

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

**MEETING SUMMARY**

**July 20, 2011**

**Committee Members present:**

Kelly Burk, Chair  
Eugene Delgaudio  
Sally Kurtz  
Andrea McGimsey

**Absent:**

Scott York

**Other Board Members present:**

Jim Burton  
Stevens Miller

**1. Update / Transportation Needs Assessment for Persons with Disabilities**

*Election District: Countywide*

*Staff Contacts: Julie Withrow & Candy deButts, Office of the County Administrator*

On April 25, 2011, staff briefed the Transportation and Land Use Committee regarding an assessment of needs for persons with disabilities. This project arose during a previous TLUC discussion, as well as meetings of the Disability Services Board (DSB). County Administration staff has been working with representatives from the DSB, the County's Office of Transportation Services, Virginia Regional Transit (VRT), individuals representing local community non-profits and human service agency heads on developing, reviewing and analyzing responses to various staff-developed transportation need surveys. At the July 20 Committee meeting, staff provided an update on the countywide survey which was conducted April through June 2011 to help identify unmet transportation needs. Members of the DSB were also in attendance to respond to Committee members questions. It is anticipated that staff will provide a full report of the survey results and recommendation for next steps based on the analysis at the TLUC's October 19, 2011 meeting.

**2. Presentation/GIS Sidewalks and Trail Centerline Database (Information)**

*Election District: Countywide*

*Staff Contacts: Larry Stipek, Office of Mapping and Geographic Information*

Staff in the Office of Mapping and Geographic Information have completed an inventory of the county's sidewalk and trails, including those in the towns. The mapped layer of sidewalks and trails provides the basis for implementing elements of the Loudoun County Bicycle and Pedestrian Mobility Master Plan. The mapped layer was compiled using the county's base map and aerial photography and includes information about each sidewalk and trail, such as the name of streets it borders and type of pavement. Staff provided a demonstration at the July 20 Committee meeting to show how the map can be used to solicit public comment, which allows citizens to help maintain the map and to facilitate the identification of condition problems. Staff also demonstrated other features described in the July 20 staff report, including the development of a bicycle and pedestrian route

information website allowing users to map a route from one point in the county to another via combination of public transit and sidewalks and trails. The system can also be used as a wayfinding tool to find a particular destination. Staff stated that next potential steps could include asking citizens to correct errors on the map; add amenities such as bike racks, street lights at crosswalks, implement a pilot project to assess the volume; and develop a process to handle feedback. This item was presented as information and does not require action at this time.

**3. Presentation/Interactive Stream Conditions Map**

*Election District: Countywide*

*Staff Contacts: Glen Rubis & Terrance Wharton, Department of Building & Development*

On May 17, 2011 the Board of Supervisors directed staff to develop a website link regarding the status of streams and rivers in the County. At the July 20 Committee meeting, staff provided a demonstration of the web page that was developed for the County's website to display data on stream conditions, accessible as a link through the B&D Environmental/Water Resources Monitoring web pages. Staff also demonstrated portions of the data content and basic features of the interactive stream conditions mapping tool. The stream conditions web page provides several map data layers for users to select, including benthic monitoring, habitat monitoring, stream impairments designated by DEQ, scenic river designations, and watershed boundaries. The mapping page offers access to comprehensive reports as well as the source GIS files and links to more detailed information that would be potential causes affecting the results of the conditions of the stream. Staff stated that the webpage is now available to the public and users may provide feedback/suggestions through a link on the mapping page. This item was presented as information and does not require action at this time.

**4. Board-member Initiative /Discussion of Implementation of Section VII (III) B of the BOS Land Development Policies Regarding Proffer Negotiations**

*Election District: Countywide*

*Staff Contacts: Charles Yudd, County Administration; Julie Pastor, Planning Department*

On April 19, 2011, Supervisor Burton brought forward a request to initiate a discussion of how to better implement section VII (iii) (b) of the Board of Supervisors Land Development Policies regarding proffer negotiations. The Board voted 7-0-2 (Supervisors Buckley and Waters absent for the vote) to forward this item to the Transportation and Land Use Committee for discussion. Supervisor Miller requested that the County Attorney provide guidance concerning statutory requirements related to this matter. A copy of the County Attorney's memo was provided to the Committee summarizing the requirements of the statute and matters that are within the discretion of the locality. Supervisor Burton was in attendance at the July 20 Committee meeting to address his concerns about the County's current policy regarding public accessibility to proffer negotiations. On July 20, following the Committee's consideration of the logistics of negotiating proffers in a public venue, Supervisor Burton suggested that the Committee continue discussions on this subject.

**5. Long Acres Homeowners Association/Conveyance of Land**

*Election District: Catoctin (Former & New)*

*Staff Contacts: Mike Seigfried & Terrance Wharton, Department of Building & Development*

Michael Hummel, President of the Long Acres Homeowners Association (HOA) is requesting the Board of Supervisors to accept or reject approximately .24 acres of common area currently owned and maintained by the Association. The Parcel was originally created as part of the Long Acres subdivision (formerly Sycolin Creek) and contained a reservation for future right-of-way dedication for an interparcel connection to the adjacent property known as Red Cedar West. The interparcel connector, Murphy Drive, has been constructed and currently connects the two subdivisions. Upon dedication of the right-of-way, the parcel was split by Murphy Drive, and was conveyed as common area to the Long Acres development. As part of the dedication, a HOA was established to maintain the common area. Long Acres would like to dispose of the common area and dissolve the HOA, but is prohibited from doing so unless they first offer the land to Loudoun County or other appropriate governmental agency. If the County rejects the offer, Mr. Hummel has indicated that an adjacent property owner would be interested in acquiring and maintaining the property. The property is located on the north and south sides of Murphy Drive in the Catoctin Election District.

On July 20, 2011, The Committee voted 4-0-1, on consent, (York absent) to forward this item to the Board of Supervisors with a recommendation that the Board reject the dedication of approximately .24 acres of property from the Long Acres Homeowners Association. This item was forwarded to the September 7, 2011 Board of Supervisors meeting.

**6. Potomac View Road Sidewalk/Shared-Use Path/Bus Shelter Project**

*Election District: (Former): Sugarland Run/Potomac/; (New): Algonkian/Sterling*

*Staff Contacts: Terrie Laycock & Andrew Beacher*

The purpose of this item is to request funding, in the form of cash proffers, for the design of 1) approximately 200 linear feet of sidewalk (6 feet in width) on the east side of Potomac View Road, between South Cottage Road and the Merchant's Tire and Auto Center entrance, along with a concrete pad for a bus shelter to be located at the sidewalk's approximate mid-point, and 2) approximately 350 linear feet of asphalt trail (10 feet in width), to be initiated at Northern Virginia Community College's entrance opposite South Cottage Road, and extending to the north where it would terminate at a second concrete pad for a second bus shelter. The estimated cost for the design of this project is \$22,300. If the Transportation and Land Use Committee and the Board of Supervisors approve the use of cash proffers for the design of the project, staff would manage the design consultant contract and coordinate with the impacted property owners and affected utility companies. Upon design completion, staff would prepare an updated estimate for the utility relocation and construction costs, and prepare a Board item requesting the balance of funds needed to construct the project. On July 20, 2011, The Committee voted 4-0-1, on consent, (York absent) to forward this item to the Board of Supervisors with a recommendation that the Board authorize funding in the amount of \$22,300 for the design of the bicycle and pedestrian facilities and two bus shelter pads east and west of Potomac View Road in the vicinity of its intersection with South Cottage Road. This item was forwarded to the Board of Supervisors September 7, 2011 business meeting.

**7. Kirkpatrick Farms Proffer Reimbursement Request for Improvements Constructed to Route 659**

*Election District: Dulles (Former & New)*

*Staff Contacts: Susan Glass & Terry Wharton, Dept. of Building & Development  
Lou Mosurak, Office of Transportation Services*

This is an action item to authorize the use of regional road proffer funds contributed by the developers of the Braddock Corner, Frontier Springs, Masira, and Stone Ridge to reimburse the developer of Kirkpatrick Farms for construction of specific segments of Route 659. Pursuant to the proffers for Kirkpatrick Farms, ZMAP 1995-0014, Greenvest designed and constructed improvements to Route 659 (Gum Spring Road) to add a half section of a four lane divided roadway between Braddock Road and Route 50. The Kirkpatrick Farms proffers require the developer to request reimbursement from the County for a portion of the actual cost of construction, and that such reimbursement shall be at the discretion of the County. Staff recommends that the Transportation/Land Use Committee deny the Kirkpatrick Farms reimbursement request and direct that the County initiate a capital project, using the proffer funds that were identified for reimbursement, to prepare the preliminary design and acquire the necessary right-of-way to construct Tall Cedars Parkway between Route 659 (West Spine Road) and Pinebrook Road. Alternatively, the reimbursable funds could be applied to some alternative transportation improvement in the Dulles Planning Subarea. On July 20, 2011, The Committee voted 4-0-1, on consent, (York absent) to forward this item to the Board of Supervisors with a recommendation that the Board deny the Kirkpatrick Farms reimbursement request and direct the \$1,858,146 regional road contributions identified for reimbursement be used for transportation improvements in the Dulles Planning Subarea. This item was forwarded to the Board of Supervisors September 7, 2011 business meeting.

**8. Eastern Route 7 Safety Project**

*Election District: Former: Sterilng/Sugarland Run/Potomac; New: Algonkian/Sterling*

*Staff Contacts: Jim Rauch & Lewis Rauch, Office of Construction and Waste Management*

This Item provides an update on the status of the Eastern Route 7 Traffic Flow Improvements project. The scope of the project involves improvements at 3 intersections along Route 7: Potomac View Road, Sterling Boulevard, and Augusta Drive. Staff continues to work with the Route 7 improvements design consultant and VDOT staffs to confirm all requirements of this project to create and maintain a viable completion schedule. VDOT has received, accepted and begun the review of the waiver information. Two waiver approvals have been received and the consultant, with staff's oversight, is finalizing the last two design waivers. Upon approval of the design waivers, the consultant will proceed with the final design work to include: all drainage/environmental impact studies, utility coordination and remediation and easement acquisition. The final plans will be submitted to the Department of Building and Development and VDOT for approval. Final VDOT review and permit submission are planned for August 2011 with design completion and bids issued in November 2011. Construction is planned to begin in the spring/summer 2012 and work will be completed in the spring/summer of 2013. The Committee requested that updates on the progress of this project be provided at subsequent TLUC meetings. An update will be provided at the September 21, 2000 Committee meeting.

**9. 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 property is located approximately one-half mile south of Braddock Road (Route 620) at 26331 and 26479 Bull Run Post Office Road. The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Foley and Lower Bull Run Subareas)) which designate the area for residential development at densities up to 2 dwelling units per acre in a Countryside Village (Lower Foley Subarea), up to 1 dwelling unit per 3 acres in a Rural Village (Lower Bull Run Subarea), or up to 3 dwelling units per acre in the Lower Foley Subarea with density transfer from the Lower Bull Run Subarea. On December 10, 2007, the Planning Commission forwarded the application to the Board of Supervisors with a recommendation of 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. A residential cluster at 0.33 units per acre or 63 total units is recommended consistent with the residential densities of the existing and approved planned developments within the Lower Foley Subarea. At the Board of Supervisors public hearing on May 9, 2011, the Board voted 8-0-1 (Supervisor Kurtz absent for the vote) to forward this application to the Transportation and Land Use Committee for further discussion. At the July 20 Committee meeting, staff provided an overview of the status of outstanding issues. Following discussion, the Committee continued review of the application to its September 21 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. The application will be included on the September 21, 2011 agenda.

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Staff Contact: Linda Huxta, County Administrator's office