

**BOARD OF SUPERVISORS
TRANSPORTATION and LAND USE COMMITTEE**

**MEETING SUMMARY
September 21, 2011**

Attendance:

Committee Members Present

Kelly Burk, Chair
Eugene Delgaudio
Sally Kurtz
Andrea McGimsey
Scott York

Other Committee members present:

Stevens Miller

1. Route 7 Safety Improvements/Sterling Area

*Election District: (Former: Sterling/Sugarland Run/Potomac; New: Algonkian/Sterling
Staff Contacts: Jim Rauch & Lewis Rauch, Department of Construction and Waste Management*

This Item provides an update on the status of the Eastern Route 7 Traffic Flow Improvements project. As discussed at the July 20, 2011 Transportation and Land Use Committee Meeting, monthly updates will be given to the Committee. The scope of the project involves improvements at 3 intersections along Route 7: Potomac View Road, Sterling Boulevard, and Augusta Drive. In accordance with the project schedule, design documents were submitted in mid August to VDOT and the County for review. After the review is completed and comments incorporated, final plans will be submitted to the Department of Building and Development and VDOT for approval. Design completion is planned for November 2011 with bids issued in early December. These plans are being reviewed concurrent with the work to identify the scope of utility relocations and the work to acquire easements and right of way. Construction is planned to begin in the spring/summer of 2012 and the work is planned for completion in the spring/summer of 2013. At the September 21 Committee meeting, staff reported that they have worked through a number of unforeseen issues in a short length of time and that they continue to monitor the schedule carefully to keep the project on course to submit for bid at the end of November 2011. This item was presented as information. Board action is not required at this time.

2. Report/Input Sessions on Bicycle and Pedestrian Improvement Priority Lists

*Election District: (Former: Sterling/Sugarland Run/Potomac; New: Algonkian/Sterling
Staff Contacts: Arkopal Goswami & Andrew Beacher, Office of Transportation Services*

At its December 7, 2010 business meeting, the Board of Supervisors took action on two separate but related items. These items requested staff to identify prioritized lists of proposed bicycle and

pedestrian improvements, both surrounding the future Route 606 and 772 Metrorail stations, and Countywide. The Board voted 8-0-1 (York absent) on each item to direct staff to develop the priority lists, and to present staff's findings at future Transportation and Land Use Committee (TLUC) meetings. The draft priority lists for the improvements surrounding the future Metrorail stations, and Countywide, were presented to the Committee at its April 25, 2011, and May 18, 2011 meetings, respectively. At these meetings, the Committee voted 3-1-1 (York – no; Kurtz absent for the vote) and 3-0-1-1 (Delgaudio – no; York – abstain) to recommend to the Board that staff be directed to seek public input on the proposed priority lists, and that the public input be documented and reported to the TLUC. The Committee's recommendations were reviewed and approved by the Board at its May 3, 2011 (9-0) and June 7, 2011 (8-0-1; Buckley absent for the vote) business meetings. The Board further directed that three public input sessions be held around the County, including two sessions near the future Metrorail stations, and one in Leesburg. Staff scheduled the public input sessions in accordance with the Board's direction, and the meetings were held on June 23 (Guilford Elementary School, Sterling), June 27 (Mill Run Elementary School, Ashburn) and June 29, 2011 (County Government Center, Leesburg). This item summarizes the input received from the public and provides recommendations to the Committee with respect to the proposed priority lists, based on that input. On September 21, 2011, the Committee voted 5-0 to forward this item to the Board of Supervisors with a recommendation that the Board adopt the identified list of priorities recommended in the September 21 staff report, The item was forwarded to the October 4, 2011 Board of Supervisors meeting.

3. ZMAP 2006-0026/Lambert Property, Inc.

Election District: Dulles (Former and New):

Staff Contact: Marchant Schneider & Julie Pastor, Department of Planning

Cedar Hunt Development-Loudoun, LLC of McLean, Virginia, has submitted an application to rezone approximately 190.06 acres from the TR3-LF (Transitional Residential – 3) and the TR3-LBR (Transitional Residential – 3) to the PD-H3 (Planned Development Housing) zoning district, to be administered as R-8 (Single Family Residential), in order to develop up to 355 residential units (up to 215 single-family detached dwelling units and up to 140 single-family attached (45 affordable) dwelling units) at a density of 1.88 dwelling units per acre. The applicant is also requesting various modifications of the Revised 1993 Zoning Ordinance. The Planning Commission recommends approval based on its Findings. Staff cannot support the application because the limited size and physical constraints of the subject property does not achieve the design objectives envisioned for a Countryside Village, which would justify higher residential densities. At the Board of Supervisors public hearing on May 9, 2011, the Board voted 8-0-1 (Supervisor Kurtz absent for the vote) to refer this application to the Transportation and Land Use Committee for further discussion. At the July 20 meeting of the Transportation and Land Use Committee, staff discussed the status of the outstanding issues. Following discussion, Committee members agreed to continue review of the application at its September meeting and asked for additional information on issues related to Capital Intensity Factors, transportation; a map of the proposed school site and adjacent landowner's position on granting a right-of-way. On September 21, 2011, staff addressed the information requested by the Committee at its July 20 meeting and discussed the remaining outstanding issues, including the application's inconsistency with the land use policies of the Revised General Plan and transportation issues as described in the staff report. The Committee voted 3-2 (Delgaudio and York-no) to forward

this application to the Board of Supervisors with a recommendation to deny the application. This application is scheduled for consideration at the Board of Supervisors November 2, 2011 business meeting.

4. CMPT 2010-0009, SPEX 2010-0020, T-MOBILE/STEPHENS SILO

Election District Catoctin (Former and New)

Staff Contacts: Evan Harlow and Julie Pastor, Planning Department

T-Mobile Northeast, LLC, of Beltsville, Maryland, has submitted applications for a Special Exception and Commission approval to permit the construction of a telecommunications monopole facility consisting of an 80-foot “stealth” design monopole to be located inside a bell tower concealment enclosure and associated equipment shelters in the CR-1 (Countryside Residential-1) zoning district. The subject property is approximately 2.6 acres in size and is located on the southwest quadrant of the intersection of Jefferson Drive (Route 839), Sugarland Run Drive (Route 1701), and Potomac View Road (Route 637), at 46611 Jefferson Drive, Sterling, Virginia, in the Potomac Election District (New: Algonkian Election District). On June 22, 2011, the Planning Commission approved the Commission Permit and forwarded the Special Exception application to the Board of Supervisors with a recommendation of approval, subject to conditions of approval. Staff recommends approval of a stealth silo to house a mobile telecommunication facility because it is consistent with the policies in the Revised General Plan and Strategic Land Use Plan for Telecommunication Facilities, subject to the conditions of approval and findings contained in the staff report. At the July 11, 2011 Board of Supervisors Public Hearing, Supervisor Kurtz provided a list of questions to the applicant which were submitted by the surrounding property owners regarding the structure, site selection, health effects, coverage and need, and the environmental review. The Board voted 6-0-3 (Supervisors Delgaudio, Waters and York absent) to forward the applications to the September Transportation and Land Use Committee for further discussion of the outstanding issues. Subsequent to the public hearing, staff and the applicant met with Supervisor Kurtz to discuss the concerns raised at the public hearing. An issues summary of the meeting is included in the staff report along with Supervisor Kurtz’ list of questions and the applicant’s corresponding responses. At the September 21 Committee meeting, staff provided an overview of the status of the outstanding issues. Following discussion with the applicant regarding efforts to mitigate the impact of the cell tower, the Committee voted 5-0 to forward the applications to the Board of Supervisors with no recommendation and requested that the applicant reduce the height of the silo from 90 feet to 80 feet; limit the number of carriers to three; and provide a building compatible in design to the character of rural Loudoun to house equipment for 3 carriers. This item was forwarded to the October 17, 2011 Board of Supervisors special meeting.

5. Limited Access Fencing on Route 7 (Request from Supervisor Waters)

Staff Contacts: Charles Yudd, Assistant County Administrator

Andrew Beacher, Director, Office of Transportation Services

This item was added to the agenda by Supervisor Burk in response to a request by Supervisor Waters to discuss the background and implications of a VDOT requirement for chain link fencing adjacent to interchanges and along Route 7. Attachment 1 is a memorandum from Supervisor Waters that outlines concerns about this type of fencing that arose from discussions with University Center representatives. At the Committee meeting on September 21, Farid Bigdeli of VDOT explained VDOT's requirement regarding fencing on major roads and the process to request a waiver of the fencing requirement. Mr. Bigdeli stated that the County's request to waive the fencing requirements along Route 7 from Route 28 to Leesburg has been submitted. However, if the requirement is waived, the issue of who will pay to remove the fence needs to be resolved. This item was presented as information. Board action is not necessary at this time.

6. ZOAM 2011-0001, Rural Recreational Establishment, Outdoor

Election District: Countywide

Staff Contacts: Michelle Lohr & Terrance Wharton, Department of Building & Development

On April 20, 2010, the Board of Supervisors adopted a Resolution of Intent to Amend the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance) to change the use "Rural Recreational Establishment, Outdoor" from a Permitted use to a Minor Special Exception use in the AR-1, AR-2, JLMA-20 and TR-10 zoning districts. On July 27, 2011, the Planning Commission voted (9-0) to forward ZOAM 2011-0001 to the Board of Supervisors with a recommendation of approval. The Planning Commission also composed a letter to the Board of Supervisors explaining the deliberation on the amendments and recommendations for future action. At the Board of Supervisors meeting on September 12, 2011, the Board voted 9-0 to forward this item to the Transportation and Land Use Committee with a recommendation to amend certain sections of the Revised 1993 Loudoun County Zoning Ordinance, as contained in Attachment 2 of the September 21, 2011 staff report. At the September 21 Committee meeting, Chairman York proposed strengthening the definition of "rural recreational establishment outdoor" in Section 8 of the Revised 1993 Zoning Ordinance. The Committee agreed to discuss the matter further at a subsequent Transportation and Land Use Committee meeting and requested that staff provide examples of definitions that would clarify uses permitted in the rural districts.