virginia Pine over 25 years in age. In the event that the eighty (80) percent canopy threshold cannot be achieved within the designated Tree Conservation Areas, such lost canopy will be recaptured elsewhere onsite in locations to be designated at the discretion of the Owner in consultation with the County. Boundaries

Attachment 1
of all Tree Conservation Areas shall be clearly marked in the field prior to land disturbing 
activities and shall be delineated on each record plat or site plan containing any portion of 
a Tree Conservation Area.

If, during construction on the Property, it is determined by the Owner’s certified arborist 
and/or the County that any healthy tree located within the boundaries of any of the Tree 
Conservation Areas described in this proffer has been damaged during construction and 
will not survive, then, prior to bond release on any section containing or immediately 
adjacent to a Tree Conservation Area, the Owner shall remove each such tree and replace 
each such tree with two (2) 3 inch caliper native, non-invasive deciduous trees. The species 
of such replacement trees shall be determined by the Owner’s certified arborist or 
landscape architect in consultation with the County Urban Forester or Zoning 
Administrator. The placement of the replacement trees shall be proximate to the area of 
each such damaged tree so removed, or in another area as requested by the County.

The Tree Conservation Area shall be protected by a Tree Conservation Easement granted 
to the County and recorded with the applicable record plat(s). A Deed of Easement, 
running to the benefit of the County, shall be recorded prior to or concurrently with each 
record plat, or prior to the approval of each site plan, for the Property containing any portion 
of the Tree Conservation Area. Such deed shall include a provision that prohibits removal 
of trees within such Tree Conservation Easement as shown on the record plat or site plan 
after construction has been completed by the Owner without specific permission of the 
County except as necessary to accommodate Forest Management Techniques, performed 
by or recommended by a professional forester or certified arborist, that are necessary to 
protect or enhance the viability of the canopy. Such Management Techniques may include, 
without limitation, such actions as pruning and the removal of vines, invasive species, trees 
uprooted or damaged by extreme weather conditions, and trees or limbs that are diseased, 
insect-infested, dead, or are considered a hazard to life or property. The record plat or site 
plan for each portion of the Property containing a Tree Conservation Easement shall 
contain a note stating that the removal of trees within a Tree Conservation Easement is 
prohibited except in accordance with the Deed of Easement for the Tree Conservation 
Area.

7. **Lighting.** All lighting fixtures used in parking areas and on the building exterior shall be 
designed, constructed, and installed to minimize light trespass off-site and to limit the view 
of lighting from off-site roads and properties. Lighting fixtures shall be full cutoff, fully 
shielded, and directed inward and downward, away from adjacent properties

8. **LID facility.** The Applicant shall provide a minimum of one (1) Low-Impact Development 
(LID) Best Management Practice to treat stormwater from the Property. Such LID practice 
may include, but shall not be limited to, water quality swales, bioretention facilities/rain 
gardens, sheet flow to vegetated buffers, permeable pavement for parking spaces, or any 
alternative LID practice proposed by the applicant and deemed by the Department of 
Building and Development to be acceptable. The location of the LID practice(s) shall be 
shown on the first Site Plan or Construction Plans and Profiles, whichever is first in time, 
for the Property.
9. **Transportation.**

a. **Right-turn Lane.** Dedicate the necessary ROW and provide the easements needed to construct the right-turn lane traveling northbound on Marblehead Drive at the site entrance opposite from Livonia Terrace, subject to VDOT approval. Said turn lane shall be shown on a construction plan and profile or site plan, prior to its approval, and constructed and available for use prior to the first zoning permit on the subject property.

b. **Left-turn Lane.** Applicant shall obtain any necessary ROW and easements to construct the left-turn lane traveling southbound on Marblehead Drive at the site entrance opposite from Livonia Terrace, subject to VDOT approval. Said turn lane shall be shown on a construction plan and profile or site plan, prior to its approval, and constructed and available for use prior to the first zoning permit on the subject property.

c. **Crosswalks.** Subject to VDOT approval, the Applicant shall install marked crosswalks for the following intersections with Marblehead Drive:
   - Livonia Terrace intersection, and
   - Western Gailes Boulevard intersection

   The crosswalks shall be installed prior to Occupancy Permit for the SPEX uses described in Condition 2.

d. **All-way Stop.** Subject to VDOT approval, the Applicant shall design, bond, and construct an all-way stop control at the intersection of Marblehead Drive/Livonia Terrace/Site Entrance. The all-way stop shall be installed prior to Occupancy Permit for the SPEX uses described in Condition 2.

e. **Trail Realignment.** Applicant shall construct the realigned trail shown on the SPEX plat along Marblehead Drive and said trail will be open for use prior to the opening of the Senior Center use. Said trail should be shown on a construction plan and profile or site plan, prior to its approval.
1. **Substantial Conformance.** The development of the Special Exception use described in Condition 2 below shall be in substantial conformance with Sheets C0.0, C1.0, C4.0, L1.0, and L1.1 (the “SPEX Plat”) of the plan set entitled “ASHBURN SENIOR CENTER,” dated June 28, 2017 and revised through September 10, 2018, prepared by Timmons Group, and the Revised 1993 Loudoun County Zoning Ordinance (the “Zoning Ordinance”). Approval of this application for Tax Map Numbers /62//17//////D/ and /62//17//////C/ (PINs: 059-48-1300 and 059-29-2763) (the “Property”) shall not relieve the applicant or the owner(s) of the Property, their successors, or parties developing, establishing, or operating the approved SPEX Use (collectively, the “Applicant”) from the obligation to comply with and conform to any Zoning Ordinance, Codified Ordinance, or other applicable regulatory requirement.

2. **Zoning Modifications.** Approval of ZMOD-2017-0027 modifies:

   a. Section 4-110(B), Planned Development – Housing, Site Planning – Internal Relationships, to allow emergency vehicle access for the proposed public use site from a private street as depicted on Sheet C4.0.

   b. Section 5-1403(E), Buffering and Screening, Standards, to modify the required Type 3 buffer requirement along Marblehead Drive to allow a Type 2 buffer with minimum width of less than 20 feet as depicted on Sheet L1.0.
FINDINGS FOR APPROVAL
SPEX 2017-0031 & ZMOD 2017-0027, Ashburn Senior Center

1. The proposed community center (senior center) is consistent with Plan policies that support directing public investment back into established communities.

2. The proposed Senior Center will have minimal impact on the surrounding road network and includes improvements such as turn-lanes, at least one crosswalk, and replacement of an existing sidewalk along the site’s frontage that adequately mitigates impacts to the transportation network.

3. The proposal includes adequate mitigation and preservation measures such as a Tree Conservation Area and a constructed wetland to preserve the green infrastructure that exists on site.

4. The proposal is fully compatible with surrounding land uses, which are largely residential and serve age-restricted communities.
SPECIAL EXCEPTION
SPEX-2017-0031
ZMOD-2017-0027

ASHBURN SENIOR CENTER
BROAD RUN DISTRICT
ASHBURN, VIRGINIA

JUNE 28, 2017
REVISED: OCTOBER 24, 2018

ENGINEER
TIMMONS GROUP
20110 ASHBROOK PLACE, SUITE 100
ASHBURN, VIRGINIA 20147
CONTACT PERSON: BILL VEST
TELEPHONE: (703) 554-6705
FAX: (703) 726-1345
E-MAIL: BILL.VEST@TIMMONS.COM

ARCHITECT
GRIMM AND PARKER
8609 WESTWOOD CENTER DR
SUITE 425
TYSONS, VA 22182
CONTACT PERSON: ROBERT GILP
TELEPHONE: (703) 903-9100
E-MAIL: RGILP@GPARCH.COM

APPLICANT
LOUDOUN COUNTY DEPARTMENT OF TRANSPORTATION AND CAPITAL INFRASTRUCTURE
101 BLUE SEAL DRIVE SE, SUITE 102
LEESBURG VA 20177
CONTACT PERSON: JOE KROBOTH, DIRECTOR

THE BOUNDARY DATA HEREON WAS TRANSMITTED BY SURVEY PERFORMED BY TIMMONS GROUP AND SHAPE FILES TAKEN FROM LOUDOUN COUNTY GIS. DATUM ESTABLISHED BY RTK-LEICA SMARTNET STATION GR10 (RTCM-0591). TOPOGRAPHY IS BASED UPON HORIZONTAL DATUM NAD 83, VA NORTH STATE PLAN GRID(4501)(U.S. SURVEY FEET.) AND NAVD 88 VERTICAL DATUM.
### Zoning Tabulations (PIN: 059-48-1300)

**Total Property Area:**
- SUB-TAC: Future Property Area 6.25 acres

**Current Zoning:**
- PD, Spanish Park R-4

**Proposed Use:**
- Senior Center

**Building Size:**
- 4’ x 4’ Setback

### Site Tabulations (PIN: 059-48-1300)

<table>
<thead>
<tr>
<th>Item</th>
<th>Requirement</th>
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<tbody>
<tr>
<td>1. Lot Size</td>
<td>6000 ft² (Future Property Area 6.25 acres)</td>
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<tr>
<td>2. Maximum Lot Coverage</td>
<td>60% (Max)</td>
</tr>
<tr>
<td>3. Maximum Building Height</td>
<td>35 ft</td>
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<tr>
<td>4. Minimum Lot Width</td>
<td>75 ft</td>
</tr>
<tr>
<td>5. Minimum Rear</td>
<td>25 ft</td>
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<tr>
<td>6. Minimum Setback</td>
<td>25 ft</td>
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### Zoning Modifications

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<thead>
<tr>
<th>Ordinance</th>
<th>Section 1.00 (19)</th>
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<tr>
<td>OR014.01</td>
<td>ALL臺灣</td>
</tr>
<tr>
<td>OR014.02</td>
<td>ALL臺灣</td>
</tr>
</tbody>
</table>

### Soil Summary

- **Soil Character:**
  - **Texture:** Loamy, Silty, Clayey
  - **Profile:** Upland
  - **Depth to Bedrock:** 75 ft
  - **Permeability:** Moderate
  - **Groundwater Level:** 25 ft

### Dumpster Enclosure Detail

**Effective Date:**
- August 21, 2017

### Notes

- **Public Hearing:**
  - June 29, 2017
  - August 22, 2017

- **Special Use Permit:**
  - CPAP 2012-0071 (APPROVED 03/12/13)
  - SBPL-2007-0015 (APPROVED 09/17/08)

- **Archaeological Resources:**
  - No known prehistoric or historic archaeological resources are present in the proposed development area.

- **Wetland:**
  - No wetlands identified in the proposed development area.

- **Utilities:**
  - Public water and sewer service will be provided by Loudoun Water to serve the senior center.

- **Soils Information:**
  - Soil types include:
    - Upland: Loamy, Silty, Clayey
    - Depth to bedrock: 75 ft

- **Water Supply:**
  - Central water and sewer service will be provided by Loudoun Water.

- **Public Water:**
  - Public water supply will be extended to the site and shall be installed in accordance with the latest Loudoun County Public Services Standards Manual.

- **Utilities:**
  - Public water and sewer service will be provided by Loudoun Water to serve the senior center.

- **Setbacks:**
  - Minimum setbacks are provided in accordance with Loudoun County Zoning Ordinance.

- **Public Use:**
  - The proposed use will meet the parking and loading requirements of Section 1.110 of the 1993 Loudoun County Zoning Ordinance.

- **Abbildung:**
  - Image 1.096x86 to Image 1264x1147

- **Contact Information:**
  - Dominion Power: Suite 425, Suite 100, 2501 Gallows Rd, Fairfax, VA, 22030, Tel: 703.726.1345, Fax: 703.903.9100
  - Loudoun Water: Suite 425, Suite 100, 2501 Gallows Rd, Fairfax, VA, 22030, Tel: 703.726.1345, Fax: 703.903.9100

- **Proposed Use:**
  - The proposed use will meet the parking and loading requirements of Section 1.110 of the 1993 Loudoun County Zoning Ordinance.

- **Subdivision:**
  - The proposed use will meet the parking and loading requirements of Section 1.110 of the 1993 Loudoun County Zoning Ordinance.
NOTES:

THE SPECIFIED PLAN PROPOSES THE FOLLOWING IMPROVEMENTS:

1. INSTALLATION OF ALL-WAY STOP CONTROL AT THE MARBLEHEAD DRIVE/LIVONIA TERRACE/SITE ENTRANCE INTERSECTION PRIOR TO OPENING THE SENIOR CENTER FACILITY, SUBJECT TO VDOT APPROVAL.

2. INSTALLATION OF MARKED CROSSWALKS ON MARBLEHEAD DRIVE AT WESTERN GAILES BOULEVARD AND AT LIVONIA TERRACE PRIOR TO OPENING OF THE SENIOR CENTER FACILITY, SUBJECT TO VDOT APPROVAL.

3. COMPLETION OF LEFT- AND RIGHT-TURN LANES AT THE SITE ENTRANCE AT LIVONIA TERRACE PRIOR TO OCCUPANCY OF THE SENIOR CENTER FACILITY, SUBJECT TO VDOT APPROVAL.

4. COMPLETION OF A REALigned SHARED USE PATH IN THE VICINITY OF THE SITE ENTRANCE OPPOSITE LIVONIA TERRACE PRIOR TO OCCUPANCY OF THE SENIOR CENTER FACILITY.
<table>
<thead>
<tr>
<th>DATE</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>06.28.17</td>
<td>1ST SUBMISSION</td>
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<tr>
<td>05.01.18</td>
<td>2ND SUBMISSION</td>
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<td>09.10.18</td>
<td>3RD SUBMISSION</td>
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<tr>
<td>10.24.18</td>
<td>4TH SUBMISSION</td>
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**ALLOWABLE PLANT TYPES (PER FSM 5-1414 (C))**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
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<tbody>
<tr>
<td>AMERICAN SYCAMORE</td>
<td>PLATANUS OCCIDENTALIS</td>
</tr>
<tr>
<td>GINKGO (MALE)</td>
<td>GINKGO BILBOA</td>
</tr>
<tr>
<td>JAPANESE PAGODA</td>
<td>SOPHORA JAPONICA</td>
</tr>
<tr>
<td>JAPANESE ZELKOVA</td>
<td>ZELKOVA SERRATA</td>
</tr>
<tr>
<td>JAPONICA REGENT</td>
<td>SOPHORA JAPONICA REGENT</td>
</tr>
<tr>
<td>LITTLELEAF LINDEN</td>
<td>TILIA CORDATA</td>
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<tr>
<td>LONDON PLANE</td>
<td>PLANTANUS ACERIFOLIA</td>
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<td>PIN OAK</td>
<td>QUERCUS PALUSTRIS</td>
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<td>RED OAK</td>
<td>QUERCUS BOREALIS</td>
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<td>RED MAPLE</td>
<td>ACER RUBRUM</td>
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<tr>
<td>SILVER LINDEN</td>
<td>TILIA TOMENTOSA</td>
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<tr>
<td>SUGAR MAPLE</td>
<td>ACER SACCHARUM</td>
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<tr>
<td>SWEET GUM</td>
<td>LIQUIDAMBAR STYRACIFLUA</td>
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<tr>
<td>THORNLESS HONEY LOCUST</td>
<td>GLEDITSIA TRIACANTHOS INERMIS</td>
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<tr>
<td>WILLOW OAK</td>
<td>QUERCUS PHELLOS</td>
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<td>YELLOWWOOD</td>
<td>CLADRASTIS LUTEA</td>
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**EVERGREEN TREES**

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<tr>
<td>AMERICAN HOLLY</td>
<td>LLEX OPACA</td>
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<tr>
<td>DARK AMERICAN ARBORVITAE</td>
<td>THUJA OCCIDENTALIS NIGRA</td>
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<td>EASTERN RED CEDAR</td>
<td>JUNIPERUS VIRGINIANA</td>
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<tr>
<td>NORWAY SPRUCE</td>
<td>PICEA ABIES</td>
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<td>WHITE PINE</td>
<td>PINUS STROBUS</td>
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**UNDERSTORY TREES**

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<tr>
<td>AMERICAN PLUM</td>
<td>PRUNUS AMERICANA</td>
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<td>AMUR MAPLE</td>
<td>ACER GRISEUM</td>
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<td>DOGWOOD</td>
<td>CORNUS FLORIDA</td>
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<td>DOWNY SERVICEBERRY</td>
<td>AMELANCHIER ARBOREA</td>
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<tr>
<td>FLOWERING CHERRY</td>
<td>PRUNUS (VARIOUS SPECIES)</td>
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<tr>
<td>FLOWERING CRABAPPLE</td>
<td>MALUS (VARIOUS SPECIES)</td>
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<tr>
<td>GOLDEN RAINTREE</td>
<td>KOELREUTERIA</td>
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<td>GOLDEN CHAIN</td>
<td>LABURNUM VOSSI</td>
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<td>RED BUD</td>
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<td>SHADBLOW</td>
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<td>WASHINGTON HAWTHORNE</td>
<td>CRATAEGUS PLATYPHYLLA</td>
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**SHRUBS**

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<td>AZALEA</td>
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<td>COTONEASTER</td>
<td>VARIOUS SPECIES</td>
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<td>CHINESE HOLLY</td>
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<td>ENGLISH YEW</td>
<td>TAXUS BACCATA</td>
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<td>EUONYMUS</td>
<td>VARIOUS SPECIES</td>
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<td>JAPANESE HOLLY</td>
<td>LLEX CRENATA</td>
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<td>JAPANESE YEW</td>
<td>TAXUS CUSPIDATA</td>
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<td>PHOTINIA</td>
<td>VARIOUS SPECIES</td>
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<td>RHODODENDRON</td>
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<td>VIBURNUM</td>
<td>VARIOUS SPECIES</td>
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INTRODUCTION

On November 3, 2014, Parcel D, Ashburn Village Section 40, Landbay 1 phase 1B Regency at Ashburn (“Property”) was deeded to the Loudoun County Board of Supervisors (“Board”) by Toll VAIV, L.P. pursuant to Deed of Gift, Instrument # 20141205-0068764 and Proffer condition number IV.B Public Use Site, associated with ZMAP 2005-0023 / ZCPA 2005-0006. The Property is not subject to the Ashburn Village Community Association Declaration, recorded among the land records of Loudoun County, Virginia at Deed Book 1523, at page 2160 or the Regency at Ashburn Community Association Amended and Restated Declaration recorded among the land records of Loudoun county, Virginia at Instrument number 20140910-0050627.

In consideration of this deed of gift, Loudoun County Department of Transportation and Capital Infrastructure (LCT&CI) seeks approval of a Special Exception for PIN #059-48-1300 to allow the development of the Ashburn Senior Center on the +/- 5-acre public use Property, within the Ashburn Village Development (PD-H6, administered as R-8) and the Broad Run District. Section 3-504 of the Zoning Ordinance outlines Special Exception Uses for the R-8, Single Family Residential District.

The Ashburn Senior Center building and site will be designed together with the Loudoun County Department of Transportation and Capital Infrastructure (DTCI), Loudoun County Parks, Recreation and Community Services (PRCS) and Area Agency on Aging (AAA) to support the needs of today’s active senior community. The building design will feature abundant natural daylighting, areas for user interaction throughout, transparency, exterior activity spaces, and flexible furniture, all of which will serve to enhance the experience of users. The design of the building’s exterior character is intended to fit into the natural surroundings of the site and relate to the residential scale of the surrounding community. The facility is proposed to have pedestrian and vehicular access from Marblehead Drive (public roadway) and pedestrian and emergency only vehicular access from Granite Run Terrace (private roadway), contain adequate ADA and standard parking spaces, and extend and utilize the existing underground utilities located at the site.

SPECIAL EXCEPTION JUSTIFICATION

Section 6-1309 of the Zoning Ordinance outlines various factors for consideration in the review of a special exception.

(1) Whether the proposed special exception is consistent with the Comprehensive Plan.

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

The subject Property is designated as Suburban Policy Area under The Plan and is part of Regency at Ashburn, within the Ashburn Community. The Suburban Policy Area is where most of the residential growth has occurred over the past fifteen years. The area is projected to have a significant population increase over the 2000 population estimate as the population continues to age in place. All development within the Suburban Policy area is to achieve a balance between the built and natural environments and to provide significant open space respecting the green infrastructure policies. The narrative for Community Plans recognizes the need for new residential and non-residential projects that have a mix of complementary land uses and project designs and a full complement of public services and facilities. The Ashburn Senior Center will be a public facility that serves the surrounding community while providing a balance between the built and natural environments.

This subject Property is situated west of Loudoun County Parkway (arterial road), north of Gloucester Parkway (major collector), and along Marblehead Drive (four-lane divided local road), just north of the entrance to Regency at Ashburn. As such, the site is well situated and supported by the appropriate road and trail network that allows for vehicular, pedestrian and bicycle traffic to easily and safely access the site.

(2) Whether the level and impact of any noise, light, glare, odor or other emissions generated by the proposed use will negatively impact surrounding uses.

The development of the Senior Center does not propose significant increase in noise, light, glare or odor impact to the surrounding uses. Site and building lighting for the Senior Center will be pursuant Loudoun County FSM standard 5-1504. Any noise associated with the Senior Center use will be limited to the vehicular traffic entering / existing the facility.

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

Pursuant to the approved Zoning Conceptual Plan Amendment (ZCPA 2005-0006), the entire Regency at Ashburn development is zoned as PD-H6 (Planned Development-Housing). This public use site is administered as R-8 (Single Family Residential) zoning. “The Planned Development-Housing (PD-H) district is established to provide for a variety of single and multifamily housing types in neighborhood settings plus supporting non-residential uses in a planned environment fostering a strong sense of community.” Although the Senior Center use is considered a Special Exception use in the R-8 district, the use is compatible with the surrounding residential and age restricted communities and will support health, well-being and an active adult lifestyle of the surrounding citizens.
(4) Whether the proposed special exception or minor special exception adequately protects and mitigates impacts on the environmental or natural features including, but not limited to, wildlife habitat, vegetation, wetlands, water quality (including groundwater), air quality, topographic, scenic, archaeological or historic features, and agricultural and forest lands.

The development of the Senior Center will strive to protect and mitigate any impacts on the environmental or natural features of the site both during and after construction completion. The building placement and site improvements have been developed to honor natural drainage divides, minimize the amount of earthwork and preserve open space.

Vegetation Disturbance/Archeological or Historic Features
The Property is currently undeveloped except for a 10’ wide asphalt trail, landscaping and street lighting along Marblehead Drive. The site has a stand of mixed, immature hardwood vegetation on the northern 1/2 of the site and is open on the southern ½ of the site. The development of the property will minimize the disturbance of the existing tree stand by constructing the building and majority of the parking within the open areas of the site. A Phase I Archeological study has been completed confirming that no known archeological features exist on the site.

Topographic/Streams/Wetlands/Floodplain
The site slopes from west to east, towards the offsite floodplain, with elevation ranges from EL240 to EL232, with no naturally occurring steep or moderate slopes onsite. There is an existing man-made storm water conveyance ditch that bisects the Property, drainage west to east. Preliminary jurisdictional determination for wetlands and waters of the U.S. was performed on June 17, 2017 by Timmons Group and were confirmed by the Army Corps of Engineers (NAO-2017-01144) on August 22, 2017. As confirmed, the site contains 0.10 acres of Palustrine Emergent Wetland (PEM), that were created as a result of the flat channel form the road culvert outfall on Marblehead Drive that drains east through the property. It shall be noted that the wetlands are located within the drainage easement created with the Regency at Ashburn Site Plan.

Water and Air Quality
During construction, a two-phased erosion and sediment control plan will be included in the construction documents for the project. The plan will limit site disturbance and tree clearing, provide dust control, and require the installation of perimeter controls to fully protect adjacent properties, conveyance channels, and the floodplain from receiving discharge of sediment-laden storm water to these sensitive receiving waters downstream. The site design will include stormwater management and best management practices pursuant to Loudoun County and State of Virginia requirements to protect surface stormwater and groundwater. Although not
anticipated, any required environmental permits will be obtained prior to construction of the Senior Center.

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

The proposed Ashburn Senior Center is conveniently located adjacent to the Regency at Ashburn development and within a reasonable distance to other age restricted developments along Marblehead Drive. Pedestrian access to/from the Senior Center and adjacent development will be provided by extending the existing sidewalk and trail network within the site. In addition, a full access entrance is proposed along Marblehead Drive on the north side of the site to facilitate vehicular access to the site and improve site circulation. The proposed Senior Center will provide for the thriving and diverse 55+ community in Ashburn, Loudoun County. The center will offer classes and group programs on a wide variety of topics that provide learning, growth and social opportunities.

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

The Ashburn Senior Center Property is well served by the following existing infrastructure improvements.

Pedestrian and Vehicular Access
Pedestrian and Bicycle access to/from the Community Center will be provided by the existing trail network constructed with the Ashburn Village Development. Vehicles will be able to access the site from Marblehead Drive and emergency vehicles only will be able to access the site from Granite Run Terrace.

Electric, Telecomm, and Gas
Based on a recently completed field survey, the site contains underground electrical, phone and fiber optic telecommunications services along Marblehead Drive. These services will be extended to the Senior Center underground and within easements. A natural gas service line will need to be extended to the site from the main which is currently located within Marblehead Drive.

Water Supply and Sanitary Sewer Service
An existing 8” water main is installed along Granite Run Terrace and partially on the Property. Extension of new domestic and fire line services to the Senior Center building and site will be coordinated and installed pursuant to Loudoun Water standards. The Property is served by an
existing 8” sanitary sewer line within Granite Run Terrace. Extension of new sanitary sewer lateral to the Senior Center building will be coordinated and installed pursuant to Loudoun Water standards.

Stormwater Management (SWM) and Best Management Practices (BMP)
The site grading and drainage design for the Senior Center site will utilize LID practices to the extent practical. Additionally, the SWM and BMP design and proposed facilities will be designed in accordance with Loudoun County and State of Virginia standards and requirements.

Police Protection and Fire and Rescue Services
Police protection will be provided by Loudoun County Sheriff’s Office. Fire and Rescue Services will be provided by the Kincora Station.

In conclusion, the proposed Ashburn Senior Center Community Center meets the justification requirements per Section 6-1310 of the Zoning Ordinance.

- The proposed use is consistent with the Comprehensive Plan and Countywide Transportation Plan (CTP).
- The proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.
- The proposed use supports the intent of the PD-H6 (Planned Development Housing) district.
- The Senior Center does not impose additional impact to surrounding uses.
- The Senior Center will not impose additional environmental impacts.
- The Senior Center will contribute to the welfare and convenience to the public.
- The Senior Center will be served by existing infrastructure and public utilities.

ZONING MODIFICATION JUSTIFICATION

Section 4-110 (B) of the Zoning Ordinance states that “All arterial and collector streets serving a PD-H District, and all streets of any size serving residential (except townhouse and multifamily), commercial, office, institutional and industrial uses within a PD-H district, shall be designed and constructed to VDOT standards for inclusion in the state highway system.”

The Zoning Modification seeks to allow an entrance to the proposed public use site for emergency access only from Granite Run Terrace, a private street. This site access point was designated in the approved Zoning Conceptual Plan Amendment (ZCPA 2005-0006) and subsequently, designed and constructed with Construction Plan and Profiles for Regency at Ashburn, 16 Lots (Lots 5-20), Landbay 1 – Phase 1 (CPAP 2012-0071).

This modification will improve upon the existing regulation by allowing county residents and those residents from the surrounding age restricted neighborhood of Regency at Ashburn direct
pedestrian access to the Senior Center site by way of the proposed sidewalk network and emergency vehicles only will have access to the site by way of a reconfigured secondary emergency only entrance from Granite Run Terrace, without having to use Marblehead Drive. An entrance from Granite Run Terrace was presented on the original Concept Plan for the Regency at Ashburn and specifically identified within the Proffer Statement, Item IV. Capital Facilities, Public Use Site, and Recreation; B. Public Use Site; 2. Access, as an access point to the Public Use Site. Moreover, pursuant to the proffer statement, “the County shall not be responsible for the maintenance of the private street (Granite Run Terrace) access to the Public Use Site or for any monetary contribution towards such maintenance.”

Section 5-1403 (E) of the Zoning Ordinance states that “Except where a Type 5 Buffer is required, any property with frontage on an existing or planned four-lane divided roadway shall provide, in lieu of otherwise applicable landscaping, buffering and tree planting along such roads, a Type 3 Front Yard Buffer along the property’s frontage on such road, regardless of the present or planned future use on properties on the other side of such road.” The existing site complies with Proffer IV.B.6 of the approved Concept Development Plan, ZMAP 2005-0023/ZCPA-2005-0006, which requires a Type 2 Rear/Side Yard buffer and pedestrian trail along Marblehead Drive.

The Zoning Modification seeks to allow a Type 2 Rear/Side Buffer along Marblehead Drive consistent with the approved CDP and a 15’ wide Type 2 Front Yard buffer along Marblehead Drive where the existing landscape buffer plantings need to be removed due to required roadway improvements.

This modification conforms with the Buffer Yard and Screening Matrix (Section 5-1414) while maintaining the existing pedestrian trail along Marblehead Drive, consistent with requirements of Proffer IV.B.6 of the CDP. It will comply with the existing site distance easements for a right turn from Granite Run Terrace onto Marblehead Drive, while still providing the proper amount of landscaping, buffering and tree planting. It also will adhere to the anticipated site distance easements for the proposed left turn from the proposed site onto Marblehead Drive as well as other existing easements that include waterline, trail and right of way easements.
DATE: July 12, 2018

TO: Josh Peters, Project Manager
Department of Planning and Zoning (DPZ)

FROM: Rory L. Toth, CZA/CTM, Senior Transportation Planner
DTCI, Transportation Planning & Operations Division

SUBJECT: SPEX 2017-0031 & ZMOD 2017-0027 – Ashburn Senior Center
First Referral

Background

This application seeks approval of a Special Exception (SPEX) application in order to 1) allow a senior center on PINs 059-48-1300 and 059-29-2763, approximately 5.0 acres in size, in the PD-H6 (Planned Development-Housing 6) zoning district, (administered as R-8), under the Revised 1993 Zoning Ordinance (Zoning Ordinance). The application also seeks approval of a zoning modification to modify Sections 4-110(B) and 5-1403(E) to allow the proposed public use site to have emergency access only from Granite Run Terrace (a private street) and modifications to buffer yard requirements. The subject property is located on the east side of Marblehead Drive (VA Route 2276), north of Gloucester Parkway (VA Route 2150) and south of Western Gailes Boulevard (a private street).

Marblehead Drive (VA Route 2276) is a local secondary roadway that runs generally in a north-south direction along the west side of the site. Marblehead Drive is currently constructed as a four-lane median divided urban roadway (U4M) and connects with Loudoun County Parkway to the north and Gloucester Parkway to the south. Traffic signals and turn lanes are in place at its intersections Loudoun County Parkway and Gloucester Parkway, and turn lanes are in place at several other intersections along the roadway. There are no recent daily VDOT traffic counts on Marblehead Drive. There is currently a trail constructed on the east side of Marblehead Drive and a sidewalk constructed on the west side of Marblehead Drive, in the vicinity of the site.

The proposed senior center use would be served via one full-movement driveway onto Marblehead Drive, opposite Livonia Terrace, and emergency access only on Granite Run Terrace. The subject property is located within the Suburban Policy Area (Ashburn Community). A vicinity map is provided as Attachment 1.

Department of Transportation and Capital Infrastructure (DTCI) review of these applications is based on materials received from the Department of Planning and Zoning on May 31, 2018, including (1) an information sheet, dated May 25, 2018, (2) a Statement of Justification dated

Attachment 5.10
May 1, 2018, (3) a Traffic Impact Study (TIS), prepared by Timmons Group, dated November 28, 2017, and (4) a Special Exception plat, prepared by Timmons Group, revised through May 1, 2018.

**Executive Summary**

Based upon review of the applications as submitted, DTCI is unable to provide a recommendation at this time. DTCI may have additional comments based upon the Applicant’s responses to the comments provided, and is available to meet with the Applicant upon request to discuss the proposal.

DTCI has the following general concerns regarding this application. Detailed discussion of these issues are provided in the Transportation Comments section below:

- Commitments to ROW dedication/easements along Marblehead Dive are necessary and construction of left- and right-turn lanes on Marblehead Drive at the site entrance.
- Clarification as to whether the emergency access onto Granite Run Terrace is acceptable to Fire and Rescue/Fire Marshal.
- Commitment to submit crosswalk studies and all-way stop studies along Marblehead Drive at certain intersections and install said crosswalks and all-way stops if warranted, subject to VDOT approval.
- Commitment to realignment of trail along Marblehead Drive.

**Countywide Transportation Plan Arterial and Collector Roadways**

The existing and planned transportation network is subject to the policies of the Countywide Transportation Plan (2010 CTP) and the Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan). Arterial and collector roadways in the vicinity of the proposed development are described below. There are no arterial or collector roadways adjacent to the site.

**Review of Applicant’s Traffic Impact Study (TIS)**

DTCI's assessment of the Applicant’s traffic study and transportation impacts deriving from the proposed development is based on review the Applicant’s submission materials, existing and planned transportation facilities, and applicable County policies.

The Applicant submitted a TIS dated November 28, 2017 analyzing the impacts of the proposed senior center use on the surrounding roadway network during the weekday AM peak hour and PM peak hour. The TIS analyzed the following existing intersections:

- Marblehead Drive / Western Gailes Boulevard / Parking Lot Entrance (Intersection #1)
- Marblehead Drive / Livonia Terrace (Intersection #2)
- Marblehead Drive / Granite Run Terrace / Potter Terrace (Intersection #3)

With trips to and from the site distributed as follows:
• 40% of trips to and from the north along Marblehead Drive.
• 60% of trips to and from the south along Marblehead Drive.

The TIS provided accident data for the last three years at the three existing intersections analyzed in the study. There were two crashes at the Marblehead Drive / Granite Run Terrace / Potter Terrace intersection and three crashes at the Marblehead Drive / Western Gailes Boulevard intersection. See the Transportation Comments section for additional comments on crash data.

The TIS analyzed the development of the site in one phase as a senior center with a buildout year of 2020. The site trip generation for the proposed use is included in Table 1 below.

<table>
<thead>
<tr>
<th>Development Program</th>
<th>Weekday AM Peak Trips</th>
<th>Weekday PM Peak Trips</th>
<th>Weekday Total Trips</th>
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</thead>
<tbody>
<tr>
<td><strong>Current Use - Vacant</strong></td>
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<td>0</td>
<td>0</td>
</tr>
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<td><strong>Proposed Use - 16,120 SF Senior Center</strong></td>
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<td>44</td>
<td>545</td>
</tr>
<tr>
<td><strong>Difference (Proposed versus Current Use)</strong></td>
<td><strong>+33</strong></td>
<td><strong>+44</strong></td>
<td><strong>+545</strong></td>
</tr>
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</table>

**Sources:** DTCI Staff and Ashburn Senior Center TIS, prepared by Timmons Group, dated November 28, 2017.

The proposed development is forecasted to result in increased net new trip generation from the site. The TIS analyzed four different scenarios (Option 1 – Full movement entrance off of Granite Run Terrace and a right-in/right-out only on Marblehead Drive; Option 2 – Full movement access opposite Livonia Terrace and a right-in/right-out only entrance on Marblehead Drive; Option 3 – Full movement access off of Granite Run Terrace and a full movement access opposite Livonia Terrace; and Option 4 – Full Movement entrance onto Marblehead Drive opposite Livonia Terrace only. The TIS assumes no background off-site transportation improvements. Many of the Options assume a right-turn lane into the site.

Under all Options 1 through 4, all intersections analyzed are forecast to operate at a LOS B or better under Future With Development (2020) during the AM peak hour and PM peak hours.

Per the direction of the Board of Supervisors, as approved with Agenda Item #9 at the December 5, 2017 Board Business Meeting, the Applicant’s S P E X plat proposes access to the site utilizing Option 4. Under Option 4, the proposed use is to be served via a full movement access point onto Marblehead Drive, opposite Livonia Terrace, with a right-turn lane along Marblehead Drive and access to Granite Run Terrace limited to emergency access only. Under Option 4, all intersections analyzed in the TIS are forecast to operate at an acceptable LOS in the AM and PM peak hours under Future With Development (2020) conditions. Specifically, under Future With Development (2020) conditions, all approaches at Intersection 2 are forecast to operate at a LOS B or better during the AM peak hour and PM peak hour. See Table 6-1 of
the TIS, included as Attachment 2, for an overview of LOS at all intersections under Options 1-4. See Transportation Comments section of this referral for additional discussion on the TIS and mitigation measures.

Transportation Comments and Recommendations

DTCI has reviewed the Applicant’s submitted materials and has the following comments and recommendations:

Traffic Study

1. The Applicant needs to provide crash data in the TIS for the Marblehead Drive / Livonia Terrace intersection.

Site Access and Mitigation

2. The Applicant’s SPEX plat proposes access to the site utilizing Option 4. Under Option 4, the proposed use is to be served via a full movement access point onto Marblehead Drive, opposite Livonia Terrace, with a right-turn lane along Marblehead Drive and access to Granite Run Terrace limited to emergency access only. DTCI recommends that a condition be drafted which requires the Applicant to dedicate the necessary ROW and provide the easements needed to construct the right-turn lane traveling northbound on Marblehead Drive, subject to VDOT approval. Said turn lane shall be shown on a construction plan and profile or site plan, prior to its approval, and constructed and available for use prior to the first zoning permit on the subject property.

3. DTCI notes that the Applicant’s TIS states that a left-turn lane traveling southbound on Marblehead Drive is not warranted. DTCI acknowledges that Marblehead Drive is a local roadway and therefore the 2010 CTP policies regarding turn lanes do not apply. However, as this roadway 1) is constructed as a four-lane median divided roadway, similar to a major collector roadway which would require turn lanes at all intersections; 2) has left- and right-turn lanes at other intersections in the immediate vicinity or has turn bays that are striped out to accommodate turn lanes; and 3) has a posted speed limit of 45 mph, DTCI recommends that a left-turn lane traveling southbound on Marblehead Drive be constructed at the site entrance opposite Livonia Terrace. Installation of said left-turn lane would provide for cross section consistency and aid in providing clear driver expectations along Marblehead Drive. DTCI recommends that a condition be drafted which requires the Applicant to obtain any necessary ROW and easements to construct the left-turn lane traveling southbound on Marblehead Drive, subject to VDOT approval. Said turn lane shall be shown on a construction plan and profile or site plan, prior to its approval, and constructed and available for use prior to the first zoning permit on the subject property.

4. DTCI recommends that the Applicant coordinate with County Fire & Rescue and the Fire Marshal’s Office to determine whether the emergency access is adequate and meets applicable standards. Provided these two entities are supportive of the emergency access onto Granite Run Terrace, DTCI can support the ZMOD request.
Pedestrian Connectivity

5. DTCI notes that the Applicant’s TIS provided an initial all-way stop analysis at the Marblehead Drive/Livonia Terrace/Site Entrance and states that an all-way stop warrant is not warranted. As this suggested improvement was at the request of the neighboring communities (one of which is an active adult community), DTCI recommends a condition that the Applicant submit an all-way stop warrant analysis to VDOT for its review, and if warranted, construct the all-way stop, prior to opening of the Senior Center use. In the event it is not warranted, an all-way stop analysis should not be required.

6. DTCI notes that the Applicant’s TIS provided an initial crosswalk warrant analysis across Marblehead Drive at three intersections. These include the Granite Run Terrace / Potter Terrace intersection, Livonia Terrace intersection, and Western Gailes Boulevard intersection. According to the initial analysis for the Granite Run Terrace / Potter Terrace intersection and the Livonia Terrace intersection, the TIS states that there would not likely be enough pedestrian traffic to warrant the crosswalk. Regarding the initial analysis of Western Gailes Boulevard, the TIS acknowledges that there are pedestrian attractors/generators on both sides of Marblehead Drive and sidewalks and trails exist on either side of the roadway, however, the TIS goes on to state that due to the intersection being ¼ mile away from the proposed Senior Center, it is unlikely that patrons trip to/from the Senior Center will use a crosswalk at the Western Gailes Boulevard intersection. DTCI questions whether this is an accurate statement and recommends studying the feasibility of crosswalks at these intersections in more detail. Therefore, as these suggested improvements were at the request of the neighboring communities (one of which is an active adult community) and there are questions as to whether there may be more pedestrian activity in this area than the TIS accounts for, DTCI recommends a condition that the Applicant submit crosswalk warrant analyses at these intersections for VDOT review and construct the crosswalk(s) if warranted and be open for use prior to opening of the Senior Center use. In the event the crosswalks are not warranted, the crosswalks should not be required.

7. A condition should be drafted which states that the Applicant will construct the realigned trail shown on the SPEX plat along Marblehead Drive and said trail will be open for use prior to the opening of the Senior Center use. Said trail should be shown on a construction plan and profile or site plan, prior to its approval.

ATTACHMENTS

1. Site Vicinity Map
2. Table 6-1 LOS Future With Development (2020) Applicant’s November 28, 2017 TIS

cc: Lou Mosurak, Senior Coordinator, DTCI
SPEX 2017-0031 & ZMOD 2017-0027 – Ashburn Senior Center
### Table 6-1: Intersection Level of Service, Delay, and Queue Summary
#### 2020 Total Conditions – Proposed Geometry

<table>
<thead>
<tr>
<th>Movement and Approach</th>
<th>TURN LANE STORAGE</th>
<th>DELAY 1 (sec/veh)</th>
<th>LOS 1</th>
<th>DELAY 2 (sec/veh)</th>
<th>LOS 2</th>
<th>95th PERCENTILE QUEUE LENGTH (ft)</th>
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<td><strong>SITE ACCESS - OPTION #1</strong></td>
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<td><strong>HCM 2010</strong></td>
<td><strong>HCM 2010</strong></td>
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</tr>
</tbody>
</table>

**NOT ANALYZED IN THIS SCENARIO**
DATE: October 19, 2018

TO: Josh Peters, Project Manager
Department of Planning and Zoning (DPZ)

THROUGH: Lou Mosurak, Senior Coordinator
DTCI, Transportation Planning & Operations Division

FROM: Drew Wolfred, Transportation Planner
DTCI, Transportation Planning & Operations Division

SUBJECT: SPEX 2017-0031 & ZMOD 2017-0027 – Ashburn Senior Center
Second Referral

Background
This referral updates the status of comments noted in the first Department of Transportation and Capital Infrastructure (DTCI) referral, dated July 12, 2018, on this Special Exception (SPEX) Application to allow a senior center on PIN #s 059-48-1300 and 059-29-2763, approximately 5.0 acres in size, in the PD-H6 (Planned Development-Housing 6) zoning district, (administered as R-8), under the Revised 1993 Zoning Ordinance (Zoning Ordinance). The application also seeks approval of a Zoning Modification (ZMOD) to modify Sections 4-110(B) and 5-1403(E) to allow the proposed public use site to have emergency access only from Granite Run Terrace (a private street) and modifications to buffer yard requirements.

The subject property is located on the east side of Marblehead Drive (VA Route 2276), north of Gloucester Parkway (VA Route 2150) and south of Western Gailes Boulevard (a private street). Primary access to the site is via a full movement site driveway on Marblehead Drive opposite Livonia Terrace, with emergency access via Granite Run Terrace.

This update is based on DTCI review of material received from the Department of Planning and Zoning on September 13, 2018, including (1) an Information Sheet, dated September 12, 2018 (2) Comment Response Letter, dated September 10, 2018, (3) a Statement of Justification, dated September 10, 2018; (4) a Plan Set, prepared by Grimm and Parker, dated September 10, 2018; and (5) a Traffic Impact Assessment prepared by Timmons Group, dated November 28, 2017 and revised through September 10, 2018.

Executive Summary
Upon resolution of Comments 2, 3, 5, 6 and 7 as noted below, DTCI could support approval of these applications as proposed with this submission.
DTCI has the following general concerns regarding these applications. Detailed discussion of these issues are provided in the comment section below:

- Conditions of approval are recommended for the following:
  
  o Installation of all-way stop control at the Marblehead Drive/Livonia Terrace/Site Entrance intersection prior to opening of the senior center facility, subject to VDOT approval.

  o Installation of marked crosswalks on Marblehead Drive at Western Gailes Boulevard and at Livonia Terrace prior to opening of the senior center facility, subject to VDOT approval.

  o Completion of left- and right-turn lanes at the site entrance at Livonia Terrace prior to occupancy of the senior center facility.

  o Completion of a realigned shared use path in the vicinity of the site entrance opposite Livonia Terrace prior to occupancy of the senior center facility.

**Status of Transportation Comments and Recommendations**

Staff comments from the first DTCI referral (dated July 12, 2018) as well as the Applicant’s responses to these comments (September 10, 2018) are provided below. Based upon review of the Applicant’s revised submission materials, DTCI has provided updated statuses for its first referral comments.

**Traffic Study**

1. **Initial Staff Comment (July 12, 2018):** The Applicant needs to provide crash data in the TIS for the Marblehead Drive / Livonia Terrace intersection.

   **Applicant’s Response (September 10, 2018):** The crash data has been included.

   **Comment Status:** The requested crash data is included in the most recent TIS, revised through September 10, 2018. Comment addressed.

2. **Initial Staff Comment (July 12, 2018):** The Applicant’s SPEX plat proposes access to the site utilizing Option 4. Under Option 4, the proposed use is to be served via a full movement access point onto Marblehead Drive, opposite Livonia Terrace, with a right-turn lane along Marblehead Drive and access to Granite Run Terrace limited to emergency access only. DTCI recommends that a condition be drafted which requires the Applicant to dedicate the necessary ROW and provide the easements needed to construct the right-turn lane traveling northbound on Marblehead Drive, subject to VDOT approval. Said turn lane shall be shown on a construction plan and profile or site plan, prior to its approval, and constructed and available for use prior to the first zoning permit on the subject property.
Applicant’s Response (September 10, 2018): The revised SPEX plat illustrates the right-turn lane from Marblehead Drive into the site entrance (opposite Livonia Terrace). All required ROW will be conveyed by the County for construction of the proposed turn lanes at the time of site plan. It is requested that the condition of the construction and operation of the proposed turn lane be available for use prior to the Certificate of Occupancy for the site.

Comment Status: DTCI can support the requested condition that the proposed right-turn lane be constructed and available for use prior to issuance of the first occupancy permit for the site. Comment addressed subject to inclusion of condition language to this effect.

3. Initial Staff Comment (July 12, 2018): DTCI notes that the Applicant’s TIS states that a left-turn lane traveling southbound on Marblehead Drive is not warranted. DTCI acknowledges that Marblehead Drive is a local roadway and therefore the 2010 CTP policies regarding turn lanes do not apply. However, as this roadway 1) is constructed as a four-lane median divided roadway, similar to a major collector roadway which would require turn lanes at all intersections; 2) has left- and right-turn lanes at other intersections in the immediate vicinity or has turn bays that are striped out to accommodate turn lanes; and 3) has a posted speed limit of 45 mph, DTCI recommends that a left-turn lane traveling southbound on Marblehead Drive be constructed at the site entrance opposite Livonia Terrace. Installation of said left-turn lane would provide for cross section consistency and aid in providing clear driver expectations along Marblehead Drive. DTCI recommends that a condition be drafted which requires the Applicant to obtain any necessary ROW and easements to construct the left-turn lane traveling southbound on Marblehead Drive, subject to VDOT approval. Said turn lane shall be shown on a construction plan and profile or site plan, prior to its approval, and constructed and available for use prior to the first zoning permit on the subject property.

Applicant’s Response (September 10, 2018): The revised SPEX plat shows the left-turn lane from Marblehead Drive into the site entrance (opposite Livonia Terrace.). The detailed design for the proposed turn lane will be included with the Site Plan to be submitted to and approved by VDOT. In addition, the proposed turn lane will be constructed and available for use prior to the Certificate of Occupancy for the site.

Comment Status: DTCI can support a condition of approval requiring the proposed left-turn lane be constructed and available for use prior to issuance of the first occupancy permit for the site. Comment addressed subject to inclusion of condition language to this effect.

4. Initial Staff Comment (July 12, 2018): DTCI recommends that the Applicant coordinate with County Fire & Rescue and the Fire Marshal’s Office to determine whether the emergency access is adequate and meets applicable standards. Provided these two entities are supportive of the emergency access onto Granite Run Terrace, DTCI can support the ZMOD request.
Applicant’s Response (September 10, 2018): The application has been reviewed by the County Fire & Rescue and the Fire Marshal’s office, both of which had no issues with the proposed emergency access. Full design details will be provided at the time of site plan.

Comment Status: Comment addressed.

Pedestrian Connectivity

5. Initial Staff Comment (July 12, 2018): DTCI notes that the Applicant’s TIS provided an initial all-way stop analysis at the Marblehead Drive/Livonia Terrace/Site Entrance and states that an all-way stop warrant is not warranted. As this suggested improvement was at the request of the neighboring communities (one of which is an active adult community), DTCI recommends a condition that the Applicant submit an all-way stop warrant analysis to VDOT for its review, and if warranted, construct the all-way stop, prior to opening of the Senior Center use. In the event it is not warranted, an all-way stop analysis should not be required.

Applicant’s Response (September 10, 2018): In accordance with the scoping agreement, the TIS contains an all-way stop analysis in accordance with MUTCD standards. The all-way stop is not warranted under Criteria A, B, C, or D.

Comment Status: Given the proposed senior center use and the many active adult residences in the surrounding community, DTCI continues to recommend the installation of all-way stop control at the Marblehead Drive/Livonia Terrace/Site Entrance no later than the opening of the senior center facility, subject to VDOT approval. Comment addressed subject to inclusion of condition language to this effect.

6. Initial Staff Comment (July 12, 2018): DTCI notes that the Applicant’s TIS provided an initial crosswalk warrant analysis across Marblehead Drive at three intersections. These include the Granite Run Terrace / Potter Terrace intersection, Livonia Terrace intersection, and Western Gailes Boulevard intersection. According to the initial analysis for the Granite Run Terrace / Potter Terrace intersection and the Livonia Terrace intersection, the TIS states that there would not likely be enough pedestrian traffic to warrant the crosswalk. Regarding the initial analysis of Western Gailes Boulevard, the TIS acknowledges that there are pedestrian attractors/generators on both sides of Marblehead Drive and sidewalks and trails exist on either side of the roadway, however, the TIS goes on to state that due to the intersection being ¼ mile away from the proposed Senior Center, it is unlikely that patrons trip to/from the Senior Center will use a crosswalk at the Western Gailes Boulevard intersection. DTCI questions whether this is an accurate statement and recommends studying the feasibility of crosswalks at these intersections in more detail. Therefore, as these suggested improvements were at the request of the neighboring communities (one of which is an active adult community) and there are questions as to whether there may be more pedestrian activity in this area than the TIS accounts for, DTCI recommends a condition that the Applicant submit crosswalk warrant analyses at these intersections for VDOT review and construct the crosswalk(s) if
warranted and be open for use prior to opening of the Senior Center use. In the event the crosswalks are not warranted, the crosswalks should not be required.

Applicant’s Response (September 10, 2018): The TIS and Crosswalk Warrant Analysis were submitted to VDOT for review with this application. Per the referral dated July 11, 2018, as issued by Clyde Wallace of VDOT, there were no questions or concerns with the finding that a cross walk is not warranted as included with the study.

Furthermore, should further studies be required it is recommended that they be complete 6-12 months after the opening of the Senior Center so that actual pedestrian counts be collected and analyzed for the cross walk warrant analysis.

Comment Status: Given the proposed senior center use and the many active adult residences in the surrounding community, DTCI continues to recommend the installation of marked crosswalks across Marblehead Drive at both the Western Gailes Boulevard and at the Livonia Terrace intersections no later than the opening of the senior center facility, subject to VDOT approval. Comment addressed subject to inclusion of condition language to this effect.

7. Initial Staff Comment (July 12, 2018): A condition should be drafted which states that the Applicant will construct the realigned trail shown on the SPEX plat along Marblehead Drive and said trail will be open for use prior to the opening of the Senior Center use. Said trail should be shown on a construction plan and profile or site plan, prior to its approval.

Applicant’s Response (September 10, 2018): Similar to the turn lane improvements, the re-aligned trail along the County property frontage of Marble Head Drive will be included with the proposed Site Plan. In addition, the trail construction will be completed with the construction of the Senior Center and shall be operational prior to the Certificate of Occupancy for the site.

Comment Status: Comment addressed, subject to inclusion of condition language requiring the realigned trail be open for use prior to issuance of the first occupancy permit for the site.

cc: Peter Hargreaves, Project Manager, DTCI
DATE: June 25, 2018

TO: Josh Peters, Project Manager
Land Use Review

FROM: Melissa Lindsjo, Senior Planner
Community Planning

SUBJECT: SPEX 2017-0031, ZMOD-2017-0027 Ashburn Senior Center

EXECUTIVE SUMMARY
The Loudoun County Department of Transportation and Capital Infrastructure is requesting a Special Exception (SPEX-2017-0031) to permit a Senior Center and applicable Zoning Modifications (ZMOD-2017-0027) on ±5 acres of land identified as PIN: 059-48-1300. The Loudoun County Board of Supervisors is the owner of the site. The proposed Ashburn Senior Center is a ±16,116 gross square foot one-story building. The proposed Senior Center on the subject site is in conformance with the Suburban Policies in Chapter 6 and policies in Chapters 3 and 5 of the Revised General Plan as well as the underlying PD-H6 zoning (administered as R-8) of the property which permits a Senior Center by Special Exception within the district. Community Planning is able to recommend approval of the Special Exception and Zoning Modification request with conditions as discussed below.

BACKGROUND
On November 3, 2014, the property was deeded to the Loudoun County Board of Supervisors ("Board") by Toll VAIV, L.P. pursuant to Deed of Gift, Instrument # 20141205-0068764 and Proffer condition number IV.B Public Use Site, associated with ZMAP 2005-0023 / ZCPA 2005-0006.

This subject Property is situated west of Loudoun County Parkway (arterial road), north of Gloucester Parkway (major collector), and along Marblehead Drive (four-lane divided local road), just north of the entrance to Regency at Ashburn. As such, the site is well situated and supported by the appropriate road and trail network that allows for vehicular, pedestrian and bicycle traffic to easily and safely access the site.

The Ashburn Senior Center building and site will be designed together with the Loudoun County Department of Transportation and Capital Infrastructure (DTCI), Loudoun County
Parks, Recreation and Community Services (PRCS) and Area Agency on Aging (AAA) to support the needs of today’s active senior community. The building design will feature abundant natural daylighting, areas for user interaction throughout, transparency, exterior activity spaces, and flexible furniture, all of which will serve to enhance the experience of users. The design of the building’s exterior character is intended to fit into the natural surroundings of the site and relate to the residential scale of the surrounding community. The facility is proposed to have pedestrian and vehicular access from Marblehead Drive (public roadway) and pedestrian and “emergency only” vehicular access from Granite Run Terrace (private roadway), contain adequate ADA and standard parking spaces, and extend and utilize the existing underground utilities located at the site.

**COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The subject property is governed under the policies of the Revised General Plan (Plan), the Countywide Transportation Plan (CTP), and the Bicycle and Pedestrian Mobility Master Plan (BPMMP). The Revised General Plan places the property within the Suburban Policy Area (Revised General Plan, Chapter 6, Suburban and Transition Policy Areas Map). The Suburban policies in Chapter 6 of the Plan apply to the Ashburn Community and are applicable to the subject property. The Public Facilities policies in Chapter 3 and Green Infrastructure policies in Chapter 5 were also applied in the review of the proposed application.

The proposal meets the intention of the Fiscal Planning and Budgeting Policy 6 in Chapter 3 of the RGP by placing new public investment back into the established Ashburn community. The Ashburn Senior Center will be a public facility that serves the surrounding community while providing a balance between the built and natural environments.

**LAND USE ANALYSIS**

The County’s vision for the Suburban Policy Area is that the four large communities increase in quality and become more distinct places. Policies address ways to improve livability through (1) protecting and enhancing elements of the Green Infrastructure, including open space; (2) ensuring compatible and complementary infill development; and (3) revitalizing existing neighborhoods in a way that protects and enhances our existing communities.

The site can be adequately served by public utilities and services, roads, pedestrian connections and other transportation services. The use is compatible with the surrounding residential and age restricted communities and will support health, well-being and an active adult lifestyle of the surrounding residents.

**Analysis**

*The Policies of the Plan support the use of the Ashburn Senior Center on the subject property.*

**COMPATIBILITY**
The County’s vision for the Suburban Policy Area is self-sustaining communities that offer a mix of residential, commercial, and employment uses; a full complement of public services and facilities; amenities that support a high quality of life; and a design that conforms to the County’s Green Infrastructure and incorporates Conservation Design.

Landscaping and Buffering
The applicant has submitted a landscape plan that illustrates landscaping surrounding the proposed Senior Center building and parking lot. The development of the property will minimize the disturbance of the existing tree stand by constructing the building and majority of the parking within the open areas of the site.

The applicant seeks to allow an entrance to the proposed public use site for emergency access only from Granite Run Terrace, a private street. This modification will improve upon the existing regulation by allowing county residents and those residents from the surrounding age restricted neighborhood of Regency at Ashburn direct pedestrian access to the Senior Center site. This site access point was designated in the approved Zoning Conceptual Plan Amendment (ZCPA 2005-0006) and subsequently, designed and constructed with Construction Plan and Profiles for Regency at Ashburn, 16 Lots (Lots 5-20), Landbay 1 – Phase 1 (CPAP 2012-0071).

The applicant seeks to allow the front yard buffer width to be greater than a 30' maximum width. This modification will comply with the existing site distance easements for a right turn lane from Granite Run Terrace onto Marblehead Drive, while still providing the proper amount of landscaping, buffering and tree planting. It also will adhere to the anticipated site distance easements for the proposed left turn lane from the proposed site onto Marblehead drive as well as other existing easements that include waterline, trail and right of way easements.

Analysis
*Staff recommends conditions of approval to ensure the landscaped areas be maintained for the life of the project. The use of native plant species is encouraged. Staff finds no issues with the requested modifications.*

Forests, Trees, and Vegetation
The Plan supports the conservation of forest resources and natural vegetation during the site development process for the various economic and environmental benefits that they provide (Revised General Plan, Chapter 5, Forest, Tree and Vegetation Policy 1). The County’s forests and trees improve air and water quality, offer important habitat for birds, small mammals and other wildlife. They also redirect airflow and reduce wind speed, stormwater runoff, and soil erosion (Revised General Plan, Chapter 5, Forest, Tree and Vegetation Policy, text). Furthermore, existing vegetation is a superior habitat resource for new tree plantings because it retains essential ecosystem components that support tree and forest re-growth (Revised General Plan, Chapter 5, Forest, Tree and Vegetation Policy, text).
The Revised General Plan states that the submittal and approval of a forest management or tree conservation plan will be required prior to any land development. This plan will demonstrate a management strategy that ensures the long-term sustainability of any designated tree conservation areas (Revised General Plan, Chapter 5, Forest, Tree and Vegetation Policies, Policy 3). The northern portion of the project contains a mature stand of hardwood trees. Staff recommends retention of those healthy and desirable trees within the forested areas.

**Analysis**

*Staff recommends that as much of the existing vegetation and trees as possible be preserved on the site. Staff recommends that Tree Conservation Areas (TCA) be added to the northern portion of the project. In addition to the TCA being provided, staff recommends that a condition commitment consistent with the TCA proffer be provided.*

**Lighting**

The Plan promotes 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 the Night Sky, text](#)). The Plan promotes the use of lighting for public safety and visibility without the nuisance associated with light pollution ([Revised General Plan, Chapter 5 Lighting and Night Sky Policies, Policy 1a](#)).

The applicant has not included any information pertaining to the exterior lighting for the proposed Senior Center or if any additional lighting is proposed for the site. The applicant should commit to conditions for site lighting which provides assurances that the proposed lighting will be the minimum intensity of lighting necessary for the operation of the Senior Center and that lights will be extinguished and/or lighting levels reduced during non-peak operational hours. In addition, conditions should be developed to ensure that the proposed site lighting will be shielded and directed downward to reduce glare and spillage of light into the night sky.

**Analysis**

*Staff recommends conditions of approval that ensure that all lighting is the minimum intensity necessary for the operation of the Senior Center and that all site lighting is fully shielded and directed downward to reduce glare and protect the night sky.*

**ENVIRONMENTAL**

The Green Infrastructure is a collection of natural, cultural, heritage, environmental, protected, passive and active resources that will be integrated in a related system. It includes stream corridor resources, forests and vegetative landscapes, mineral resources, wildlife and endangered species habitats, heritage resources, scenic corridors, parks, greenways, trails, and recreational facilities ([Revised General Plan, Chapter 5, Green Infrastructure Policies, Policy 1](#)). The County uses integrated management strategies for the Green Infrastructure to ensure that all land use planning
and development respect and preserve the holistic nature of the elements of the Green Infrastructure (Revised General Plan, Chapter 5, Green Infrastructure Policies, Policy 2).

A review of County GIS identified a small stream, wetland, forest cover, and the Broad Run Watershed in the northern portion of the subject property. Sustainable environmental practices may be applied on the site to better control and manage stormwater run-off and potential environmental containments on the subject site.

**Stormwater Management**

Plan policies call for appropriate standards to protect natural streams and drainages from the harmful effects of increased stormwater volume and velocity resulting from development (Revised General Plan, Chapter 5, Surface Water Policies, Policy 5). The County encourages new developments to incorporate low impact development (LID) techniques which integrate hydrologically functional designs that minimize the volume of surface water run-off and reduce pollutants to better protect the integrity and water quality of the receiving streams and water bodies (Revised General Plan, Chapter 5, Surface Water Policies, Policy 17).

Some stormwater management (SWM) facilities or LID techniques have been proposed as part of the current application. Staff encourages the use of bio-retention filter areas, landscaped drainage buffers, pervious pavers and other LID techniques to dissipate, filter and treat surface water and stormwater runoff on the subject site.

**Analysis**

*Staff recommends that the applicant coordinate with the Department of Building and Development to determine what types of stormwater management (SWM) facilities may be required on the subject site and what types of LID techniques may be appropriate in addition to what is on sheet C4.0.*

*Staff recommends that more bio-retention filter areas, landscaped drainage buffers, pervious pavers and other low impact development (LID) techniques be employed on the subject site to dissipate, filter and treat surface water runoff prior to leaving the site.*

**RECOMMENDATION**

The proposed Senior Center on the subject site is in conformance with the Policies of the Revised General Plan and the underlying PD-H6 zoning (administered as R-8) of the property which permits a Senior Center by Special Exception within the district. Community Planning is able to recommend approval of the Special Exception and Zoning Modifications request with conditions as discussed above.

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

Cc: Kenny Young, Acting Director, Planning and Zoning - via e-mail
    Dan Galindo, AICP, Acting Planning Manager, Community Planning, Planning and Zoning - via email
Hi Josh,

The applicant responded to Community Planning’s first referral comments in a response letter dated September 10, 2018 as well as providing a revised statement of justification, and revised plan set. Staff finds that the issues raised in the first referral have been acknowledged and addressed and the applicant should continue to address them during the process.

Thank you,
Melissa

Melissa Lindsjo
Senior Planner, Community Planning Division
Loudoun County Department of Planning and Zoning
1 Harrison Street, S.E., 3rd Floor
Leesburg, Virginia 20175
703.737.8814
Visit Us On The Web: www.loudoun.gov/planningandzoning

In keeping with the Virginia Freedom of Information Act (FOIA), emails and all attachments may be released to others upon request for inspection and copying without prior notification.
The Property, referenced above, is zoned Planned Development-Housing 6 (PD-H6) administered as R-8 Single Family Residential (R-8) under the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance).

Pursuant to Zoning Ordinance Section 3-504(D), “Community center” (ZCOR-2008-0134) is a special exception use in the R-8 district. Zoning Administration has reviewed the provided Special Exception Plat prepared by Timmons Group, dated May 1, 2018 and the Statement of Justification dated May 1, 2018.

GENERAL COMMENTS

1. Compliance with Zoning Ordinance regulations, such as but not limited to parking and loading (ZO Section 5-1100), landscaping and buffering (ZO Section 5-1300 and 5-1400), and performance standards (ZO Section 5-1500) shall be determined and met during the site plan stage. Approval of the above referenced applications does not relieve the applicant from meeting the requirements of the Zoning Ordinance and any proposal or approval that exceeds or is less than the minimum standards will be reviewed and applied during the site plan stage.

2. Provide information demonstrating that Toll Brothers Inc. is the appropriate property owner of PIN 059-29-2763, which is part of the special exception application request. PIN 059-29-2763 is Ashburn Village, Section 40, Land Bay 1, Phase 1B (Ashburn Village) Open Space Parcel C recorded with SBRD-2013-0043 and is owned by the Regency at Ashburn Community Association Inc.
SPECIAL EXCEPTION PLAT

GENERAL NOTES AND DETAILS (Sheet C1.0)

3. Notes:
   a. Note 1. PIN 059-29-2763 is Ashburn Village, Section 40, Land Bay 1, Phase 1B (Ashburn Village) Open Space Parcel C recorded with SBRD-2013-0043 and is owned by the Regency at Ashburn Community Association Inc. Demonstrate that the open space for Ashburn Village will meet the requirements of the Zoning Ordinance with the reduction of 0.24 acres, the area proposed to be consolidated with PIN 059-48-1300.

   b. Amend Note 2 to state, “This special exception plat proposes the construction of a Community Center (Senior Center), pursuant to Revised 1993 Loudoun County Zoning Ordinance Section 3-504(D).”

   c. Note 3. Delete the 2nd sentence as the information is provided in Note 2. (See comment 2.a. above)

   d. Notes 16 and 25. When referring to the applicable zoning ordinance state “Revised 1993 Loudoun County Zoning Ordinance.” Update notes accordingly.

   e. Note 26. Replace the note with, “The proposed use will meet the parking and loading requirements of Section 5-1100.” Pursuant to Zoning Ordinance Section 6-1314(A), “The Zoning Administrator may permit minor modifications to an approved special exception or minor special exception when it is determined by the Zoning Administrator that such minor modifications are reasonably necessary to address issues related to topography, drainage, underground utilities, structural safety, final engineering, vehicular circulation, or requirements of government agencies.”

   f. Note 27. Provide the government agency that granted such waiver and the date the waiver was granted. If applicable, provide the application number associated with such waiver.

SPEX PLAT (Sheet C4.0)

4. The proposed 0.24 acres to be transferred from PIN 059-29-2763 to PIN 059-48-1300 is depicted on Sheet 6 of the ZMAP-2005-0023/ZCPA-2005-0006 Regency at Ashburn Concept Development Plan (CDP) as tree save area. However, SPEX-2017-0031 proposes to develop this tree save area. An amendment to ZMAP-2005-0023/ZCPA-2005-0006 CDP may be required to allow for such transfer and development.

5. Sheet 4 of the CDP depicts the preferred access to the public use site (PIN 059-48-1300) as a right in/right out entrance onto Marblehead Drive. Sheet 7 of the CDP depicts an alternative entrance to Granite Run Terrace. However, SPEX-2017-0031 proposes to locate a full movement entrance from the adjacent property and tree save area (see comment 4, above) and proposes an emergency access only to Granite Run Terrace. Be advised, these proposed access points and operation do not appear to be in conformance with the CDP. An amendment to ZMAP-2005-0023/ZCPA-2005-0006 CDP may be required.
6. Sheets 4 and 6 of the CDP depicts a 35 feet landscaping strip with enhanced buffer yard along Marblehead Drive, however SPEX-2017-0031 landscape plan proposes a reduced landscaping width of approximately 15 feet. Additionally, the Applicant is proposing a modification to increase the Type 3 buffer to 35 feet which is not reflected in the reduced landscaping width of approximately 15 feet depicted on SPEX-2017-0031 landscape plan. Be advised, the proposed landscaping does not appear to be in conformance with the CDP. An amendment to ZMAP-2005-0023/ZCPA-2005-0006 CDP may be required.

7. Remove the landscape plan note referring to modifications to landscaping requirements. Compliance with the landscaping and buffering regulations (ZO Section 5-1300 and 5-1400) of the Zoning Ordinance shall be determined and met during the site plan stage. Additionally, buffer yard requirements may be waived or modified by the Zoning Administrator pursuant to Zoning Ordinance Section 5-1409.

LANDSCAPE NOTES AND DETAILS (Sheet L1.1)

8. Compliance with the landscaping and buffering regulations (ZO Section 5-1300 and 5-1400) of the Zoning Ordinance shall be determined and met during the site plan stage.

SPECIAL EXCEPTION STANDARDS

Issues for Consideration. In considering a minor special exception or special exception application, the following factors shall be given reasonable consideration. The applicant shall address all the following in its statement of justification and plat unless not applicable, in addition to any other standards imposed by this Ordinance. [§6-1309]

<table>
<thead>
<tr>
<th>Issues For Consideration</th>
<th>Zoning Staff Comments</th>
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<tbody>
<tr>
<td>(1) Whether the proposed minor special exception or special exception is consistent</td>
<td>The application is proposing a community center (senior center) which is a SPEX use in the R-8 district. As the proposed senior center is located on a public use site, Zoning Administration has no comments at this time and defers to the Department of Planning and Zoning, Community Planning for appropriateness of the use as it relates to the Comprehensive Plan.</td>
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<td>or special exception is consistent with the Comprehensive Plan.</td>
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<td>(2) Whether the level and impact of any noise, light, glare, odor or other emissions</td>
<td>Compliance with Zoning Ordinance regulations shall be determined and met during the site plan stage. Approval of SPEX-2017-0031 does not relieve the applicant from meeting the requirements of the Zoning Ordinance and any proposal that exceeds the minimum standards will be reviewed and applied during the site plan stage. Zoning Administration has no comments</td>
</tr>
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<td>generated by the proposed use will negatively impact surrounding uses.</td>
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</table>
In approving a special exception or minor special exception, including any requested temporary special events, the Board of Supervisors may impose such conditions, safeguards and restrictions upon the premises benefited by the special exception or minor special exception as may be necessary to avoid, minimize or mitigate any potentially adverse or injurious effect of such special exception or minor special exception upon other property in the neighborhood, to address the issues for consideration listed in 6-1309, and to carry out the general purpose and intent of this Ordinance. Conditions and restrictions may include, but are not limited to, those related to fencing, planting or other landscaping, additional setbacks from property lines, location and arrangement of lighting, setting of reasonable time limitations, size, height and location of signs, and other reasonable requirements deemed necessary to safeguard the interest of the general public. The Board may require a guarantee or bond to ensure that conditions imposed will be complied with. All conditions of approval shall be set out in the documentation approving the special exception or minor special exception permit.

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<tr>
<th>(3) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and on adjacent parcels.</th>
<th>The proposed senior center is located on a public use site that was dedicated to the Board of Supervisors as part of the approval of ZMAP-2005-0023/ZCPA-2005-0006. Article 8 defines “Public Use” as “Any area, building or structure held, used or controlled exclusively for public purposes by any department or branch of the Federal Government, Commonwealth of Virginia, or the Loudoun County government.” Zoning Administration has no comments or concerns at this time.</th>
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<tr>
<td>(4) Whether the proposed special exception or minor special exception adequately protects and mitigates impacts on the environmental or natural features including, but not limited to, wildlife habitat, vegetation, wetlands, water quality including groundwater), air quality, topographic, scenic, archaeological or historic features, and agricultural and forestal lands.</td>
<td>There are no environmentally sensitive areas, archaeological features, or historic features on-site regulated by the Zoning Ordinance. There do appear to be wetlands located on-site. Zoning Administration is concerned with the loss of tree save area on PIN 059-29-2763 and whether such loss is permitted. (See comment 4, above) Zoning Administration defers to Building and Development and the Natural Resources Team regarding wetland impacts.</td>
</tr>
<tr>
<td>(5) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.</td>
<td>Zoning Administration has no comments or concerns at this time.</td>
</tr>
<tr>
<td>(6) Whether the proposed special exception can be served adequately by public utilities and services, roads, pedestrian connections and other transportation services and, in rural areas, by adequate on-site utilities.</td>
<td>Zoning Administration defers to Loudoun Water regarding adequately by public utilities and services and Department of Transportation and Capital Infrastructure regarding adequacy of roads and other transportation services.</td>
</tr>
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</table>
ZONING MODIFICATIONS

9. ZMOD-2017-0027:

a. Modification of Zoning Ordinance Section 4-110(B). Applicant proposes an emergency access to Granite Run Terrace, a private street. Zoning Administration questions whether this modification is the allowed. Sheet 4 of the ZMAP-2005-0023/ZCPA-2005-0006 CDP depicts the preferred access to the public use site (PIN 059-48-1300) as a right in/right out entrance onto Marblehead Drive. Sheet 7 of the CDP depicts an alternative entrance to Granite Run Terrace. ZMAP-2005-0023/ZCPA-2005-0006 Proffer IV.B.2. states “The Owner will provide the Public Use Site with at least one vehicular access from the adjacent private street [Granite Run Terrace] shown on the Concept Development Plan.” Additionally, Proffer IV.B.2. states “the County will be responsible for obtaining any zoning ordinance modification required for such private street access.” The approved CDP contemplates vehicular access to the adjacent private street and the need for a modification to allow such access. Be advised, the proposed emergency only access and operation does not appear to be in conformance with the CDP. An amendment to ZMAP-2005-0023/ZCPA-2005-0006 CDP may be required. Additionally, Zoning Administration questions why such access is to be limited to an emergency access as opposed to full public access as contemplated by the CDP particularly with improvements in place that clearly considered public access.

b. Modification of Zoning Ordinance Section 5-1403(E). Applicant proposes to increase the maximum buffer yard width to be greater than 30 feet. Zoning Ordinance Table 5-1414(B) requires a minimum 20 feet and maximum 30 feet buffer yard width for a Type 3 Front Buffer Yard. Zoning Administration questions whether this modification is the needed, proper, or allowed. **Needed:** It appears that the Applicant is proposing to locate the buffer yard away from Marblehead Drive right-of-way by more than 30 feet possibly due to easement. Pursuant to Zoning Ordinance Section 5-1407(A), “Buffer yards shall be located along the perimeter of a lot or parcel. Where a parcel extends into the center line of an existing road, the buffer yard shall begin at and extend inward from the ultimate right-of-way line of said road. Buffer yards shall extend to the lot line, parcel boundary or rights-of-way line, except where easements, covenants or natural features may require the buffer yard to be set back from the property line, in which event the buffer yard shall be in addition to such easements, covenants or natural features. Buffer yards shall be provided within the required minimum yard setback areas.” [Emphasis added] Therefore, buffer yards are allowed to be set back from the right-of-way due to easements as long as a minimum buffer yard width of 20 feet is provided eliminating the need for a modification. **Proper:** The purpose of the buffer yard width is to establish a proper planting area for the Type 3 plantings. The SPEX plat is depicting a buffer yard width of 10 feet to 20 feet which is less than the modification request of greater than 30 feet—the request would require a buffer yard (planting area) of greater than 30 feet. **Allowed:** ZMAP-2005-0023/ZCPA-2005-0006 CDP depicts a typical buffer along Marblehead Drive as follows:
Be advised, the proposed SPEX landscaping buffer along Marblehead Drive does not appear to be in conformance with the CDP. An amendment to ZMAP-2005-0023/ZCPA-2005-0006 CDP may be required.
DATE: October 15, 2018
TO: Josh Peters, Project Manager
FROM: Mark A. Depo, Senior Planner
CC: Chris Mohn, Deputy Zoning Administrator

APPLICATION: ASHBURN SENIOR CENTER (2nd SUBMISSION)
CASE NUMBERS: SPEX-2017-0031 and ZMOD-2017-0027
MCPI/TAX MAP: 059-48-1300 /62/I17/////D/ and 059-29-2763 /62/I17/////C/ (Property)

Zoning Administration has reviewed the provided 2nd submission Special Exception Plat prepared by Timmons Group, dated September 10, 2018, Comment Response Letter dated September 10, 2018, and the Statement of Justification dated September 10, 2018.

SPECIAL EXCEPTION PLAT

SPEX PLAT (Sheet C4.0)

1. The parking area near the entrance drive to the development incorrectly labels the number of parking spaces in two locations as “9” parking spaces when only 8 parking spaces are depicted. Updated to state 8 parking spaces on all applicable plan sheets.
DATE: June 22, 2018

TO: Josh Peters, Project Manager

FROM: Anna Dougherty, Natural Resources Engineer

THROUGH: Ryan Reed, Natural Resources Team Leader

CC: Melissa Lindsjo, Community Planner
Mark Depa, Zoning Planner
Lou Mosurak, Transportation Planner
John Zuiker, County Urban Forester
Jimmy Edmonds, VSMP Administrator

SUBJECT: SPEX-2017-0031, ZMOD-2017-0027 Ashburn Senior Center

The Natural Resources Team (NRT) reviewed the Special Exception, received on May 25, 2018 and offers the following comments:

Requirements:

1) Please provide the letter from the Virginia Department of Conservation and Recreation addressing natural heritage resources within the project area. [SPEX Checklist L.2]

Recommendations:

2) The project drains to Beaverdam Run via an unnamed stream. Beaverdam Run has a 2009 Countywide Stream Assessment data point that is suboptimal for habitat and severely stressed for aquatic life. Staff recommends that Low-Impact Development (LID) measures be implemented on the property and that a condition commitment consistent with the LID proffer/condition template be provided.

3) Staff requests additional information regarding how stormwater will be addressed on site as Note 23 on Sheet C1.0 simply states that the project will follow stormwater management regulations.

4) The northern portion of the project contains a mature stand of hardwood trees. Staff recommends that Tree Conservation Areas (TCA) be added to the northern portion of the project. In addition to the TCA being provided, staff recommends that a condition commitment consistent with the TCA proffer be provided.

Attachment 5.40
County Urban Forester Comments:

5) At this time, the County Urban Forester has no comments.

Floodplain Team Comments:

6) Staff recommends that a Source of Floodplain note be added to Sheet C1.0 as noted below:

"There is no floodplain on the property that is the subject of this application. The current Flood Insurance Rate Map (FIRM) of Loudoun County Community Panel Number for the property that is the subject of this application is 51107C0265E, effective February 17, 2017."
DATE: October 10, 2018

TO: Josh Peters, Project Manager

FROM: Anna Dougherty, Natural Resources Engineer

THROUGH: Ryan Reed, Natural Resources Team Leader

CC: Melissa Lindsjo, Community Planner
    Mark Depo, Zoning Planner
    John Zuiker, County Urban Forester
    Jimmy Edmonds, VSMP Administrator
    Joseph Carter, Proffer Manager

SUBJECT: SPEX-2017-0031, ZMOD-2017-0027 Ashburn Senior Center (2nd Submission)

The Natural Resources Team (NRT) reviewed the Special Exception, received on September 12, 2018 and offers the following comments:

Recommendations:

1) Staff acknowledges that Note 23 on Sheet C1.0 was updated to include potential stormwater management devices that could be used on site. Staff continues to recommend that a condition commitment consistent with the LID proffer/condition template be provided.

2) Staff notes that Tree Conservation Area (TCA) was added to Sheet L1.0. The TCA should also be depicted on Sheet C4.0. In addition to the TCA being provided, staff continues to recommend that a condition commitment consistent with the TCA proffer be provided.

County Urban Forester Comments:

At this time, the County Urban Forester has no comments.

Floodplain Team Comments:

At this time there are no floodplain management comments. All of the previous floodplain comments were addressed.
Please contact me if you have any questions or need additional information.
July 11, 2018

Mr. Joshua Peters  
County of Loudoun  
Department of Planning and Zoning  
1 Harrison Street, S.E.  
3rd Floor  
Leesburg, Virginia 20175

Re: Ashburn Senior Center  
Loudoun County Application Number: SPEX 2017-0031 and ZMOD 2017-0027

Dear Mr. Peters:

We have reviewed the above application as requested in your May 25, 2018 transmittal (received June 5, 2018). We offer the following:

**Land Development**
1. All new development access will need to meet VDOT’s Access Management Design Standards and Regulations for minor arterials, collectors, and local streets. The design standards govern the design of intersections, turn lanes, and entrances as well as providing spacing standards for entrances, intersections, crossovers, and traffic signals on minor arterials, collectors, and local streets.
2. VDOT recommends the existing Rocky Knoll Square stub-out/interparcel connection at Granite Run Terrace remain in place to support VDOT’s Connectivity requirements.

**Traffic Engineering**
1. Page 2-1: All roadway descriptions need to show their posted speed along with the route numbers.
2. It is preferred to provide figures on the lane configuration of intersections along with the LOS by movement instead of approach.
3. The study analyzed several options to access the site but does not include any specific recommendations for preferred access/driveways for the development. However, the concept plan is based on option #4; therefore, we consider it as the preferred driveway access plan.
4. We are recommending a southbound left turn lane at Livonia Terrace/ Site Driveway with the two way stop control for side streets.

Attachment 5.50
5. Any marked crosswalks across uncontrolled approaches of Marblehead Drive would need midblock crosswalk studies.

6. SimTraffic files for the background and total future do not work resulting in fatal errors.

If you have any questions, please do not hesitate to contact me; I can be reached by phone (703.259.3259) or via email (clyde.wallace@vdot.virginia.gov).

Sincerely,

Clyde A. Wallace

Clyde A. Wallace, P.E.
Engineer

cc: Antonios R. Estafanous, P.E., VDOT Leesburg Residency Office
October 15, 2018

Mr. Joshua Peters
County of Loudoun
Department of Planning and Zoning
1 Harrison Street, S.E.
3rd Floor
Leesburg, Virginia 20175

Re: Ashburn Senior Center
Loudoun County Application Number: SPEX 2017-0031 & ZMOD 2017-0027 (2nd Submission)

Dear Mr. Peters:

We have reviewed the above referenced application as requested in your September 12, 2018 transmittal (received September 24, 2018).

All of our previous comments were adequately addressed or acknowledged; therefore, we have no further objection to approval of this application.

If you have any questions, please do not hesitate to contact me; I can be reach by phone (703.259.3259) or via email (clyde.wallace@vdot.virginia.gov).

Sincerely,

Clyde A. Wallace

Clyde A. Wallace, P.E.
Engineer

cc: Antonios R. Estafanous, P.E., VDOT Leesburg Residency Office
DATE: June 22, 2018

TO: Joshua Peters, Project Manager
    Department of Planning and Zoning

THROUGH: Scott Berger, Land Development Division Manager

FROM: Ronald Dunbar, Planner, Land Development Division

CASE NUMBER AND NAME: SPEX-2017-0031 & ZMOD-2017-0027, ASHBURN SENIOR CENTER

LCTM/PIN: Tax Map /62/17///D/ PIN 059-48-1300
          Tax Map /62/17///C/ PIN 059-29-2763

PLAN SUBMISSION NUMBER: 1st Submission

The referenced applications propose the following special exceptions:

1. A Special Exception to allow a Senior Center in the PD-H6 Zoning District (Administered as R-8) pursuant to Section 3-504 of the 1993 Revised Zoning Ordinance.

2. A Zoning Modification to modify Sections 4-110(B) and 5-1405(E) of the 1993 Revised Zoning Ordinance.

The Land Development Division of the Department of Building and Development provides the following comments:

1. Staff notes a Boundary Line Adjustment Application is needed to incorporate portions of PIN 059-29-2763 into PIN 059-48-1300.

2. Staff requests that an approximate amount of acreage of PIN 059-29-2763 that is to be absorbed into PIN 059-48-1300 be provided. Staff requests this because staff is unable to confirm if the overall open space requirements will continue to be met after the proposed boundary line adjustment. Pursuant to ZMAP-2005-0023 CDP Sheet 2, 21.26 acres of open space is required for the total site area (23.33 acres of open space proposed on sheet 2 of the CDP) of the Regency at Ashburn. Staff will want to ensure that requirement is still met. B&D defers to the Department of Planning and Zoning on the issue of conformance in regards to open space.

Thank you for the opportunity to review and comment on this application. Please feel free to contact Ronald Dunbar at (703) 771-5745 (email at ronald.dunbar@loudoun.gov) if you have any questions.
DATE: October 10, 2018
TO: Joshua Peters, Project Manager, Department of Planning and Zoning, MSC #62
FROM: Ronald Dunbar, Senior Planner, Land Development Division MSC #60A
THROUGH: Scott Berger, Division Manager

APPLICATION NUMBER: SPEX-2017-0031 & ZMOD-2017-0027
APPLICATION NAME: ASHBURN SENIOR CENTER
PLAN SUBMISSION NUMBER: 2

PLANNER REQUESTS TO REVIEW SUBSEQUENT SUBMISSIONS □

The Department of Building and Development, Land Development Division has completed the review of this application and provides the following comments:

1. The Department of Building and Development has no further comments.

Thank you for the opportunity to review and comment on this application. Please feel free to contact me at (703) 771-5745 or via email at ronald.dunbar@loudoun.gov if you have any questions.

If substantial revisions are made to this application after review Building and Development requests further review of the application.
DATE: June 15, 2018

TO: Joshua Peters, Project Manager, Engineering Division

FROM: Kevin Federline, Inspector

THRU: Linda Hale, Chief Fire Marshal

SUBJECT: SPEX-2017-0031 & ZMOD-2017-0027 Ashburn Senior Center, First Submission

The Loudoun County Fire Marshal’s Office has the following comments resulting from the review of the project:

The Loudoun County Fire Marshal’s Office has no objections to the zoning and special exception for the SPEX-2018-0031/ZMOD-2017-0027 Ashburn Senior Center, First Submission project. The Loudoun County Fire Marshal’s Office reserves the right to ensure Fire Code compliance when more detailed information is made available. For example but not limited to the FMO will be looking for more information on the following: approved fire apparatus access, fire lane identification for fire apparatus access roads, hydrant location, 300 foot hose lay measured "as the hose lies" between and around obstructions from the hydrant around the building, water supply to premises capable of providing the required fire flow for fire protection, approved fire apparatus turn around areas, dead–end fire apparatus access roads in excess of 150 feet, fire apparatus access roads to within 150 feet of the exterior of buildings first floor, turning radii/turning analysis using AASHTO - SU-40 on fire apparatus access roads, and immediate unobstructed access to fire department connections.

Approval of a fire lane permit with an approved fire service plan, by the Fire Marshal’s Office, will be necessary for the fire lane installation and the fire lane improvements must be inspected and approved prior to the occupancy permit.

If there are any changes to the plans include the Fire Marshal’s Office in review to ensure fire code compliance.


1. **None.**
II. Concern:
   1. None.

III. Recommendations:
   1. None.

IV. Questions:
   1. Will this facility have an automatic sprinkler system? If so, what type?

Requirements for weight rating for fire apparatus access roads:

1. Fire Apparatus Access Road is a minimum of 20 feet wide, capable of supporting a 34-ton vehicle (H-20 loading) in all weather conditions, located within an emergency access easement, and identified as a fire lane in accordance with FSM Chapter 4.

Information for requesting a modifications to the LCFPC:

1. 106.5 Modifications. The fire official may grant modifications to any provision of the SFPC upon application by the owner or the owner’s agent provided the spirit and intent of the SFPC are observed and public health, welfare, and safety are assured. Note: The current editions of many nationally recognized model codes and standards are referenced by the SFPC. Future amendments to such codes and standards do not automatically become part of the SFPC; however, the fire official should consider such amendments in deciding whether a modification request should be granted.

2. 106.5.1 Supporting data. The fire official shall require that sufficient technical data be submitted to substantiate the proposed use of any alternative. If it is determined that the evidence presented is satisfactory proof of performance for the use intended, the fire official shall approve the use of such alternative subject to the requirements of this code. The fire official may require and consider a statement from a professional engineer, architect or other competent person as to the equivalency of the proposed modification.

Pursuant to section 112.1 of the Fire Prevention Code:

If you have concerns about the application of the Fire Prevention Code (FPC) or to request a modification to the provisions of the FPC pursuant to section 106.5, please contact Chief Fire Marshal Linda Hale at 703/737-8600. The owner of a structure, the owner’s agent or any other person involved in the design, construction or maintenance of the structure may appeal a decision of the fire official concerning the application of FPC or the fire official’s refusal to grant modification. Persons wishing to file an appeal shall submit a written request for appeal to the Board of Building Code Appeals (BBCA), within 14 calendar days of receipt of the decision being appealed. Person’s wishing to file an appeal shall address it to Deputy Fire Marshal Jerome Swain at DutyFm@Loudoun.gov, or send by certified mail to the Loudoun Fire Marshal’s Office at the above address. The appeal shall contain the name and address of the owner of the structure and the person appealing if not the owner. A copy of the written decision of the fire official shall be submitted along with the appeal. Failure to submit an appeal within the time limit established shall constitute acceptance of the fire official’s decision.
Figure D103.1 SFPC Approved turn-arounds

- 96-FOOT DIAMETER CUL-DE-SAC
- 60-FOOT "Y"
- MINIMUM CLEARANCE AROUND A FIRE HYDRANT
- 120-FOOT HAMMERHEAD
- ACCEPTABLE ALTERNATIVE TO 120-FOOT HAMMERHEAD
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:

<table>
<thead>
<tr>
<th>PIN</th>
<th>Kincora, Station 24/35 Travel Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>059-48-1300</td>
<td>3 minutes</td>
</tr>
</tbody>
</table>

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. For the approximate response time two minutes is added for turnout time.

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

Attachment 5.71
June 25, 2018

MEMORANDUM TO: Joshua Peters, Project Manager  MSC #62  
Building & Development, Engineering Division

FROM:  Mark Sharrer  MSC #68  
Env. Health Specialist  
Division of Environmental Health

SUBJECT: Ashburn Senior Center  
SPEX-2017-0031; ZMOD-2017-0027  
PIN – 059-48-1300  
059-29-2763

This Department reviewed the package provided to this office and the plat prepared by Grimm and Parker dated 5/1/18. Staff supports approval of the application with no further comment.

If further information or clarification on the above project is required, please contact Mark Sharrer at 703-737-8392.
June 12, 2018

Mr. Joshua Peters  
Department of Building and Development  
1 Harrison Street, S.E.  
P. O. Box 7000  
Leesburg, Virginia  20177-7000

Re:  SPEX-2017-0031 & ZMOD-2017-0027; Ashburn Senior Center

Dear Mr. Peters:

Loudoun Water has reviewed the referenced referral application and offers no objection to its approval. Service would be contingent upon the developer's compliance with the Authority's Statement of Policy; Rates, Rules and Regulations; and Design Standards.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

[Signature]

Julie Atwell  
Engineering Administrative Specialist
DATE: August 7, 2018

TO: Joshua Peters, Project Manager, Department of Planning & Zoning

FROM: Matthew Henneberger, Capital Budget Analyst, DMB
       Naeem Mia, Capital Budget Manager, DMB

THROUGH: Erin M. McLellan, Director, DMB


**Background**

This memorandum is in response to a request for 1st referral comments regarding capital facilities impacts resulting from the rezoning application for SPEX-2017-0031 & ZMOD-2017-0027, Ashburn Senior Center. The FY 2017 Adopted Capital Improvement Program budget included a project to construct the Senior Center. The 5 acre site for the Senior Center was dedicated to Loudoun County by the developer of the Regency at Ashburn.

This referral represents the comments of the Capital Budget Division within the Department of Management and Budget. The intent of this memo is to provide an overview of capital facility issues related to these developments and not to amend or revise any specific proffer statement language.

**Analysis of Potential and Current Facility Deficits**

The Ashburn Senior Center project proposes no residential development and will not generate any future residents or school aged-children. Therefore, there are no impacts on capital facilities as a result of additional population from this rezoning application.

**Conclusion**

Department of Management and Budget Staff have no capital facility concerns associated with the development of the Ashburn Senior Center project.
Josh,

Thank you for the opportunity to comment on ASHBURN SENIOR CENTER, located at the approximate intersection of Gloucester Parkway and Marblehead Drive, and the proposal to construct a new senior’s center.

The Airports Authority does not object to the proposal. Please note that aircraft noise may be audible at the site as a result of arrivals and departures to Washington Dulles’ existing Runway 19C/1C.

If you have any questions, please let me know. Thank you.

Mark Rutyna, CAPM, C.M.
Airport Planner

1 Aviation Circle, MA-32D
Washington, DC 20001-6000

T: 703-572-0262
F: 703-572-0299
Mark.Rutyna@mwaa.com

mwaa.com
COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM

To: Joshua Peters, Project Manager, Planning and Zoning  (MSC #62)
From: Mark A. Novak, Chief Park Planner, Facilities Planning and Development (MSC #78)
CC: Steve Torpy, Director
    Karen Sheets, Deputy Director
    Jeremy Payne, Deputy Director
    Kristen Blaylock-Reed, Chairman, PROS Board, Dulles District
    Jim Bonfils, Vice Chairman, PROS Board, Broad Run District
    Kenya Savage, PROS Board, Chair At-Large
    Karla Ettlen, Open Space Member At-Large
    Kelly Foltman, Open Space Member At-Large

Date: June 25, 2018

Subject: Ashburn Senior Center SPEX 2017-0031 & ZMOD 2017-0027
Election District: Broad Run  Sub Planning Area: Ashburn
MCPI # 059-48-1300, 059-29-2763

APPLICATION OVERVIEW:

The subject site is located on the east side of Marblehead Drive (Rt. 2276) north of the entrance to Regency at Ashburn at Granite Run Terrace. The Property is located in the Broad Run Election District, Ashburn Sub-Planning Area and the Suburban Policy area. The property was deeded to the County under a Proffer condition number IV.B Public Use Site, associated with ZMAP 2005-0023 / ZCPA 2005-0006. The County seeks approval of a Special Exception to allow the development of the Ashburn Senior Center on the +/- 5-acre public use Property, within the Ashburn Village Development (PD-H6, administered as R-8) and the Broad Run District. In addition the County seeks a Zoning Modification to allow an entrance to the proposed public use site for emergency access only from Granite Run Terrace, a private street. This site access point was designated in the approved Zoning Conceptual Plan Amendment (ZCPA 2005-0006) and subsequently, designed and constructed with Construction Plan and Profiles for Regency at Ashburn, 16 Lots (Lots 5-20), Landbay 1 – Phase 1 (CPAP 2012-0071). The Ashburn Senior Center is a public facility that will serve the surrounding community and be managed under the Department of Parks Recreation and community Services through the Area Agency on Aging (AAA) to support the needs of today’s active senior community.

Attachment 5.76
COMMENTS/RECOMMENDATIONS:

The Department of Parks, Recreation and Community Services (PRCS) has reviewed the application and would not be in objection to its approval as presented. However, defers to other referral agencies for additional comments.

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.
As there are no draft conditions of approval included with the subject application’s first submission, Proffer Administration has no comment at this time. Upon the development of draft conditions of approval, please coordinate with Proffer Management and Zoning Administration for review of proposed conditions.

Thank you.

Joseph Carter, AICP, CZA, GISP
Proffer Manager
Department of Planning & Zoning
1 Harrison Street S.E., 3rd Floor
Leesburg, Va 20177-7000
Office: (703) 771-5997

This e-mail is not intended to be and shall not be deemed to be an official order, requirement, decision or determination made by or on behalf of the Zoning Administrator.

In keeping with the Virginia Freedom of Information Act (FOIA), emails and all attachments may be released to others upon request for inspection and copying without prior notification.
Hi Josh,

The archaeological checklist requirement has been waived for all three of the above-referenced applications.
Let me know if you would like a formal memo, or if you would like a separate email for each application.

Thanks,

Nora

Nora Sheehan  
Archaeologist, Community Planning  
Department of Planning and Zoning  
703 737-8862
September 10, 2018

Josh Peters
Planner - Land Use Review
Loudoun County Department of Planning & Zoning
1 Harrison Street, S.E., 3rd Floor
Leesburg, VA 20175

RE: SPEX 2017-0031/ZMOD-2017-0027 Ashburn Senior Center

Dear Mr. Peters:

Below are the responses as shown in italic to the comments dated June/July 2018 for the above referenced project.

Fire Marshal

1. Fire Apparatus Access Road is a minimum of 20 feet wide, capable of supporting a 34-ton vehicle (H-20 loading) in all weather conditions, located within an emergency access easement, and identified as a fire lane in accordance with FSM Chapter 4.

Response: Acknowledged. A fire lane will be identified on the site at the time of the site plan in accordance with FSM Chapter 4.

2. Question: Will this facility have an automatic sprinkler system? If so, what type?

Response: The building sprinkler is wet pipe in accordance with NFPA 13.

Building and Development

3. Staff notes a Boundary Line Adjustment Application is needed to incorporate portions of PIN 059-29-2763 into PIN 059-48-1300.

Response: BLA 2018-0033 is currently under review to incorporate portions of PIN 059-29-2763 into PIN 059-48-1300.

4. Staff requests that an approximate amount of acreage of PIN 059-29-2763 that is to be absorbed into PIN 059-48-1300 be provided. Staff requests this because staff is unable to confirm if the overall open space requirements will continue to be met after the proposed boundary line adjustment. Pursuant to ZMAP-2005-0023 CDP Sheet 2, 21.26 acres of open space is required for the total site area (23.33 acres of open space proposed on sheet 2 of the CDP) of the Regency at Ashburn. Staff will want to ensure that requirement is still met. B&D defers to the Department of Planning and Zoning on the issue of conformance in regards to open space.

Response: An Administrative Change to the Regency at Ashburn CDP Open Space/Tree Save Area and Access was approved with ZCOR-2018-0162 on August 21, 2018. One Administrative Change reduces the open space area on PIN 059-29-2763 by 0.24 acres. See Sheet C1.1 for the letter.
Natural Resources Team

5. Please provide the letter from the Virginia Department of Conservation and Recreation addressing natural heritage resources within the project area. (SPEX Checklist L.2)

Response: A letter from the Virginia Department of Conservation and Recreation stating that there are no natural heritage resources within the project area is included on Sheet C1.0.

6. Recommendations:

   a. The project drains to Beaverdam Run via an unnamed stream. Beaverdam Run has a 2009 Countywide Stream Assessment data point that is suboptimal for habitat and severely stressed for aquatic life. Staff recommends that Low-Impact (LID) measures be implemented on the property and that a condition commitment consistent with the LID proffer/condition template be provided.

   Response: An LID technique will be proposed at the time of the site plan.

   b. Staff requests additional information regarding how stormwater will be addressed on site as Note 23 on Sheet C1.0 simply states that the project will follow stormwater management regulations.

   Response: Note #23 on Sheet C1.0 has been replaced to indicate that a combination of underground detention, wet swale and linear wetland, pervious pavement, and/or bioretention facilities, to be determined at the time of site plan, will be used to meet any stormwater management regulations. The remaining BMP requirements will be addressed by the purchase of offsite nutrient credits per Draft 2013 Virginia Stormwater Management Regulations.

   c. The northern portion of the project contains a mature stand of hardwood trees. Staff recommends that Tree Conservation Areas (TCA) be added to the northern portion of the project. In addition to the TCA being provided, staff recommends that a condition commitment consistent with the TCA proffer be provided.

   Response: A Tree Preservation Area on the northern portion of the project is shown on Sheet L1.0.

7. County Urban Forester Comments:

   a. At this time, the County Urban Forester has no comments.

   Response: Acknowledged.

8. Floodplain Team Comments:

   a. Staff recommends that a Source of Floodplain note be added to Sheet C1.0 as noted below:

   “There is no floodplain on the property that is the subject of this application. The current Flood Insurance Rate Map (FIRM) of Loudoun County Community Panel Number for the property that is the subject of this application is 51107C0265E, effective February 17, 2017.”

   Response: Note #15 on Sheet C1.0 was updated with the requested Source of Floodplain note.
9. Staff recommends conditions of approval to ensure the landscaped areas be maintained for the life of the project. The use of native plant species is encouraged. Staff finds no issues with the requested modifications.

Response: Acknowledged.

10. Staff recommends that as much of the existing vegetation and trees as possible be preserved on the site. Staff recommends that Tree Conservation Areas (TCA) be added to the northern portion of the project. In addition to the TCA being provided, staff recommends that a condition commitment consistent with the TCA proffer be provided.

Response: A Tree Preservation Area on the northern portion of the project is shown on Sheet L1.0.

11. Staff recommends conditions of approval that ensure that all lighting is the minimum intensity necessary for the operation of the Senior Center and that all site lights is fully shielded and directed downward to reduce glare and protect the night sky.

Response: Per Note #24 on Sheet C1.0, the proposed design will adhere to light and glare regulations of Section 5-1504 of the Revised 1993 Loudoun County Zoning Ordinance.

12. Staff recommends that the applicant coordinate with the Department of Building and Development to determine what types of stormwater management (SWM) facilities may be required on the subject site and what types of LID techniques may be appropriate in addition to what is on sheet C4.0.

Response: Comment noted. Timmons Group has previously met with Ryan Sauder to discuss the site SWM/BMP. Additional coordination and design will be performed at the time of site plan.

13. Staff recommends that more bio-retention filter areas, landscaped drainage buffers, pervious pavers and other low impact development (LID) techniques be employed on the subject site to dissipate, filter and treat surface water runoff prior to leaving the site.

Response: Detailed SWM/BMP will be provided at the time of site plan.

Loudoun County Fire-Rescue

14. DTCI The Fire-Rescue Planning Staff has no comments.

Response: Acknowledged.

Loudoun County Health Department

15. This Department reviewed the package provided to this office and the plat prepared by Grimm and Parker dated 5.1.18. Staff supports approval of the application with no further comment.

Response: Acknowledged.
16. Loudoun Water has reviewed the referenced referral application and offers no objection to its approval. Service would be contingent upon the developer’s compliance with the Authority’s Statement of Policy; Rates, Rules and Regulations; and Design Standards.

Response: Acknowledged.

Metropolitan Washington Airport Authority

17. The Airports Authority does not object to the proposal. Please note that aircraft noise may be audible at the site as a results of arrivals and departments to Washington Dulles’ existing Runway 19C/1C.

Response: Acknowledged.

Department of Parks, Recreation and Community Services

18. The Department of Parks, Recreation and Community Services (PRCS) has reviewed that application and would not be in objection to its approval as presented. However, defers to other referral agencies for additional comments.

Response: Acknowledged.

Proffer Administration

19. As there are no draft conditions of approval included with the subject application’s first submission, Proffer Administration has no comment at this time. Upon the development of draft conditions of approval, please coordinate with Proffer Management and Zoning Administration for review of proposed conditions.

Response: Acknowledged.

Department of Management and Budget

20. Department of Management and Budget Staff have no capital facility concerns associated with the development of the Ashburn Senior Center project.

Response: Acknowledged.

Department of Planning & Zoning

General Comments:

21. Compliance with Zoning Ordinance regulations, such as but not limited to parking and loading (ZO section 5-1100), landscaping and buffering (ZO Section 5-1300 and 5-1400), and performance standards (ZO Section 5-1500) shall be determined and met during the site plan stage. Approval of the above referenced applications does not relieve the applicant from meeting the requirements of the Zoning Ordinance and any proposal or approval that exceeds or is less than the minimum standards will be reviewed and applied during the site plan stage.

Response: Acknowledged.

22. Provide information demonstration that Toll Brothers Inc. is the appropriate property owner of PIN 059-29-2763, which is part of the special exception application request. PIN 059-29-2763 is Ashburn Village,
Section 40, Land Bay 1, Phase 1B (Ashburn Village) Open Space Parcel C recorded with SBRD-2013-0043 and is owned by the Regency at Ashburn Community Association Inc.

Response: PIN 05-29-2763 is owned by Regency at Ashburn Community Association Inc, in care of Toll Brothers Inc. Ownership of this parcel is indicated on Sheet C1.0.

SPECIAL EXCEPTION PLAT - General Notes and Details:

23. Notes:

a. Note 1. PIN 059-29-2763 is Ashburn Village, Section 40, Land Bay 1, Phase 1B (Ashburn Village) Open Space Parcel C recorded with SBRD-2013-0043 and is owned by the Regency at Ashburn Community Association Inc. Demonstrate that the open space for Ashburn Village will meet the requirements of the Zoning Ordinance with the reduction of 0.24 acres, the area proposed to be consolidated with PIN 059-48-1300.

Response: An Administrative Change to the Regency at Ashburn CDP Open Space/Tree Save Area and Access was approved with ZCOR-2018-0162 on August 21, 2018. One Administrative Change reduces the open space area on PIN 059-29-2763 by 0.24 acres. See Sheet C1.1 for the letter.

b. Amend Note 2 to state, “This special exception plat proposes the construction of a Community Center (Senior Center), pursuant to Revised 1993 Loudoun County Zoning Ordinance Section 3-504(D).”

Response: Note #2 on Sheet C1.0 was updated, as requested.

c. Note 3. Delete the 2nd sentence as the information is provided in Note 2. (See comment 2.a. above)

Response: The 2nd sentence of Note #3 on Sheet C1.0 was deleted.

d. Notes 16 and 25. When referring to the applicable zoning ordinance state “Revised 1993 Loudoun County Zoning Ordinance.” Update notes accordingly.

Response: Note #16 and #25 on Sheet C1.0 were updated to reflect the name of the zoning ordinance as the “Revised 1993 Loudoun County Zoning Ordinance.”

e. Note 26. Replace the note with, “The proposed use will meet the parking and loading requirements of Section 5-1100.” Pursuant to Zoning Ordinance Section 6-1314(A), “The Zoning Administration may permit minor modifications to an approved special exception or minor special exception when it is determined by the Zoning Administration that such minor modifications are reasonably necessary to address issues related to topography, drainage, underground utilities, structural safety, final engineering, vehicular circulation, or requirements of government agencies.

Response: Note #26 on Sheet C1.0 was updated, as requested.

f. Note 27. Provide the government agency that granted such waiver and the date the waiver was granted. If applicable, provide the application number associated with such waiver.
Response: Note #27 on Sheet C1.0, referencing a waiver of a tree survey for existing trees, was updated to reflect that the tree survey was conducted by Timmons Group and is shown on Sheet C3.1 and Sheet C3.2.

SPEX PLAT (Sheet C4.0)

24. The proposed 0.24 acres to be transferred from PIN 059-29-2763 to PIN 059-48-1300 is depicted on Sheet 6 of the ZMAP-2005-0023/ZCPA-2005-0006 Regency at Ashburn Concept Development Plan (CDP) as tree save area. However, SPEX-2017-0031 proposes to develop this tree save area. An amendment to ZMAP-2005-0023/ZCPA-2005-0006 CDP may be required to allow for such transfer and development.

Response: An Administrative Change to the Regency at Ashburn CDP Open Space/Tree Save Area and Access was approved with ZCOR-2018-0162 on August 21, 2018. One Administrative Change reduces the open space area on PIN 059-29-2763 by 0.24 acres. See Sheet C1.1 for the letter.

25. Sheet 4 of CDP depicts the preferred access to the public use site (PIN 059-48-1300) as a right in/right out entrance onto Marblehead Drive. Sheet 7 of the CDP depicts an alternative entrance to Granite Run Terrance. However, SPEX-2017-0031 proposed to locate a full movement entrance form the adjacent property and tree save area (see comment 4, above) and proposed an emergency access only to Granite Run Terrance. Be advised, these proposed access points and operation do not appear to be in conformance with the CDP. An amendment to ZMAP-2005-0023/ZCPA-2005-0006 CDP may be required.

Response: An Administrative Change to the Regency at Ashburn CDP Open Space/Tree Save Area and Access was approved with ZCOR-2018-0162 on August 21, 2018. One Administrative Change allows for a relocation of the access to the public use site to a full movement entrance located at the Livonia Terrace and Marblehead Drive intersection. See Sheet C1.1 for the letter.

LANDSCAPE PLAN (Sheet L1.0)

26. Sheets 4 and 6 of the CDP depicts a 35 feet landscaping strip with enhanced buffer yard along Marblehead Drive, however SPEX-2017-0031 landscape plan proposed a reduced landscaping width of approximately 15 feet. Additionally, the Applicant is proposing a modification to increase the Type 3 buffer to 35 feet which is not reflected in the reduced landscaping width of approximately 15 feet depicted on SPEX-2017-0031 landscape plan. Be advised, the proposed landscaping does do not appear to be in conformance with the CDP. An amendment to ZMAP-2005-0023/ZCPA-2005-0006 CDP may be required.

Response: This ZMOD application seeks to modify Section 5-1403(E), which requires a Type 3 Front Yard Buffer along Marblehead Terrace, to allow for a Type 2 Rear/Side Yard Buffer, consistent with the approved CDP, and where the existing buffer plantings have to be removed and the planting area reduced, due to required roadway improvements, allow for a 15’ wide Type 2 Front Buffer yard.

27. Remove the landscape plan note referring to modifications to landscaping requirements. Compliance with the landscaping and buffering regulations (ZO Section 5-1300 and 5-1400) of the Zoning Ordinance shall be determined and met during the site plan stage. Additionally, buffer yard requirements may be waived or modified by the Zoning Administration pursuant to Zoning Ordinance Section 5-1409.

Response: The note has been removed from the plan. (Sheet L1.0)
LANDSCAPE NOTES AND DETAILS (Sheet L1.1)

28. Compliance with the landscaping and buffering regulations (ZO Section 5-1300 and 5-1400) of the Zoning Ordinance shall be determined and met during the site plan stage.

Response: Noted.

DTCE

Traffic Study

29. The applicant needs to provide crash data in the TIS for the Marblehead Drive/Livonia Terrace intersection.

Response: The crash data has been included.

Site Access and Mitigation

30. The applicant’s SPEX plat proposes access to the site utilizing Option 4. Under Option 4, the proposed use is to be served via a full movement access point onto Marblehead Drive, opposite Livonia Terrace, with a right-turn lane along Marblehead Drive and access to Granite Run Terrace limited to emergency access only. DTCE recommends that a condition be drafted which requires the Applicant to dedicate the necessary ROW and provide the easements needed to construct the right-turn lane traveling northbound on Marblehead Drive, subject to VDOT approval. Said turn lane shall be shown on a construction plan and profile or site plan, prior to its approval, and constructed and available for use prior to the first zoning permit on the subject property.

Response: The revised SPEX plat illustrates the right-turn lane from Marblehead Drive into the site entrance (opposite Livonia Terrace). All required ROW will be conveyed by the County for construction of the proposed turn lanes at the time of site plan. It is requested that the condition of the construction and operation of the proposed turn lane be available for use prior to the Certificate of Occupancy for the site.

31. DTCE notes that the Applicant’s TIS states that a left-turn traveling southbound on Marblehead Drive is not warranted. DTCE acknowledge that Marblehead Drive is a local roadway and therefore the 2010 CTP policies regarding turn lanes do not apply. However, as this roadway 1) is constructed as a four-lane median divided roadway, similar to a major collector roadway which would require turn lanes at all intersections; 2) has left-and-right-turn lanes at other intersections in the immediate vicinity or has turn bays that are striped out to accommodate turn lanes; and 3) has a posted speed limit of 45 mph, DTCE recommends that a left-turn lane traveling southbound on Marblehead Drive be constructed at the site entrance opposite Livonia Terrace. Installation of said left-turn lane would provide for cross section consistency and aid in providing clear driver expectations along Marblehead Drive. DTCE recommends that a condition be drafted which requires that Applicant to obtain any necessary ROW and easements to construct the left-turn lane traveling southbound on Marblehead Drive, subject to VDOT approval. Said turn lane shall be shown on a construction plan and profile or site plan, prior to its approval, and constructed and available for use prior to the first zoning permit on the subject property.

Response: The revised SPEX plat shows the left-turn lane from Marblehead Drive into the site entrance (opposite Livonia Terrace..). The detailed design for the proposed turn lane will be included with the Site Plan to be submitted to and approved by VDOT. In addition, the proposed turn lane will be constructed and available for use prior to the Certificate of Occupancy for the site.
DTCI recommends that the Applicant coordinate with County Fire & Rescue and the Fire Marshal’s Office to determine whether the emergency access is adequate and meets applicable standards. Provided these two entities are supportive of the emergency access onto Granite Run Terrance, DTCI can support the ZMOD request.

Response: The application has been reviewed by the County Fire & Rescue and the Fire Marshal’s office, both of which had no issues with the proposed emergency access. Full design details will be provided at the time of site plan.

Pedestrian Connectivity

DTCI notes that the Applicant’s TIS provided an initial all-way stop analysis at the Marblehead Drive/Livonia terrace/Site Entrance and states that an all-way stop warrant is not warranted. As this suggested improvement was at the request of the neighboring communities (one of which is an active adult community), DTCI recommends a condition that the Applicant’s submit an all-way stop warrant analysis to VDOT for its review, and if warranted, construct the all-way stop, prior to opening of the Senior Center use. In the event it is not warranted, an all-way stop analysis should not be required.

Response: In accordance with the scoping agreement, the TIS contains an all-way stop analysis in accordance with MUTCD standards. The all-way stop is not warranted under Criteria A, B, C, or D.

DTCI notes that the Applicant’s TIS provided an initial crosswalk warrant analysis across Marblehead Drive at three intersections. These include the Granite Run Terrace/Potter Terrace intersection, Livonia Terrace intersection, and Western Gailes Boulevard intersection. According to the initial analysis for the Granite Run Terrace/Potter Terrace intersection and the Livonia Terrace intersection, the TIS states that there would not likely be enough pedestrian traffic to warrant the crosswalk. Regarding the initial analysis of Western Gailes Boulevard, the TIS acknowledges that there are pedestrian attractors/generators on both sides of Marblehead Drive and sidewalks and trails exist on either side of the roadway, however, the TIS goes on to state that due to the intersection being ¼ mile away from the proposed Senior Center, it is unlikely that patrons trip to/from the Senior Center will use a crosswalk at the Western Gailes Boulevard intersection. DTCI questions whether this is an accurate statement and recommends studying the feasibility of crosswalks at these intersections in more detail. Therefore, as these suggested improvements were at the request of the neighboring communities (one of which is an active adult community) and there are questions as to whether there may be more pedestrian activity in this area that the TIS accounts for, DTCI recommends a condition that the Applicant submit crosswalk warrant analysis at these intersections for VDOT review and construct the crosswalk(s) if warranted and be open for use prior to opening for the Senior Center use. In the event the crosswalks are not warranted, the crosswalks should not be required.

Response: The TIS and Crosswalk Warrant Analysis were submitted to VDOT for review with this application. Per the referral dated July 11, 2018, as issued by Clyde Wallace of VDOT, there were no questions or concerns with the finding that a cross walk is not warranted as included with the study.

Furthermore, should further studies be required it is recommended that they be complete 6-12 months after the opening of the Senior Center so that actual pedestrian counts be collected and analyzed for the cross walk warrant analysis.

A condition should be drafted which states that the Applicant will construct the realigned trail shown on the SPEX plat along Marblehead Drive and said trail will be open for use prior to the opening of the Senior Center use. Said trail should be shown on a construction plan and profile or site plan. Prior to its approval.
Response: Similar to the turn lane improvements, the re-aligned trail along the County property frontage of Marble Head Drive will be included with the proposed Site Plan. In addition, the trail construction will be completed with the construction of the Senior Center and shall be operational prior to the Certificate of Occupancy for the site.

36. All new development access will need to meet VDOT’s Access Management Design Standards and Regulations for minor arterials, collectors, and local streets. The design standards govern the design of intersections, turn lanes, and entrances as well as providing spacing standards for entrances, intersections, crossovers, and traffic signals on minor arterials, collectors, and local streets.

Response: The development shall meet all VDOT Access Management Design Standards. Marblehead Drive is a local road with spacing standards of 50 feet (measured edge to edge). The site traffic does not meet the VDOT turn lane warrants; however, the Applicant has agreed to construct both a right and left turn lane at the site entrance.

37. VDOT recommends the existing Rocky Knoll Square stub-out/interparcel connection at Granite Run Terrance remain in place to support VDOT’s Connectivity requirements.

Response: The existing Rocky Knoll Square stub-out connects to a private street that does not support public access. Furthermore, previous conversations with both VDOT (Thomas Walker) as well as the County Board of Supervisors indicated that eliminating the access to Granite Run Terrace to reduce queuing issues that could arise with the minimal spacing between the existing stub-out in relation to the intersection of Granite Run Terrace and Marble Head Drive. In addition, since Granite Run Terrace and Rocky Knoll Square are private streets, the introduction of traffic from the public use site is not preferred by the residents of the Regency at Ashburn. With the above stated, the proposed full access entrance provides for a more efficient and safer access to the Senior Center site.

38. Page 2-1: All roadway descriptions need to show their posted speed along with the route numbers.

Response: The posted speed on Marblehead Drive was added to all plans sheets. (See Sheet C2.0). The route number has been added to the roadway description on page 2-1 of the TIS.

39. It is preferred to provide figures on the lane configuration of intersections along with the LOS by movement instead of approach.

Response: The figures have been updated.

40. The study analyzed several options to access the site but does not include any specific recommendations for preferred access/driveways for the development. However, the concept plan is based on option #4; therefore, we consider it as the preferred driveway access plan.

Response: The Applicant is moving forward with Option 4. All other options have been removed from the TIS.

41. We are recommending a southbound left turn at Livonia Terrace/Site Driveway with the two way stop control for side streets.

Response: As noted above, the southbound left turn lane is not warranted per VDOT standards. However, the Applicant has agreed to construct the turn lane.
42. Any marked crosswalks across uncontrolled approaches of Marblehead Drive would need midblock crosswalk studies.

    Response: The Applicant is not proposing any midblock crosswalks at this time.

43. SimTraffic files for the background and total future do not work resulting in fatal errors.

    Response: The files have been corrected.

Should you have any questions regarding the above responses, please feel free to contact me (703) 554-6709.

Thank you,

Luke Fetcho, P.E.
Senior Project Manager