SPEX-2018-0012, WaterWalk

Election District: Broad Run  
Staff Contact: Richard W. Hancock, AICP  
Applicant Representative: Michael G. Romeo, AICP, Walsh Colucci Lubeley & Walsh

Request: Special Exception (SPEX) to permit a hotel use without the amenities listed in §5-611(C).

Site Information:
Size: 5.49 acres  
Location: South side of Harry Bird Highway (Route 7) and the north side of Russel Branch Parkway (Route 1061), approximately 600 feet west of Richfield Way (Route 1060)
Zoning: PD-IP (Planned Development – Industrial Park)  
Policy Area: Suburban (Ashburn Community)  
Planned Land Use: Route 28 Business uses at an FAR of 0.4 to 1.0  
Existing Conditions: vacant

KEY ISSUES:

Land Use: The proposal is supported by the land use policies of the Revised General Plan for the Route 28 Business area as an office supportive service use. The subject location is suitable for the proposed corporate lodging facility. The facility includes full-size kitchen appliances, local gym memberships, grocery delivery service, on-site laundry and cleaning services, 24-hour concierge service, and outdoor amenity spaces.

Compatibility: With conditions committing to the provided architecture and a noise impact study, the project should be compatible with its surroundings.

Environmental Resources: A Condition requiring Low-Impact Development (LID) measures to be implemented on the property is the only environmental issue.

Transportation: There are no outstanding issues. The surrounding roadway network is fully developed and the proposed use is expected to produce fewer trips than allowable uses.

Public Utilities & Services: The site will be served by public water and sewer.
Application Status: Staff supports a Planning Commission recommendation of approval subject to Conditions.
WATER WALK
SPEX 2018-0012
BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

PROPERTY/ZONING DATA

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APPLICATION

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<tr>
<th>NAME</th>
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<tr>
<td>ADDRESS</td>
<td>1025 N WICK ROAD</td>
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</tr>
<tr>
<td>PHONE</td>
<td>(310) 521-1200</td>
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</table>

Sheet Index

1. COVER SHEET
2. EXISTING CONDITION PLAN
3. APPLICANT'Sdrawings
4. CORRECTED ENGINEER'S DRAWINGS

Attachment 3
ZCOR-2018-0023

Landusia, Virginia

April 1, 2018

Andrew A. Ritzey
Wade, Clark, Ladicky & Wade, P.C.
212 E. Washington Avenue
Loudon, VA 22724

(804) 456-6887
				
awade@wclw.com

Re: ZORO-2018-0023 Determination Regarding Logistics/Fueling Facility

Dear Mr. Ritzey:

The City of Loudoun, Virginia, pursuant to Section 6.1 of the Loudoun County Zoning Ordinance, hereby authorizes the issuance of this determination regarding a request for a Special Exception (Section 6.1) for a logistics/fueling facility to be located at 800 Hackett Road (the "Property"). The issuance of this determination is not to constitute the approval of the proposed project, subject to the conditions to be presented below.

The subject Property is owned by Pantheon Companies ("Pantheon") and is located at 800 Hackett Road in Loudoun County, Virginia (the "Subject Property"). The property includes approximately 14 acres of land and is currently zoned for Commercial Use (the "Commercial Use"").

The project is proposed to consist of a logistics/fueling facility to be located on the Property. The proposed project includes the construction of a warehouse and related infrastructure, including office space, parking, and other ancillary facilities. The project is expected to generate employment and contribute to the local economy.

The project is proposed to be phased over a period of three years, with construction of the warehouse and related infrastructure anticipated to begin within the next six months. The project is expected to create approximately 100 jobs and generate millions of dollars in economic activity.

The proposed project is subject to the following conditions:

1. The project must comply with all applicable local, state, and federal regulations, including, but not limited to, those related to environmental protection, public safety, and health and safety.
2. The project must be constructed in accordance with approved plans and specifications.
3. The project must be financed in accordance with the approved budget and financial plan.
4. The project must be operated in accordance with the approved business plan and financial statements.

The issuance of this determination is not to constitute the approval of the proposed project, subject to the conditions to be presented below.

Yours truly,

[Signature]

Planning Director
STATEMENT OF JUSTIFICATION

SPEX 2018-0012

WaterWalk

Special Exception to permit a hotel use

Loudoun County PIN #040-47-0960; 5.49 acres (the “Property”)

August 24, 2018

I. Introduction

WaterWalk RE Development Services, LLC is the applicant for the proposed special exception application (the "Applicant") to accommodate a 153-room, four-story, hotel use on the Property.

The Property is zoned Planned Development – Industrial Park (“PD-IP”) pursuant to the Revised 1993 Loudoun County Zoning Ordinance (“Zoning Ordinance”). A hotel is a permitted use in the PD-IP district if all the criteria of Section 5-611 of the Zoning Ordinance are satisfied. If only the criteria of Section 5-611 (A) and (B) are satisfied, a special exception is required for the hotel use. WaterWalk will not provide an on-site restaurant, extensive conference meeting space, or all of the specific amenities listed in Section 5-611 (C) of the Zoning Ordinance. Therefore, a special exception pursuant to Section 4-504 (E) within the PD-IP district is being pursued.

The Property is bordered to the north by Harry Byrd Highway (Route 7) and to the south by Russell Branch Parkway (Route 1061), and is located east of Richfield Way (Route 1060) and west of Loudoun County Parkway (Route 607) in the Broad Run Election District. The Revised General Plan (the "Plan") designates the Property for Route 28 Business land uses.

II. Proposal

WaterWalk owns and operates a version of an extended stay hotel known as a corporate lodging facility. WaterWalk is composed of silver and gold packages that operate as one facility. The silver package is priced on a monthly basis and includes one, two, or three bedroom units which include all utilities, internet, local phone, gym membership, trash service and expansive television service. The gold package is priced on a daily basis and includes every item in the silver package plus a custom furniture and sleep package, kitchen, complimentary customized breakfast options delivered to each unit weekly, full service housekeeping and access to a lounge that is open 24 hours a day, seven days a week, that includes coffee, tea, and soft drinks.
The proposed WaterWalk concept provides an alternative to the traditional model of corporate lodging – that is, where companies lease apartments, furnish them, and rent them to employees in order to control inventory. It is anticipated that companies using WaterWalk for their corporate lodging needs will find an added level of convenience and quality over other corporate lodging alternatives, including a national sales team and full support staff that are accessible and available on-site 24-hours a day for any guest needs, increased flexibility in lengths of stay, competitive pricing, and premier safety and security measures.

As a growing brand, WaterWalk is focusing its efforts in areas with high concentrations of corporate headquarters/Class “A” office markets, high relocation rates, and technical training – all of which require longer stays. As Loudoun County’s economy continues to add corporate workers throughout many diversified types of businesses, demand has increased for newer extended stay hotel concepts which combine the amenities of apartment living and the economics of an extended-stay hotel into one facility.

The WaterWalk corporate lodging concept emphasizes energy efficiency and smart space design to minimize operating costs. The facility will offer an all-inclusive pricing model and provide larger, upscale rooms, daily housekeeping, in-unit washers and dryers, modern kitchens with full-sized appliances, high-speed internet and premium satellite television, fitness memberships at nearby Loudoun County facilities, a communal bicycle program, local transportation, fully furnished units in the gold building and semi-furnished units in the silver building, grocery delivery service, on-site laundry and cleaning services, 24-hour concierge service which replaces the need for a 24-hour shuttle service or local bus service, and outdoor amenity spaces.

In an April 6, 2018 letter, Zoning Administration staff determined that a corporate lodging facility is considered a hotel use in Loudoun County. This determination letter confirmed that a special exception would be required to establish the use on the Property.

The Property is owned by Dulles Overlook, LC and is subject to previously approved legislative applications. These applications include ZRTD 2014-0006, which permitted a rezoning of 204.95 acres of the Property to the PD-IP district, as may be amended from time to time; ZCPA 2014-0008, which modified the 300 foot building setback approved as part of ZMAP 1990-0001 to 100 feet and eliminated the maximum permitted density of 0.35; ZMOD 2014-0008, which reduced the 300 foot building setback from Route 7, reduced the 100 foot building and 75 foot parking setbacks from Loudoun County Parkway, reduced the 75 foot building setback from Russell Branch Parkway, reduced the building and parking setbacks from all roads in non-residential districts, and modified or eliminated certain buffer requirements; and SPEX 2014-0027, which permitted office, administrative, business and professional, which do not meet the criteria contained in § 4-503 (G) of the Zoning Ordinance.

The adjacent uses within Commonwealth Center are compatible with WaterWalk. In addition to the existing Top Golf, iFly, and Visa office/data center uses, new uses such as the
Caliber Club recreation facility and the Cubesmart mini-storage facility will abut the Property. These land uses will serve as ideal neighbors for WaterWalk. Additionally, the Property is located in close proximity to One Loudoun. It is anticipated that WaterWalk guests will patronize the restaurants and retail amenities within One Loudoun thus adding to its vibrancy as a mixed-use center.

III.  Transportation

According to the Technical Memorandum prepared by Gorove/Slade Associates, Inc., dated May 29, 2018, the proposed hotel use will produce 197 fewer AM peak hour trips, 178 fewer PM peak hour trips, and 978 fewer daily trips than the permitted office use developed at its permitted density of 0.6 FAR. The proposed hotel use will have a minimal traffic impact on the surrounding transportation network.

IV.  Special Exception 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 the Zoning Ordinance. The following represents the Applicant’s response to these issues:

1. § 6-1309 (1) – Whether the proposed minor special exception or special exception is consistent with the Comprehensive Plan.

   The proposed four-story hotel use is consistent with the Route 28 Business policies as listed in the Plan.

2. § 6-1309 (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 proposed hotel use does not include any noise, light, glare, odor or other emissions that would negatively impact surrounding uses.

3. § 6-1309 (3) – Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and on adjacent parcels.

   The commercial uses that surround the Property are ideal neighboring uses for WaterWalk. Guests will utilize the storage capacity of the adjacent mini-storage facility; will recreate at the adjacent recreation facility; will be entertained at the driving range and skydiving facility; and will dine and shop at One Loudoun. Given the surrounding uses, it would be difficult to find a better location within Loudoun County for the proposed WaterWalk.
(4) § 6-1309 (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.

The proposed hotel use will have no impact on environmental or natural features as the Property has previously been fully disturbed.

(5) § 6-1309 (5) – Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.

The proposed hotel use will contribute to or promote the welfare or convenience of the public by providing positive revenue generating corporate lodging facility that fills a market need not currently being met by existing facilities.

(6) § 6-1309 (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.

The proposed hotel will be served adequately by public services.

V. Conclusion

WaterWalk will address a corporate lodging need that is currently unmet in Loudoun County. The innovative approach to corporate lodging proposed by WaterWalk will provide a range of extended stay options to suit the needs of its guests. The proposed facility will serve as a source of positive tax revenue in an area of Loudoun County ideally suited for the proposed use. The surrounding land uses are entirely compatible with WaterWalk and the existing transportation network will more than adequately manage the trips generated by WaterWalk.

For all of the foregoing reasons, the Applicant respectfully requests prompt positive consideration of the application from County staff, the Planning Commission and the Board of Supervisors.
Jackie

Community Planning Staff has reviewed the most recent submittal dated August 24, 2018. The applicant has addressed the majority of the 1st referral comments. However, Community Planning Staff continues to recommend that the applicant commit to the design and appearance of the buildings to ensure conformance with design guidelines for Route 28 Business area which support high quality architectural design and the use of high quality materials (RGP, Chapter 6, Route 28 Corridor Plan, Design, General Policies, Policy 8). The applicant in the 2nd submission has included a building illustrative, but has not provided commitments to the design.

Community Planning Staff finds the proposed extended stay hotel use on the subject property is supported by the land use policies of the Revised General Plan for the Route 28 Business area. Community Planning Staff supports approval of the application with conditions of approval.

Pat Giglio
Planner III, Community Planning
Loudoun County Department of Planning & Zoning
1 Harrison Street, S.E., 3rd Floor
Leesburg, Virginia 20175
703.777.0246 [Main] 703.737.8563 [Direct]

Visit Us on the Web: https://www.loudoun.gov/planning
DATE: July 16, 2018

TO: Jackie March, AICP, Project Manager
Land Use Review

FROM: Pat Giglio, Planner III
Community Planning

SUBJECT: SPEX-2018-0012 WaterWalk Hotel

BACKGROUND
The Applicant, WaterWalk RE Development Services LLC, requests a rezoning (ZRTD) and Special Exception (SPEX) to develop a hotel on the subject property located within Commonwealth Center in Ashburn (see vicinity map below). The subject site is located within the Route 28 Highway Improvement Transportation District (Route 28 Tax District) and is zoned PD-IP (Planned Development – Industrial Park) under the Revised 1993 Zoning Ordinance.

The 5.49 acre subject property is located on the south side of Harry Byrd Highway (Route 7), north of Russell Branch Parkway and east of Loudoun County Parkway. The subject property is bordered by Route 7 to north; by a future six-story mini-storage warehouse which is under construction to the east, Russell Branch Parkway to the south and a future indoor recreation establishment and Top Golf, a multi-story golf driving range with restaurant to the west. The application proposes to develop a four story, 153-room extended stay hotel on the subject property. The application does not propose the minimum supportive uses anticipated with a hotel in the Route 28 Corridor, such as an on-site restaurant, lounge facilities, meeting space, room service and bell service. The Statement of Justification identifies the proposed extended stay hotel as a “corporate lodging facility” which provides monthly, weekly and daily rentals of fully furnished one, two and three bedroom units with individual kitchens and laundry facilities. Access to the site is provided via an interparcel connections from the adjoining properties to the east and west.
A review of County records indicates that the subject property was previously cleared and graded and that no environmental features are present. The archeological investigation report identified no heritage resources onsite and recommended no further work for the project area. The site is located within the LDN 60 1-mile buffer of the Washington Dulles International Airport. The development as currently proposed will not impact Green Infrastructure elements as outlined in the Revised General Plan.

**COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The subject site is governed by the policies outlined in Loudoun County’s Revised General Plan (RGP). The subject site is located within the Ashburn Community of the Suburban Policy Area and within the Route 28 Tax District (RGP, Chapter 6, Suburban Community Boundaries Map and Route 28 Tax District Map). The application has been reviewed under the Suburban Policies of Chapter 6, specifically those policies found in the Route 28 Corridor Plan for the Route 28 Business area (RGP, Chapter 6, Route 28 Corridor Plan Land Development Patterns Map).

**LAND USE**

The County envisions the Route 28 Corridor as a major economic and employment center with predominately commercial development within distinct land development patterns (RGP, Chapter 6, Route 28 Corridor Plan, Land Use Text). The subject site is designated as Route 28 Business which is planned for office and flex uses with FARs between 0.4 to 1.0 with supportive commercial and retail services limited to 10% of the floor area (RGP, Chapter 6, Route 28 Corridor Plan, Route 28 Business Area Policies, Policy 1 and 8). Typical buildings within the Route 28 Business area shall contain two or more stories arranged in a campus-like setting with high curb appeal through the use of extensive landscaping and coordinated building architecture (RGP, Chapter 6, Route 28 Corridor Plan, Route 28 Business Area Policies, Policy 4).

The Route 28 Corridor policies support the provision of destination full service hotels in the corridor to provide accommodations for business and/or leisure travelers. Destination, full-service hotels are defined as multi-story, large-scale hotels with a minimum of 200 rooms and include large meeting facilities of 10,000 square feet or greater or are combined with a convention center, and contain high-quality services and extensive amenities, including one or more restaurants, bell and valet service, room service, concierge service, 24-hour front-desk service, business services, spa service, fitness center and recreational/entertainment facilities (RGP, Chapter 6, Route 28 Corridor Plan, General Policies, Policy 5). Hotels are classified as supportive commercial retail and service uses which are limited to 10% of the floor area for development within the Route 28 Business area (RGP, Chapter 6, Route 28 Business Policies, Policy 1).

The application proposes the construction of a four story, 153-room extended stay hotel on the subject property, without the minimum amenities identified in the Plan for a full service hotel such as an onsite restaurant, lounge facilities, meeting space, room service and bell service. The proposed extended stay hotel while not specifically identified in the Plan, directly supports business and commercial uses within the corridor through the provision of temporary lodging designed to accommodate business travelers over a longer period of time than a traditional
hotel. While the proposed extended-stay hotel is not a major employer as envisioned by the Plan it does provide an important service which supports other business and commercial uses within the corridor.

**Analysis**

*Community Planning Staff finds that the proposed extended-stay hotel is an appropriate business and office supportive commercial retail and service use which is in keeping with the intent of the Route 28 Business policies of the Plan.*

**DESIGN (BUILDING AND SITE)**

Design commitments for proposed developments within the Route 28 Business areas shall demonstrate conformance with the standards of the Plan (*RGP, Chapter 6, Route 28 Corridor Plan, Design, General Policies, Policy 4*). Developments in the Route 28 Business area shall be subject to the applicable design standards for Office and Flex uses (*RGP, Chapter 6, Route 28 Corridor Plan, Design, General Policies, Policy 8*). The overall site should be developed consistently with the design guidelines to create a coordinated unified development within the Business Area including:

- Park-like atmosphere, with high curb appeal through the use of extensive landscaping and coordinated building architecture;
- Buildings of four or more stories along Route 7;
- Coordinated building materials and colors that exhibit high quality design;
- Façade articulation on all sides of the building;
- Parking located to the rear of the buildings;
- Service areas for refuse and loading screened from view;
- 15% combined public and civic and parks and open space areas designed to function as gathering places;
- Landscaped walkable streets;
- Landscaping to frame and soften structures, enhance the environment and screen undesirable views;
- Pedestrian and bicycle accommodations; and
- Signage to contribute to the overall architecture and landscape theme. (*RGP, Chapter 6, Route 28 Corridor Plan, Design, General Policies, All Policies*).

**Analysis**

*The submitted application does not include any illustrative drawings or commitments related to the design of the building, site amenities or landscaping to demonstrate conformance with Plan policies, which support high quality architectural design and the use of high quality materials in keeping with the County’s vision for the business corridor. Community Planning Staff recommends conditions of approval, committing to buildings which are a minimum of four stories in height, enhanced landscaping along Route 7 and Russel Branch Parkway to screen views of parking and services areas, the provision of sidewalks and trail connections to Russel Branch Parkway and adjoining properties to accommodate pedestrian and bicycle mobility and the provision of enhanced landscaping to frame the buildings and the perimeter of the property.*
ROAD NOISE
The Revised General Plan and 2010 CTP contain roadway noise policies, which are intended to protect noise-sensitive uses from roadway noise. All proposed land uses adjacent to any existing or proposed arterial or major collector will be designed to ensure that no residential or other noise-sensitive use will have traffic impacts. Impacts occur when predicted noise levels approach or exceed the noise abatement criteria (2010 CTP, Table 7-1) or when the predicted noise levels substantially exceed existing noise levels (2010 CTP, Chapter 7, Noise Policies, Policy 1). As Route 7 is a principal arterial and the proposed hotel use is a noise-sensitive use, noise impacts along this roadway should be evaluated (2010 CTP, Chapter 7, Noise Policies, Table 7-1, Activity Category B and E).

Plan policies call for the utilization of the latest version of the Federal Highway Administration’s Highway Traffic Noise Prediction Model (FHWA-RD-77-108, as amended) to assess noise impacts (2010 CTP, Chapter 7, Noise Policies, Policy 1). The policies also include the design year noise levels, road configuration, design speed, pavement type, and topography that should go into the study to assess noise impacts (2010 CTP, Chapter 7, Noise Policies, Policy 1).

Analysis
Community Planning Staff recommends a condition of approval requiring the preparation a noise impact study according to the 2010 CTP policies for noise sensitive land uses adjacent to Route 7. Staff further recommends that the condition require the implementation of noise abatement measures if noise impacts are identified.

RECOMMENDATIONS
The land use policies of the Revised General Plan for the Route 28 Business area support the provision business and office supportive commercial retail and service use such as the proposed extended stay hotel. However, Community Planning Staff has identified several issues related to commitments to the proposed design of the building, site amenities and landscaping, as well as commitments to noise abatement measures which require additional submission for review for conformance with Plan policies.

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

Cc: Kenny Young, Acting Director, Planning and Zoning via email
Dan Galindo, AICP, Program Manager Community Planning, Planning and Zoning via email
Hi Jackie,

Zoning has discussed the following 2nd Sub comments with the applicant already, but for reference purposes offers the following comments:


2. As discussed with the applicant, parking lot landscaping for the side of the Property adjacent to the storage facility (PIN 040-47-3847) should be tabulated on Sheet 5. Additionally, peripheral parking lot landscaping tabulations should account for both required AND provided landscaping.

Please let me know if you have any questions or concerns.

Chris

---

Chris Blough  
Planner  
Department of Planning & Zoning  
1 Harrison Street, SE, 3rd Floor  
Leesburg, Virginia 20175  
(703) 771-5460  
www.loudoun.gov/planning

Visit us on the web (click on image):

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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.
County of Loudoun
Department of Planning & Zoning
MEMORANDUM

DATE: July 18, 2018
TO: Jackie Marsh, Project Manager, Land Use Division
FROM: Chris Blough, Planner, Zoning Administration Division
CC: Chris Mohn, Deputy Zoning Administrator
SUBJECT: SPEX-2018-0012, Water Walk

Pin #: 040-47-0960  Tax Map #: /80/N/1/////5/

The subject property is zoned PD-IP (Planned Development-Industrial Park) administered under the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance).

The applicant proposes to build a hotel with 153 rooms. Zoning Administration has reviewed the materials submitted with the June 15, 2018 Referral Memorandum and offers the following comments:

1. Revise all General Notes referencing lighting and signage “unless otherwise proffered or conditioned as part of this application or any previously approved application for the site”.

2. Revise General Note 8 to state that buffering, screening, and landscaping “will be provided in accordance with applicable Zoning Ordinance standards unless otherwise depicted as part of this application or any previously approved application for the site.”

3. Revise General Note 14 to state that areas of outdoor storage are prohibited in accordance with Commonwealth Center Proffer Section III (K)(ii) “Uses prohibited within 300 Feet from Route 7 Right-Of-Way”.


Attachment 5B2
5. Please correct typos in the stated maximum allowable building height provided under “Property/Zoning Data” tabulations.

6. Label the specific developed/physical features depicted between the buildings on sheets 3 and 4.

7. Provide a label on the CDP sheet stating the height of the proposed buildings (including the number of proposed stories).

8. Please demonstrate how the proposal will comply with the applicable design proffers for Commonwealth Center (Proffer Statement associated with ZRTD-2014-0006, ZCPA-2014-0008, and ZMOD-2014-0008), including, but not limited to, Proffer Section II. B “Design Standards”, and proffers specific to Land Bay A, such as Proffer Section III. D.

9. Remove the peripheral parking lot landscaping notes on Sheet 1 stating that peripheral parking lot landscaping, pursuant to Section 5-1413(C), is not required for the property. Buffer modifications approved with ZMOD-2014-0008 are stated as follows:

“Eliminate all front, side, and rear buffer yards between uses within the development that would be required following subdivision of the property. Permit remaining buffer yards (primarily located along road rights-of-way) to be located along the perimeter of individual uses, in lieu of along the entire perimeter of the subject property” (emphasis added).

If the applicant intends to modify the required any peripheral and/or interior parking lot landscaping standards required by Sections 5-1413(C) and/or 5-1413(B), a Zoning Modification is required.
DATE: September 27, 2018

TO: Jacqueline Marsh, Project Manager
Department of Planning and Zoning

FROM: Jefferson Miller, Senior Transportation Planner
DTCI, Transportation Planning & Operations Division

SUBJECT: SPEX 2018-0012 – WaterWalk
Second Referral

**Background**

This referral updates the status of comments noted in the first Department of Transportation and Capital Infrastructure (DTCI) referral, dated August 1, 2018, on this Special Exception (SPEX) application. The SPEX application proposes to allow an approximately 121,632 square foot hotel with 153 rooms on PIN 040-47-0960, in the PD-IP (Planned Development-Industrial Park) zoning district, under the [Revised 1993 Zoning Ordinance](#) (Zoning Ordinance). The subject property is located east of Loudoun County Parkway (VA Route 607), north of Russell Branch Parkway (VA Route 1061), west of Richfield Way (VA Route 1060) and south of Harry Bryd Highway (VA Route 7). The site is subject to the proffers and CDP approved with Commonwealth Center (ZRTD 2014-0006, ZCPA 2014-0008, ZMOD 2014-0008). The site is also subject to the Commonwealth Center special exception conditions and plat approved with SPEX 2014-0027.

This update is based on DTCI review of material received from the Department of Planning and Zoning on August 30, 2018, including (1) an Information Sheet, dated August 29, 2018; (2) the Applicant’s responses to DTCI first referral comments, dated August 24, 2018; (3) a Statement of Justification prepared by the Applicant, dated August 24, 2018; (4) an Architectural Elevations document, dated November 22, 2017; and (5) a Special Exception plat prepared by Urban, Ltd., revised through August 17, 2018.

**Executive Summary**

DTCI can support approval of this application as proposed with this submission.

**Status of Transportation Comments and Recommendations**

Staff comments from the first DTCI referral (August 1, 2018) as well as the Applicant’s responses to these comments (August 24, 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 (August 1, 2018): DTCI has reviewed the Applicant’s traffic memo and finds it to be an acceptable evaluation of this development as proposed.

   Applicant’s Response (August 24, 2018): Comment noted.

   Comment Status: Advisory comment.

Site Access

2. Initial Staff Comment (August 1, 2018): DTCI notes that no changes to existing access from the subject property are proposed in this application.

   Applicant’s Response (August 24, 2018): Comment noted.

   Comment Status: Advisory comment.

3. Initial Staff Comment (August 1, 2018): DTCI notes that the 2010 CTP shows an overpass connection between George Washington Boulevard and Russell Branch Parkway across VA Route 7 and connecting at Richfield Way.

   Applicant’s Response (August 24, 2018): Comment noted.

   Comment Status: Advisory comment.

Transit and Amenities

4. Initial Staff Comment (August 1, 2018): DTCI notes that the Applicant’s Statement of Justification includes language that states that the proposed Waterwalk facility will offer numerous amenities, some of which include transportation-related amenities such as a communal bicycle program, local transportation and a 24-hour shuttle for local transportation. While the Applicant’s traffic memo does not take trip reductions for these types of amenities (i.e. the trip generation is conservative), these types of amenities reduce trips on the road network. DTCI defers to DPZ as to whether the amenities listed in the SOJ should be included in the form of a condition(s).

   Applicant’s Response (August 24, 2018): To clarify, the statement of justification has been revised to reflect that 24-hour concierge service is available to provide alternative forms of transportation for guests. This service replaces the need for shuttle or bus service. Through its experience at other WaterWalk facilities, the Applicant has learned that 24-hour concierge service is more effective and efficient than 24-hour shuttle or bus service.

   Comment Status: Comment addressed.
5. **Initial Staff Comment (August 1, 2018):** As noted in Comment 4 above, the proposed use plans on providing a 24-hour local shuttle service. In the event the use were to no longer offer a shuttle service in the future, DTCI recommends that a condition be drafted which states that the Applicant will provide an easement to accommodate a future bus stop along Russell Branch Parkway in consultation with DTCI. Said easement shall be shown on the first site plan for the use, prior to its approval.

   *Applicant’s Response (August 24, 2018):* To clarify, the Applicant will not offer 24-hour shuttle service and there’s no demand for bus service for hotel users. The 24-hour concierge service effectively replaces shuttle or bus service or the need to provide bus service infrastructure such as a bus stop along Russell Branch Parkway.

   **Comment Status:** Comment addressed.

**SPEX Plat**

6. **Initial Staff Comment (August 1, 2018):** Correct the spelling of the roadway label on Sheets 2-4 to read “Russell Branch Parkway – VA Route 1061.”

   *Applicant’s Response (August 24, 2018):* The plan set has been revised accordingly.

   **Comment Status:** Comment addressed.

cc: Lou Mosurak, Senior Coordinator, DTCI
    Chris Blough, Planner, DPZ
County of Loudoun
Department of Transportation and Capital Infrastructure

MEMORANDUM

DATE: August 1, 2018

TO: Jacqueline Marsh, Project Manager
Department of Planning and Zoning (DPZ)

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

SUBJECT: SPEX 2018-0012 – Waterwalk
First Referral

Background
This application seeks approval of a Special Exception (SPEX) application in order to allow an approximately 121,632 square foot hotel with 153 rooms on PIN 040-47-0960, approximately 5.48 acres in size, in the PD-IP (Planned Development-Industrial Park) zoning district, under the Revised 1993 Zoning Ordinance (Zoning Ordinance). The subject property is located east of Loudoun County Parkway (VA Route 607), north of Russell Branch Parkway (VA Route 1061), west of Richfield Way (VA Route 1060) and south of Harry Bryd Highway (VA Route 7).

The site is subject to the proffers and CDP approved with Commonwealth Center ZRTD 2014-0006, ZCPA 2014-0008, ZMOD 2014-0008. The site is also subject to the Commonwealth Center special exception conditions and plat approved with SPEX 2014-0027. The proposed hotel use would be served via two full-movement entrances onto Russell Branch Parkway. 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 this application is based on materials received from the Department of Planning and Zoning on June 19, 2018, including (1) an information sheet, dated June 15, 2018, (2) a Statement of Justification dated June 14, 2018, (3) a Traffic Memorandum (Traffic Memo), prepared by Gorove Slade dated May 29, 2018, and (4) a Special Exception plat, prepared by Urban, Ltd, dated May 2018, revised through June 14, 2018.

Executive Summary
Upon resolution of Comments 4 through 6 noted below, DTCI could support approval of this application as proposed. Staff is available to meet with the Applicant to discuss the comments noted in this referral.

Attachment 5C2
DTCI has the following general concerns regarding this application. Detailed discussion of these issues are provided in the Transportation Comments section below:

- Commitments to amenities which reduce trip generation to/from the site are needed.

**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.

**Harry Bryd Highway – VA Route 7**
*Leesburg Bypass east to Route 28*

<table>
<thead>
<tr>
<th>Existing Condition</th>
<th>Ultimate Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Functional Classification (CTP)</strong></td>
<td>Principal Arterial</td>
</tr>
<tr>
<td><strong>Section/Lanes</strong></td>
<td>Six-Lane Median Divided Principal Arterial (U6M)</td>
</tr>
<tr>
<td><strong>Bicycle and Pedestrian Facilities</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Speed Limit</strong></td>
<td>55 MPH</td>
</tr>
<tr>
<td><strong>VDOT Traffic Counts</strong></td>
<td>93,000 (2017)</td>
</tr>
<tr>
<td><strong>Ultimate Improvements</strong></td>
<td>Improvements are planned or in progress to convert existing at-grade intersections along this segment to grade-separated interchanges (e.g., at Ashburn Village Boulevard, Belmont Ridge Road and Battlefield Parkway) resulting in a limited access freeway along this segment of Route 7.</td>
</tr>
<tr>
<td><strong>Funded Improvements</strong></td>
<td>Ashburn Village Boulevard / VA Route 7 interchange is completed. Belmont Ridge Road / VA Route 7 interchange is substantially complete. Battlefield Parkway /VA Route 7 interchange is a VDOT administered project on behalf of the Town of Leesburg, is in design and is anticipated to begin construction in Fall 2019.</td>
</tr>
</tbody>
</table>

**Russell Branch Parkway – VA Route 1061**
*Ashburn Village Boulevard east to Pacific Boulevard*

<table>
<thead>
<tr>
<th>Existing Condition</th>
<th>Ultimate Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Functional Classification (CTP)</strong></td>
<td>Major Collector</td>
</tr>
<tr>
<td><strong>Section/Lanes</strong></td>
<td>Four-Lane Median Divided (U4M)</td>
</tr>
<tr>
<td><strong>Bicycle and Pedestrian Facilities</strong></td>
<td>In the vicinity, a 10-foot wide trail is constructed on the north side and a sidewalk is constructed on the south side.</td>
</tr>
</tbody>
</table>

Notes: _ –
### Review of Applicant’s Traffic Memo

DTCl’s assessment of the Applicant’s traffic memo 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 traffic memo dated May 29, 2018 which includes a discussion of the site trip generation, parcel access and bicycle and pedestrian facilities for the proposed use. Trip generation is included in Table 1 below.

#### Table 1: Trip Generation for Waterwalk*

<table>
<thead>
<tr>
<th>Development Program</th>
<th>Weekday AM Peak Trips</th>
<th>Weekday PM Peak Trips</th>
<th>Weekday Total Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Use - Vacant</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Permitted By-Right Use in PD-IP @0.6 FAR – 143,500 SF Office</strong></td>
<td>256</td>
<td>240</td>
<td>1,728</td>
</tr>
<tr>
<td><strong>Proposed Use – 153 Room Hotel</strong></td>
<td>59</td>
<td>62</td>
<td>750</td>
</tr>
<tr>
<td><strong>Difference (Proposed versus Permitted Use)</strong></td>
<td><strong>-197</strong></td>
<td><strong>-178</strong></td>
<td><strong>-978</strong></td>
</tr>
</tbody>
</table>

**Sources:** DTCl Staff and Waterwalk Traffic Memo, prepared by Gorove Slade, dated May 29, 2018.  
*For complete breakdown of trip generation, please consult the Applicant’s TIS.*

The proposed development is forecasted to result in increased net new trip generation from the site. However, the forecasted trip generation will result in 197 fewer AM peak hour trips, 178 fewer PM peak hour trips and 978 fewer daily trips than the 143,500 square feet of office uses allowed by-right at a 0.6 FAR in the PD-IP zoning district. Based on the forecasted decrease in trip generation, no site-generated issues were identified in the traffic memo.
Transportation Comments and Recommendations

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

Traffic Study
1. DTCI has reviewed the Applicant’s traffic memo and finds it to be an acceptable evaluation of this development as proposed.

Site Access
2. DTCI notes that no changes to existing access from the subject property are proposed in this application.

3. DTCI notes that the 2010 CTP shows an overpass connection between George Washington Boulevard and Russell Branch Parkway across VA Route 7 and connecting at Richfield Way.

Transit and Amenities
4. DTCI notes that the Applicant’s Statement of Justification includes language that states that the proposed Waterwalk facility will offer numerous amenities, some of which include transportation-related amenities such as a communal bicycle program, local transportation and a 24-hour shuttle for local transportation. While the Applicant’s traffic memo does not take trip reductions for these types of amenities (i.e. the trip generation is conservative), these types of amenities reduce trips on the road network. DTCI defers to DPZ as to whether the amenities listed in the SOJ should be included in the form of a condition(s).

5. As noted in Comment 4 above, the proposed use plans on providing a 24-hour local shuttle service. In the event the use were to no longer offer a shuttle service in the future, DTCI recommends that a condition be drafted which states that the Applicant will provide an easement to accommodate a future bus stop along Russell Branch Parkway in consultation with DTCI. Said easement shall be shown on the first site plan for the use, prior to its approval.

SPEX Plat
6. Correct the spelling of the roadway label on Sheets 2-4 to read “Russell Branch Parkway – VA Route 1061.”

ATTACHMENT
1. Site Vicinity Map

cc: Lou Mosurak, Senior Coordinator, DTCI
    Chris Blough, Planner, DPZ
DATE: July 9, 2018

TO: MSC#62 Jacqueline Marsh, Department of Planning and Zoning

FROM: MSC#60A Will Himel, Planner

THROUGH: MSC#60A Scott Berger, Division Manager

SUBJECT: SPEX-2018-0012 WATER WALK

Thank you for the opportunity to review the plat and Statement of Justification related to the Water Walk special exception application. The application seeks County approval for a 153 room, four story hotel use on the property identified in County GIS records as PIN 040-47-0960. The subject property lies east of the Town of Leesburg, bounded by Harry Byrd Highway on the north, Russell Branch Parkway on the south, between Richfield way to the east, and Loudoun County Parkway to the west.

The property is subject to proffers and conditions of approval associated with applications ZRTD-2014-0006, ZCPA-2014-0008, ZMOD-2014-0008, and SPEX-2014-0027. No additional or modifications to existing proffers and conditions of approval are being proposed in the current Statement of Justification.

After review of the submitted documents, Staff has no comments regarding this proposal.
DATE:  July 17, 2018

TO:  Jackie Marsh, Project Manager

FROM:  Anna Dougherty, Natural Resources Engineer

THROUGH:  Ryan Reed, Natural Resources Team Leader

CC:  Pat Giglio, Community Planner  
      Maggie Auer, Floodplain Administrator  
      Joseph Carter, Proffer Manager

SUBJECT:  SPEX-2018-0012 Water Walk

The Natural Resources Team (NRT) reviewed the Special Exception, received on June 15, 2018, on the cover sheet, and offers the following comments:

Recommendations:

Floodplain Team Comments:

1) Staff recommends that Low-Impact Development (LID) measures be implemented on the property and that a condition commitment consistent with the LID proffer template be provided.

2) Staff recommends that Note 21 on Sheet 1 be updated as outlined below to match the County Source of Floodplain note and to reference the correct FIRM panel that the property is located within.

"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."

Attachment 5E2
July 13, 2018

Ms. Jacqueline Marsh
Department of Building and Development
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

Re: SPEX-2018-0012; Water Walk

Dear Ms. Marsh

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,

Julie Atwell
Engineering Administrative Specialist
DATE: July 26, 2018  
TO: Jacqueline Marsh, Project Manager, Department of Planning and Zoning  
FROM: Buddy Rizer, Executive Director, DED  
Prepared By: Katy Lowitz, Development Process Manager, DED  
SUBJECT: WaterWalk SPEX-2018-0012  

The Department of Economic Development’s (DED) analysis of the above application is detailed below in the following sections.

Applicant Proposal
A Special Exception to allow a hotel use in the PD-IP Zoning District pursuant to Section 4-504(E) of the Revised 1993 Loudoun County Zoning Ordinance.

DED Response
The proposed hotel use is located in the Broad Run Election District. According to the Revised General Plan, the property is located within the Route 28 Corridor Business district, which is intended for low to mid-density office and flex uses, with limited retail or service uses that support the office and flex uses. Aligning with the recommendations of the Revised General Plan, the hotel provides a service that supports the office uses within the Route 28 Corridor.

The approval of this application will contribute to the strength and diversity of lodging options in the County. The hotel will operate as a corporate lodging establishment with a broad range of all-inclusive amenities offering a unique experience, particularly for the growing number of corporate headquarters and Class A office space within the County. The use and location will increase consumer traffic by attracting business travelers from nearby Dulles Airport. The close proximity to an abundance of recreational, restaurant and retail establishments, will encourage consumer spending by the corporate lodging guests and subsequently generating tax revenue.

Please contact Katy Lowitz, katy.lowitz@loudoun.gov or 703-737-8274, for any follow-up questions or concerns.
MEMORANDUM TO:  Ms. Jaqueline Marsh MS#62  
Building and Development

FROM:  Jason R. Purdy  MSC # 68  
Rural Environmental Health Specialist, AOSE  
Division of Environmental Health

SUBJECT:  SPEX-2018-0012, Water Walk  
First Submission

PIN:  040-47-0960

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

a. Proposed Sewage Systems  
   Yes  ___  No  ___  N/A  X

b. Proposed Wells  
   ___  ___  ___  X

The locations on the plat, submitted by Ryan G. David, P.E. of Urban, Ltd., dated June 14, 2018, are correct as shown:

a. Existing Water Supplies  
   ___  ___  ___  X

b. Existing Drainfields  
   ___  ___  ___  X

Health Department comments:
Staff supports approval of the application for the following reasons __  
Staff cannot recommend approval of the application for the following reasons  
Staff recommends approval of the application with the following reservations  X  
Items that are incorrect/deficient are listed on the attached page.

Attachments Yes  X  No __

If further information or clarification on the above project is required, please contact me at (703) 771-5248.

JRP/JAB/Jrp  
C: SPEX-2018-0012.Referral
ATTACHMENT:

If, during the course of construction activities, an existing onsite sewage system or well is discovered, the Loudoun Health Department must be contacted immediately for proper abandonment procedures.
DATE: June 28, 2018

TO: Jacqueline Marsh, Project Manager, Engineering Division

FROM: Kevin Federline, Inspector

THRU: Linda Hale, Chief Fire Marshal

SUBJECT: SPEX-2018-0012 Water Walk, First Submission

The Loudoun County Fire Marshal’s Office has no objections to the special exception for the 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.

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. None.

Attachment 5I
Information for requesting a modification 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.
Memorandum

To: Jackie Marsh, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: July 17, 2018
Subject: Water Walk
SPEX 2018-0012

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</th>
</tr>
</thead>
<tbody>
<tr>
<td>040-47-0960</td>
<td>2 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.

<table>
<thead>
<tr>
<th>Approximate Response Time for Kincora, Station 24/35</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 minutes</td>
</tr>
</tbody>
</table>

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

c: project file

Attachment 5J
June 25, 2018

Ms. Jacqueline Marsh
County of Loudoun
Department of Planning
1 Harrison Street, SE (Mail Stop 62)
Leesburg, Virginia 20175

RE: SPEX 2018-0012 Water Walk

Dear Ms. Marsh:

School Board staff has reviewed the Water Walk special exception application. As the special exception request is for a hotel, staff offers no comments.

Should you require further information, please contact me at your earliest convenience.

Sincerely,

Beverly I. Tate, Director

Attachment
c: Eric Williams, Superintendent
    Kevin Lewis, Assistant Superintendent

Election District: Broad Run

Attachment 5K
June 27, 2018

Ms. Jacqueline Marsh  
County of Loudoun  
Department of Planning and Zoning  
1 Harrison Street, S.E.  
3rd Floor  
Leesburg, Virginia 20175

Re: Water Walk  
Loudoun County Application Number: SPEX 2018-0012

Dear Ms. Marsh:

We have reviewed the above application as requested in your June 15, 2018 transmittal (received June 18, 2018).

We have no objection to approval of this application.

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

Attachment 5L
Jackie,

Thank you for the opportunity to comment on WATERWALK, located at the approximate intersection of Russell Branch Parkway and Richfield Way, and the proposal to construct a new corporate lodging facility.

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 1C/19C and Runway 1R/19L.

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
October 12, 2018

Via Hand Delivery and E-Mail

Mr. Richard Hancock
Project Manager
Loudoun County Department of Planning and Zoning
1 Harrison Street, S.E., 3rd Floor
Leesburg, Virginia 20177

Re: Second Referral Response – WaterWalk Hotel (SPEX 2018-0012)

Dear Rick:

On behalf of WaterWalk RE Development Services, LLC, the applicant (referred to herein as the “Applicant”) of the WaterWalk Hotel Special Exception application, I am providing you with this letter as a written response to the second round of referral agency comments for the above referenced application. For your convenience, each of the Staff comments are stated below and the Applicant’s responses follow in bold italics.

LOUDOUN COUNTY DEPARTMENT OF PLANNING AND ZONING – COMMUNITY PLANNING (Pat Giglio, Planner III, 09/21/2018)

Community Planning Staff has reviewed the most recent submittal dated August 24, 2018. The applicant has addressed the majority of the 1st referral comments. However, Community Planning Staff continues to recommend that the applicant commit to the design and appearance of the buildings to ensure conformance with design guidelines for Route 28 Business area which support high quality architectural design and the use of high quality materials (RGP, Chapter 6, Route 28 Corridor Plan, Design, General Policies, Policy 8). The applicant in the 2nd submission has included a building illustrative, but has not provided commitments to the design.

Community Planning Staff finds the proposed extended stay hotel use on the subject property is supported by the land use policies of the Revised General Plan for the Route 28 Business area. Community Planning Staff supports approval of the application with conditions of approval.
Applicant Response:

As noted in this referral, the Applicant has previously submitted a Building Illustrative Graphic illustrating the anticipated appearance of the WaterWalk facility. It will be a four-story building and it will conform to the Commonwealth Center Design Guidelines which govern the Property. Adherence to the Commonwealth Center Design Guidelines reflects the commitment to design.

LOUDOUN COUNTY DEPARTMENT OF PLANNING AND ZONING – ZONING ADMINISTRATION (Chris Blough, Planner, 09/28/2018)

Zoning has discussed the following 2nd Sub comments with the applicant already, but for reference purposes offers the following comments:


Applicant Response:

Comment noted.

2. As discussed with the applicant, parking lot landscaping for the side of the Property adjacent to the storage facility (PIN 040-47-3847) should be tabulated on Sheet 5. Additionally, peripheral parking lot landscaping tabulations should account for both required AND provided landscaping.

Applicant Response:

The plan set tabulations have been updated to reflect the parking lot landscaping for the side of the Property adjacent to the storage facility and to account for the required and provided landscaping.

LOUDOUN COUNTY DEPARTMENT OF TRANSPORTATION AND CAPITAL INFRASTRUCTURE (Jefferson Miller, Senior Transportation Planner, 09/27/2018)

Executive Summary

DTCI can support approval of this application as proposed with this submission.

1. Initial Staff Comment (August 1, 2018): DTCI has reviewed the Applicant’s traffic memo and finds it to be an acceptable evaluation of this development as proposed.

Applicant’s Response (August 24, 2018): Comment noted.
Comment Status: Advisory comment.

2. Initial Staff Comment (August 1, 2018): DTCl notes that no changes to existing access from the subject property are proposed in this application.

Applicant’s Response (August 24, 2018): Comment noted.

Comment Status: Advisory comment.

3. Initial Staff Comment (August 1, 2018): DTCI notes that the 2010 CTP shows an overpass connection between George Washington Boulevard and Russell Branch Parkway across VA Route 7 and connecting at Richfield Way.

Applicant’s Response (August 24, 2018): Comment noted.

Comment Status: Advisory comment.

4. Initial Staff Comment (August 1, 2018): DTCI notes that the Applicant’s Statement of Justification includes language that states that the proposed Waterwalk facility will offer numerous amenities, some of which include transportation-related amenities such as a communal bicycle program, local transportation and a 24-hour shuttle for local transportation. While the Applicant’s traffic memo does not take trip reductions for these types of amenities (i.e. the trip generation is conservative), these types of amenities reduce trips on the road network. DTCI defers to DPZ as to whether the amenities listed in the SOJ should be included in the form of a condition(s).

Applicant’s Response (August 24, 2018): To clarify, the statement of justification has been revised to reflect that 24-hour concierge service is available to provide alternative forms of transportation for guests. This service replaces the need for shuttle or bus service. Through its experience at other WaterWalk facilities, the Applicant has learned that 24-hour concierge service is more effective and efficient than 24-hour shuttle or bus service.

Comment Status: Comment addressed.

5. Initial Staff Comment (August 1, 2018): As noted in Comment 4 above, the proposed use plans on providing a 24-hour local shuttle service. In the event the use were to no longer offer a shuttle service in the future, DTCl recommends that a condition be drafted which states that the Applicant will provide an easement to accommodate a future bus stop along Russell Branch Parkway in consultation with DTCl. Said easement shall be shown on the first site plan for the use, prior to its approval.
Applicant's Response (August 24, 2018): To clarify, the Applicant will not offer 24-hour shuttle service and there’s no demand for bus service for hotel users. The 24-hour concierge service effectively replaces shuttle or bus service or the need to provide bus service infrastructure such as a bus stop along Russell Branch Parkway.

Comment Status: Comment addressed.

6. Initial Staff Comment (August 1, 2018): Correct the spelling of the roadway label on Sheets 2-4 to read “Russell Branch Parkway – VA Route 1061.”

Applicant's Response (August 24, 2018): The plan set has been revised accordingly.

Comment Status: Comment addressed.

Applicant Response:
Comments noted.

We hope the responses provided in this letter appropriately address the referral agency comments. Please feel free to contact me if you have any questions or comments.

Sincerely,

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

[Signature]

Michael G. Romeo, AICP
Senior Land Use Planner

Enclosures: Updated Plan Set

cc: Aaron McPeak, WaterWalk RE Development Services, LLC
Bill Chaffee, WaterWalk RE Development Services, LLC
Jack Knowles, WaterWalk RE Development Services, LLC
Jim Mertz, Dulles Overlook, LC
Eric Siegel, P.E., Urban, Ltd.
Ryan David, P.E., Urban, Ltd.
Tushar Awar, P.E., Gorove/Slade Associates, Inc.
J. Randall Minchew, Esq., Walsh, Colucci, Lubeley & Walsh, P.C.
Andrew A. Painter, Esq., Walsh, Colucci, Lubeley & Walsh, P.C.
August 24, 2018

Via Hand Delivery and E-Mail

Ms. Jacqueline Marsh
Project Manager
Loudoun County Department of Planning and Zoning
1 Harrison Street, S.E., 3rd Floor
Leesburg, Virginia 20177

Re: Referral Response – WaterWalk Hotel (SPEX 2018-0012)

Dear Jackie:

On behalf of WaterWalk RE Development Services, LLC, the applicant (referred to herein as the “Applicant”) of the WaterWalk Hotel Special Exception application, I am providing you with this letter as a written response to the referral agency comments for the above referenced application. For your convenience, each of the Staff comments are stated below and the Applicant’s responses follow in bold italics.

LOUDOUN COUNTY DEPARTMENT OF PLANNING AND ZONING – COMMUNITY PLANNING (Pat Giglio, Planner III, 07/16/2018)

Community Planning Staff finds that the proposed extended-stay hotel is an appropriate business and office supportive commercial retail and service use which is in keeping with the intent of the Route 28 Business policies of the Plan.

Applicant Response:
Comment noted.

The submitted application does not include any illustrative drawings or commitments related to the design of the building, site amenities or landscaping to demonstrate conformance with Plan policies, which support high quality architectural design and the use of high quality materials in keeping with the County’s vision for the business corridor. Community Planning Staff recommends conditions of approval, committing to buildings which are a minimum of four stories in height, enhanced landscaping along Route 7 and Russel Branch Parkway to screen
views of parking and services areas, the provision of sidewalks and trail connections to Russel Branch Parkway and adjoining properties to accommodate pedestrian and bicycle mobility and the provision of enhanced landscaping to frame the buildings and the perimeter of the property.

**Applicant Response:**

The Applicant has enclosed a Building Illustrative Graphic illustrating the anticipated appearance of the WaterWalk facility. It will be a four-story building and it will conform to the Commonwealth Center Design Guidelines which govern the subject property.

The courtyard of the WaterWalk Facility will include picnic tables, outdoor seating areas, a fire pit, an outdoor grilling area, and an overhead gazebo/shade structure. A pet park area will be located elsewhere on the subject property.

The plan set does include a conceptual landscape sheet and a conceptual landscape computations sheet which indicate the type of landscaping and where it will be located on the subject property.

Community Planning Staff recommends a condition of approval requiring the preparation a noise impact study according to the 2010 CTP policies for noise sensitive land uses adjacent to Route 7. Staff further recommends that the condition require the implementation of noise abatement measures if noise impacts are identified.

**Applicant Response:**

The Applicant would be agreeable to performing a noise impact study during the site plan stage.

**LOUDOUN COUNTY DEPARTMENT OF PLANNING AND ZONING – ZONING ADMINISTRATION (Chris Blough, Planner, 07/18/2018)**

1. Revise all General Notes referencing lighting and signage “unless otherwise proffered or conditioned as part of this application or any previously approved application for the site”.

**Applicant Response:**

The plan set has been revised accordingly.

2. Revise General Note 8 to state that buffering, screening, and landscaping “will be provided in accordance with applicable Zoning Ordinance standards unless otherwise depicted as part of this application or any previously approved application for the site.”

**Applicant Response:**

The plan set has been revised accordingly.
3. Revise General Note 14 to state that areas of outdoor storage are prohibited in accordance with Commonwealth Center Proffer Section III (K)(ii) “Uses prohibited within 300 Feet from Route 7 Right-Of-Way”.

**Applicant Response:**

_The applicant has moved a maintenance building, which could be construed as outdoor storage, well beyond 300 feet from the Route 7 right-of-way. It should be noted that trash enclosures are not considered outdoor storage and thus may be located within 300 feet of the Route 7 right-of-way._


**Applicant Response:**

_The plan set has been revised accordingly._

5. Please correct typos in the stated maximum allowable building height provided under “Property/Zoning Data” tabulations.

**Applicant Response:**

_The plan set has been revised accordingly._

6. Label the specific developed/physical features depicted between the buildings on sheets 3 and 4.

**Applicant Response:**

_Sheet 4 of the plan set has been revised accordingly._

7. Provide a label on the CDP sheet stating the height of the proposed buildings (including the number of proposed stories).

**Applicant Response:**

_The building will be four stories and approximately 55 feet in height. To accommodate flexibility, the plan set states that the maximum height of the building will be up to 60 feet._

8. Please demonstrate how the proposal will comply with the applicable design proffers for Commonwealth Center (Proffer Statement associated with ZRTD-2014-0006, ZCPA-2014-0008, and ZMOD-2014-0008), including, but not limited to, Proffer Section II. B “Design Standards”, and proffers specific to Land Bay A, such as Proffer Section III. D.

**Applicant Response:**
A Building Illustrative Graphic is enclosed with this referral response letter illustrating the anticipated building design for the proposed WaterWalk facility. This building design will conform to the Commonwealth Center Design Guidelines.

9. Remove the peripheral parking lot landscaping notes on Sheet 1 stating that peripheral parking lot landscaping, pursuant to Section 5-1413(C), is not required for the property. Buffer modifications approved with ZMOD-2014-0008 are stated as follows:

"Eliminate all front, side, and rear buffer yards between uses within the development that would be required following subdivision of the property. Permit remaining buffer yards (primarily located along road rights-of-way) to be located along the perimeter of individual uses, in lieu of along the entire perimeter of the subject property” (emphasis added).

If the applicant intends to modify the required any peripheral and/or interior parking lot landscaping standards required by Sections 5-1413(C) and/or 5-1413(B), a Zoning Modification is required.

**Applicant Response:**

The Applicant met with county staff on August 9th to discuss this comment. It was agreed upon that the peripheral parking lot landscaping does not apply to the subject property’s western boundary based on the language of Section 5-1413 (C) (I) (I) which does not require a landscaping strip where abutting parcels share a common access drive or parking lot circulation travelway provided that equivalent planting materials are provided elsewhere on the development site.

Additionally, it was agreed upon that references to buffer requirements and peripheral parking lot landscaping would be listed in separate notes. The plan set has been revised accordingly.

**LOUDOUN COUNTY DEPARTMENT OF BUILDING AND DEVELOPMENT – NATURAL RESOURCES TEAM (Anna Dougherty, Natural Resources Engineer, 07/17/2018)**

1. Staff recommends that Low-Impact Development (LID) measures be implemented on the property and that a condition commitment consistent with the LID proffer template be provided.

**Applicant Response:**

The Applicant would be agreeable to a condition of approval that an LID measure be implemented on the subject property.
2. Staff recommends that Note 21 on Sheet 1 be updated as outlined below to match the County Source of Floodplain note and to reference the correct FIRM panel that the property is located within.

"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."

**Applicant Response:**

*The plan set has been revised accordingly.*

**LOUDOUN COUNTY DEPARTMENT OF BUILDING AND DEVELOPMENT (Will Himel, Planner, 07/09/2018)**

Thank you for the opportunity to review the plat and Statement of Justification related to the Water Walk special exception application. The application seeks County approval for a 153 room, four story hotel use on the property identified in County GIS records as PIN 040-47-0960. The subject property lies east of the Town of Leesburg, bounded by Harry Byrd Highway on the north, Russell Branch Parkway on the south, between Richfield Way to the east, and Loudoun County Parkway to the west.

The property is subject to proffers and conditions of approval associated with applications ZRTD-2014-0006, ZCPA-2014-0008, ZMOD-2014-0008, and SPEX-2014-0027. No additional or modifications to existing proffers and conditions of approval are being proposed in the current Statement of Justification.

After review of the submitted documents, Staff has no comments regarding this proposal.

**Applicant Response:**

*Comment noted.*

**LOUDOUN COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT (Buddy Rizer, Executive Director, 07/26/2018)**

The proposed hotel use is located in the Broad Run Election District. According to the Revised General Plan, the property is located within the Route 28 Corridor Business district, which is intended for low to mid-density office and flex uses, with limited retail or service uses that support the office and flex uses. Aligning with the recommendations of the Revised General Plan, the hotel provides a service that supports the office uses within the Route 28 Corridor.
The approval of this application will contribute to the strength and diversity of lodging options in the County. The hotel will operate as a corporate lodging establishment with a broad range of all-inclusive amenities offering a unique experience, particularly for the growing number of corporate headquarters and Class A office space within the County. The use and location will increase consumer traffic by attracting business travelers from nearby Dulles Airport. The close proximity to an abundance of recreational, restaurant and retail establishments, will encourage consumer spending by the corporate lodging guests and subsequently generating tax revenue.

**Applicant Response:**
*Comment noted.*

**LOUDOUN COUNTY PUBLIC SCHOOLS (Beverly I. Tate, Director, 06/25/2018)**

School Board staff has reviewed the Water Walk special exception application. As the special exception request is for a hotel, staff offers no comments.

**Applicant Response:**
*Comment noted.*

**METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (Mark Rutyna, CAPM, C.M., Airport Planner, 07/17/2018)**

Thank you for the opportunity to comment on WATERWALK, located at the approximate intersection of Russell Branch Parkway and Richfield Way, and the proposal to construct a new corporate lodging facility.

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 1C/19C and Runway 1R/19L.

**Applicant Response:**
*Comment noted.*

**LOUDOUN COUNTY DEPARTMENT OF TRANSPORTATION AND CAPITAL INFRASTRUCTURE (Rory L. Toth, CZA/CTM, Senior Transportation Planner, 08/01/2018)**

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

1. DTCI has reviewed the Applicant’s traffic memo and finds it to be an acceptable evaluation of this development as proposed.

*Applicant Response:*

*Comment noted.*

Site Access

2. DTCI notes that no changes to existing access from the subject property are proposed in this application.

*Applicant Response:*

*Comment noted.*

3. DTCI notes that the 2010 CTP shows an overpass connection between George Washington Boulevard and Russell Branch Parkway across VA Route 7 and connecting at Richfield Way.

*Applicant Response:*

*Comment noted.*

Transit and Amenities

4. DTCI notes that the Applicant’s Statement of Justification includes language that states that the proposed Waterwalk facility will offer numerous amenities, some of which include transportation-related amenities such as a communal bicycle program, local transportation and a 24-hour shuttle for local transportation. While the Applicant’s traffic memo does not take trip reductions for these types of amenities (i.e. the trip generation is conservative), these types of amenities reduce trips on the road network. DTCI defers to DPZ as to whether the amenities listed in the SOJ should be included in the form of a condition(s).

*Applicant Response:*

*To clarify, the statement of justification has been revised to reflect that 24-hour concierge service is available to provide alternative forms of transportation for guests. This service replaces the need for shuttle or bus service. Through its experience at other WaterWalk facilities, the Applicant has learned that 24-hour concierge service is more effective and efficient than 24-hour shuttle or bus service.*

5. As noted in Comment 4 above, the proposed use plans on providing a 24-hour local shuttle service. In the event the use were to no longer offer a shuttle service in the future,
DTCI recommends that a condition be drafted which states that the Applicant will provide an easement to accommodate a future bus stop along Russell Branch Parkway in consultation with DTCI. Said easement shall be shown on the first site plan for the use, prior to its approval.

**Applicant Response:**
To clarify, the Applicant will not offer 24-hour shuttle service and there's no demand for bus service for hotel users. The 24-hour concierge service effectively replaces shuttle or bus service or the need to provide bus service infrastructure such as a bus stop along Russell Branch Parkway.

### SPEX Plat

6. Correct the spelling of the roadway label on Sheets 2-4 to read “Russell Branch Parkway – VA Route 1061.”

**Applicant Response:**
The plan set has been revised accordingly.

### VIRGINIA DEPARTMENT OF TRANSPORTATION (Clyde A. Wallace, P.E., Engineer, 06/27/2018)

We have reviewed the above application as requested in your June 15, 2018 transmittal (received June 18, 2018)

We have no objection to approval of this application.

**Applicant Response:**
Comment noted.

### LOUDOUN COUNTY DEPARTMENT OF FIRE, RESCUE AND EMERGENCY MANAGEMENT (Maria Figueroa Taylor, Fire-Rescue Planner, 07/17/2018)

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

**Applicant Response:**
Comment noted.
LOUDOUN COUNTY DEPARTMENT OF FIRE AND RESCUE – FIRE MARSHAL’S OFFICE (Kevin Federline, Inspector, 06/28/2018)

The Loudoun County Fire Marshal’s Office has no objections to the special exception for the 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.

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

Applicant Response:  
Comment noted.

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.

Applicant Response:  
Comment noted.

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.

Applicant Response:  
Comment noted.
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.

Applicant Response:
Comment noted.

LOUDOUN COUNTY HEALTH DEPARTMENT (Jason R. Purdy, Rural Environmental Health Specialist, AOSE, Division of Environmental Health, 06/13/2018)

Staff recommends approval of the application with the following reservations:

If during the course of construction activities, an existing onsite sewage system or well is discovered, the Loudoun Health Department must be contacted immediately for proper abandonment procedures.

Applicant Response:
Comment noted.

LOUDOUN WATER (Julie Atwell, Engineering Administrative Specialist, 07/13/2018)

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.

Applicant Response:
Comment noted.
We hope the responses provided in this letter appropriately address the referral agency comments. Please feel free to contact me if you have any questions or comments.

Sincerely,

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

Michael G. Romeo, AICP
Senior Land Use Planner

Enclosures:  Updated Plan Set
             Updated Statement of Justification
             Building Illustrative Graphic

cc:  Aaron McPeak, WaterWalk RE Development Services, LLC
     Bill Chaffee, WaterWalk RE Development Services, LLC
     Jack Knowles, WaterWalk RE Development Services, LLC
     Jim Mertz, Dulles Overlook, LC
     Eric Siegel, P.E., Urban, Ltd.
     Ryan David, P.E., Urban, Ltd.
     Tushar Awar, P.E., Gorove/Slade Associates, Inc.
     J. Randall Minchew, Esq., Walsh, Colucci, Lubeley & Walsh, P.C.
     Andrew A. Painter, Esq., Walsh, Colucci, Lubeley & Walsh, P.C.