Staff's Findings for Denial
ZMAP-2013-0005 & SPEX-2013-0017, SPEX-2013-0018 & SPEX-2013-0019
Goose Creek Club, Golf Course, Hotel & Restaurant

1. **Comprehensive Plan Conformance.** The application does not conform to the County's Comprehensive Plan. In particular, the application proposes single-family residential development and golf course development in an area of the County planned for Business uses.

2. **Reasonable Use.** The current zoning is in conformance with the Comprehensive Plan and provides a reasonable use of the property, as the golf course has operated at this location for more than sixty years.

3. **Compatibility.** Rezoning the subject property would result in residential development directly across from Luck Stone Quarry. Residential uses are not compatible with mineral resource and heavy industrial operations due to noise levels, dust, vibrations, and associated mineral extraction activities. School buses are not compatible with industrial truck traffic.

4. **Transportation.** The proposed rezoning would result in an estimated increase of 2,392 more daily trips over the existing golf course and 2,622 more daily trips over by-right residential development. The proposed rezoning and golf course special exception use south of Tuscarora Creek cannot be adequately served by the existing bridge over Tuscarora Creek on Russell Branch Parkway/Cochran Mill Road.

5. **Schools and Fiscal Impacts.** - The County's capital improvements plan, budget, and land use plan have neither anticipated nor programmed additional school capacity and other public facilities necessary to serve the additional population growth that would be generated by rezoning a portion of the property from JLMA-3 to PD-H6. County revenues required to pay the operational costs for the full range of public services necessary to support unanticipated residential development have not been identified. The proposal would bring Cool Spring Elementary School over capacity (by 13 students).

6. **PD-OP District.** The rezoning request is contrary to Section 4-301 of the Revised 1993 Zoning Ordinance, which states that the purpose of the PD-OP district is primarily for office. The application proposes the majority of the PD-OP land to be developed as golf course, hotel, and restaurant with only a small portion of office.

County of Loudoun

Department of Planning and Zoning

MEMORANDUM

DATE: July 2, 2014

TO: Michael A. Banzhaf, Attorney
Reed Smith

FROM: Judi Birkitt, Senior Planner
Land Use Review

SUBJECT: ZMAP-2013-0005, SPEX-2013-0017, SPEX-2013-0018, & SPEX-2013-0019; Goose Creek Club – Golf Course, Hotel, and Restaurant Affordable Dwelling Units and Unmet Housing Needs Clarification

These comments are provided to clarify staff's analysis and recommendations regarding Affordable Dwelling Units and Unmet Housing Needs.

AFFORDABLE DWELLING UNITS

Proffer II. A. Staff suggests deleting "in excess of thirty-six (36) dwelling units". Base density units or bonus density units are not permitted to be used to meet ADU requirements within the proposed PD-H6 administered as R-8 zoning district. Pursuant to Section 7-103(A)(3) of the Revised 1993 Zoning Ordinance, "not less than twelve and one half percent (12.5%) of the total number of dwelling units approved for the subject development shall be affordable dwelling units."

Total number of dwelling units x 12.5% = ADUs

158 x 12.5% = 19.75 thus 20 ADUs

Staff suggests revising the CDP and all documents to consistently reflect **138 market** rate units and **20 ADUs**.

UNMET HOUSING NEEDS

Staff recommends that the Applicant provide an unmet housing contribution of **$1,957 per market rate unit**. This number is calculated based on the formula below.

138 market rate units X 6.25% = 8.625 (thus 9)

9 x $30,000 = $270,000

$270,000 ÷ 138 = **$1,957** per market rate unit

The approach takes 6.25% of proposed market rate units and multiplies that number by a reasonable public subsidy of approximately $30,000 ($90,000 is the average estimated cost to construct a multi-family affordable rental unit) to yield a total contribution amount. The total contribution amount is then divided by the project's total number of market rate units in order to identify a per unit cash contribution. With the proposed 158 units, the Applicant would be anticipated to provide a cash contribution of $270,066 or $1,957 per unit, and such proffered funds would be used at the discretion of the Loudoun County Board of Supervisors to further affordable housing in Loudoun County.

end

County of Loudoun

Department of Planning

MEMORANDUM

DATE: April 1, 2014

TO: Judi Birkitt, Project Manager
Land Use Review

FROM: Joseph Carter, AICP, CZA, GISP, Senior Planner
Community Planning

SUBJECT: **ZMAP-2013-0005, SPEX-2013-0017, SPEX-2013-0018, & SPEX-2013-0019; Goose Creek Club – Golf Course, Hotel, and Restaurant**

EXECUTIVE SUMMARY

The Applicant, Scenic River Golf, LLC, seeks a Zoning Map Amendment (ZMAP), and three Special Exceptions (SPEXs) to allow approximately 110.2 acres to develop single-family residential, office, hotel, and restaurant uses and retain the golf course use. The Zoning Map Amendment proposes to rezone approximately 82.3 acres of the site from JLMA-3 (Joint Management Land Area – 3) to PD-OP (Planned Development – Office Park) and approximately 27.9 acres from JLMA-3 to PDH-6 (Planned Development Housing – 6) zoning district.

The application includes a commercial and residential component. The commercial component proposes a 36,000 square foot office in the PD-OP zoning district along with three Special Exception uses: 1) 6,000 square foot restaurant; 2) a 132-room hotel, and 3) a nine hole golf course. The residential component proposes an increase in units permitted from one dwelling unit per three acres (JLMA-3 zoning district) to six dwelling units an acre (PDH-6) for a total of 158 dwellings with 33 single-family detached and 125 attached dwellings at a density of 5.7 dwelling units an acre.

The subject site is located within the Leesburg Joint Land Management Area (JLMA), at the southeast corner of Route 7 and the Crosstrails Boulevard/River Creek Parkway interchange. The site is currently developed as an 18-hole golf course known as Goose Creek Golf Club. Luck Stone Quarry is adjacent to the southern portion of the site and the Village of Leesburg is located northwest of the subject site.

The Applicant has responded to Staff's first referral dated October 17, 2013. Issues raised in Staff's first referral regarding, site layout and design, business building appearance, pedestrian and bicycle accommodations, lighting, and design implementation for both residential and commercial uses remain outstanding. Given the application's fundamental conflicts with adopted land use policies, for both the residential and commercial components,

recommendations regarding the site design, site layout, building appearance, capital facilities, unmet housing needs, circulation, landscaping and the proffers pertaining to each are not provided at this time. Should the application move forward, Staff is available to provide specific comments regarding these issues at the request of the Planning Commission.

Staff recommends denial of this project for the following reasons:

1. The proposal is not consistent with the intent, recommended land use mix and economic strategy for the Business areas, as defined in the Revised General Plan. The proposal for residential uses on the subject site is not consistent with Plan policies for the Business Area. Business areas are envisioned as large-scale mixed-use regional office developments that feature public/civic uses and parks and open space. Business area developments may feature complementary employee supportive uses such as commercial/retail uses. High Density Residential land uses are permitted in Business areas provided that the proposal meets the density and design criteria for such developments as outlined in the Plan. Deviating from the planned land use will have impacts on transportation, capital needs and services, and schools not envisioned for the area.

2. The application proposes residential development adjacent to the Luck Stone Quarry. Residential uses are not compatible with mineral resource and heavy industrial operations due to noise levels, dust and associated mineral extraction activities. Plan policies intend to protect quarries from incompatible uses as it may hinder the operation of the quarry.

3. The application proposes single-family residential development in an area of the County planned for Business uses. The proposal is not in conformance with Plan policies.

4. The application proposes minimal business uses with open space being the predominant use onsite.

OUTSTANDING ISSUES

LAND USE

In the first referral, Staff recommended the Applicant revise the proposal to locate each component, residential and commercial, in the appropriate planned land use area and in a manner prescribed by Plan Policy. However, the application continues to depict these uses opposite of that envisioned by the Revised General Plan and the Applicant has made minimal revisions as recommended by Staff.

The application continues to propose an auto-oriented design for the commercial component (Landbay 1) with the predominant land use for the site being open space, the golf-course use, comprising 78% of the land area. The application's proposed layout is not integrated with other nonresidential uses on the property and is relatively remote from those uses as well as the Village at Leesburg. Therefore, the proposal does not extend the traditional mixed-use design of the Village of Leesburg onto the subject site, does not conform to the Town of

Leesburg's vision of a traditional design, nor does it conform with the County's implementation policies as cited in Staff's first referral.

The application does not propose a business development with high density residential but instead proposes a single-family development deficient in public-civic uses and parks and open space for the residents, as cited in the first referral. While the Town's referral states the proposed office, hotel, and restaurant uses are generally compatible with the Town Plan, the Town's referral also states that the residential uses are less than ideal given the proximity to Luck Stone rock quarry. Staff's first referral supports this notion citing residential uses are not compatible with mineral resource and heavy industrial operations due to noise levels, dust and associated mineral extraction activities. The application proposes a soccer field to be owned by a quasi-public institutional user as a public use; however, this use does not meet the County's policy for public/civic uses but adds additional park and open space to the proposal.

Regarding the commercial component, the application is lacking uses that support the business land use mix recommended by Plan policy and proposes single-family residential in exchange for a Business proposal where the majority of land will be occupied by a 9-hole golf course, approximately 65 acres. The Town referral identifies this area as an eastern gateway to the Town of Leesburg, yet the proposal does not offer a design that would emphasize arrival to the Town nor present anything to identify itself with the Town.

Analysis

Plan policies do not support the application. In the first referral, Staff advised the Applicant of Plan policies and provided recommendations to assist the Applicant design a proposal in conformance with the Revised General Plan. The first referral recommendations, as well as those found above, identify the outstanding issues for the application specifically as it relates to land use, land use mix, density, open space/parks open space allocations, and public/civic uses for each landbay.

Given the application's fundamental conflicts with adopted land use policies, for both the residential and commercial components, recommendations regarding the site design, site layout, building architecture, design implementation, circulation, capital facilities, unmet housing needs and the proffers pertaining to each are not provided.

Staff recommends denial of the proposed application given its nonconformance with the policies of the County's Revised General Plan.

ENVIRONMENTAL RESOURCES

1. Scenic Rivers

In response to first referral comments, the Applicant has provided a 300-foot no-build buffer on the Concept Development Plan and mentions this buffer in the proffers; however, the proffer does not define the 300-foot no-build buffer and does not state what uses are permitted. The County will only allow development and uses in the river and stream corridors that will support or enhance the biological integrity and health of the river and stream corridor. Permitted uses are intended to have minimal adverse effects on wildlife, aquatic life, and their habitats;

riparian forests, wetlands, and historic and archaeological sites; and will be required to complement the hydrologic processes of the river and stream corridors – including flood protection and water quality (*Revised General Plan, Chapter 5, River and Stream Corridor Resources Policy 18)*.

Analysis
Staff recommends the Applicant define the 300-foot no-build buffer for the scenic rivers as described in Plan Policy and identify permitted uses according to Plan Policy in the proffers. Staff recommends the Applicant commit to the proffers.

2. River and Stream Resources/Steep Slopes
In response to first referral comments, the Applicant has provided a 50-foot management buffer on the Concept Development Plan; however, the 50-foot management buffer should also surround adjacent steep slopes within 100 feet of the floodplain, which is not depicted on the plan. The Applicant has identified some man-made slopes on the plan; however there are natural steep slopes located on northern portion of Landbay 1, adjacent to the eastern most portion of the commercial parking area and near the existing golf course buildings, that should be included within the 50-foot management buffer. Existing buildings and built areas should not be included within the 50-foot management buffer. There are also very steep slopes adjacent to the floodplain on the southern portion of Landbay 1 that should be included in the 50-foot management buffer as stated in the first referral.

The Applicant has provided confirmation of the wetland delineation from the U.S. Army Corps of Engineers (ACOE). While some of the wetlands appear to be protected via the buffers proposed onsite, impacts are anticipated due to development layout of the proposed soccer field and southern most parking lot on landbay 1. In the event of an impact, compensatory mitigation (restoration, creation, enhancement, and preservation) should replace the loss of wetland functions in the watershed to meet the County's goal of no net loss to the existing acreage and functions of wetlands. The proffers provided do not address the issues raised above.

Staff finds that the proposed impacts on steep slopes of the site have the potential to adversely affect water quality and recommends environmental commitments to help minimize additional pollutants being discharged into streams.

Analysis
Plan policies support the protection of natural slopes greater than 25%. The development layout for the subject site is not in conformance with Plan policies. Staff recommends that the Applicant place the very steep slopes in the 50-foot management buffer and avoid impacts to very steep slope areas.

The subject site includes wetlands that may be affected by the proposed project; Staff recommends the Applicant commit to preserving wetlands consistent with Plan policy

and commit to mitigation measures to meet the County's goal of no net loss of wetlands.

Staff recommends that the Applicant commit to the submitted proffer stating a Nutrient Management Plan will be prepared for the continued operation of the golf course.

3. Surface and Groundwater Resources
In response to first referral comments, the Applicant has described LID techniques in the proffers; however, the proffer does not commit to a minimum number of LID techniques.

Analysis
Staff recommends the Applicant commit to a minimum number of LID techniques to be incorporated on the subject site.

4. Forest Resources
The Applicant has designated a Tree Conservation Area (TCA) within the 50-foot management buffer along the eastern boundary of the site; however the scope is limited. The plats exclude the scenic creek valley buffers from the TCA and the proffers propose to protect only 80% of the tree canopy. Given the subject site is mostly devoid of vegetation due to the site's use as a golf course, forest resources should be preserved to the maximum extent practicable. All the environmental buffers depicted on the plats should be included in a TCA, including areas lending itself within 50 to 100 feet of the floodplain as well as the scenic creek valley buffers depicted on the plats.

Analysis
Staff recommends that the Applicant revise the proposed TCA to expand its inclusion of all the environmental buffers onsite, to include the Scenic Creek Valley buffers, the 50-foot management buffers and floodplains.

Staff recommends that the Applicant revise the proffers to include language that preserves healthy specimen trees within Tree Conservation Areas and preserve a higher percentage of tree canopy, preferably 100%, given the limited amount of tree canopy onsite.

5. Plant and Wildlife Habitats
In the first referral, Staff recommended the Applicant revise the application to include the management buffers, no-build buffers, and Tree Conservation Areas discussed above to preserve desirable species and avoid adverse impacts to potential plant and wildlife habitat through appropriate buffering of the site's natural resources.

Analysis
Given the application proposes land disturbance predominantly on the existing golf course area, adverse impacts to potential plant and wildlife habitat can be avoided through appropriate buffering of the site's natural resources. Staff recommends that the Applicant revise the application to include the management buffers, no-build

buffers, and Tree Conservation Areas as discussed above to preserve desirable species and potential habitat. Staff recommends the Applicant depict the buffer areas on the Plats and commit to proffers preserving these areas.

RECOMMENDATION

The application is not consistent with the County's Revised General Plan policies; therefore, Staff is not able to support the application. Staff recommends denial of the application for the following reasons:

- The proposal is not consistent with the intent, recommended land use mix and economic strategy for the Business areas, as defined in the Revised General Plan.
- The application proposes residential development adjacent to the Luck Stone Quarry, which is incompatible adjacent to mineral resource and heavy industrial operations due to the noise levels, dust and associated activities of the mineral extraction. Plan policies intend to protect quarries from incompatible uses as it may hinder the operation of the quarry.
- The application proposes minimal business uses with open space being the predominant use onsite.
- The application proposes single-family residential development in an area planned for Business uses.

Due to the substantial conflict with the County's Plan policies regarding land use and design, Staff has not evaluated the application relative to County policies regarding capital facilities, pedestrian and bicycle accommodations, Unmet Housing Needs and lighting. Should the application move forward, Staff is available to provide specific comments regarding these issues at the request of the Planning Commission.

cc: Julie Pastor, AICP, Director
Cynthia L. Keegan, AICP, Program Manager, Community Planning (via email)

County of Loudoun

Department of Planning

MEMORANDUM

DATE: October 17, 2013

TO: Judi Birkitt, Project Manager
Land Use Review

FROM: Joseph Carter, AICP, CZA, GISP, Senior Planner
Community Planning

SUBJECT: ZMAP-2013-0005, SPEX-2013-0017, SPEX-2013-0018, & SPEX-2013-0019; Goose Creek Club – Golf Course, Hotel, and Restaurant

EXECUTIVE SUMMARY

The Applicant, Scenic River Golf, LLC, seeks a Zoning Map Amendment (ZMAP), and three Special Exceptions (SPEX) to allow the site of approximately 110.2 acres to develop office, hotel, and restaurant uses and retain the golf course use. The Zoning Map Amendment proposes to rezone approximately 82.3 acres of the site from JLMA-3 (Joint Management Land Area – 3) to PD-OP (Planned Development – Office Park) and approximately 27.9 acres from JLMA-3 to PDH-6 (Planned Development Housing – 6) zoning district.

The application has a commercial and residential component. The commercial component proposes a 36,000 square foot office in the PD-OP zoning district along with three Special Exception uses: 1) 6,000 square foot restaurant; 2) a 132-room hotel, and 3) a nine hole golf course. The residential component is requesting an increase in units permitted from one dwelling unit per three acres (JLMA-3 zoning district) to six dwelling units an acre (PDH-6) and proposes both single-family detached and attached dwellings.

The subject site is located within the Leesburg Joint Land Management Area (JLMA), at the southeast corner of Route 7 and the Crosstrails Boulevard/River Creek Parkway interchange. The site is currently developed as an 18-hole golf course known as Goose Creek Golf Club. Luck Stone Quarry is adjacent to the southern portion of the site and the Village of Leesburg is located northwest of the subject site.

The subject site has two Planned Land Uses, with Tuscarora Creek serving as the physical boundary between the two. The Revised General Plan envisions Residential uses on the northern portion of the property and Business uses on the southern portion (see Planned Land Use Map below). The application proposes land uses not consistent

with Plan policy by proposing residential uses in the area planned for Business uses and business uses in the area planned for Residential. In addition, the application proposes the uses in a manner that does not meet policies for each use, such as office not being the predominant land use for the business area (less than 1%) and the residential component not meeting envisioned density and dwelling types. Furthermore, the proposed location of residential uses are incompatible with the adjacent Luck Stone Quarry. Issues regarding environmental resources, capital facilities, unmet housing needs, site design, and pedestrian and bicycle accommodations are also identified below.

Given the lack of sufficient information for review and the inconsistency with the Revised General Plan land use policies, Staff does not support this application. Staff requests additional information and revisions to the application for evaluation as specified below.

BACKGROUND

The subject site is located within the Leesburg Joint Land Management Area (JLMA), at the southeast corner of Route 7 and the Crosstrails Boulevard/River Creek Parkway interchange. The site is currently developed as an 18-hole golf course known as Goose Creek Golf Club. Russell Branch Parkway/Cochran Mill Road is adjacent to the subject site. The Keep Loudoun Beautiful Park is located north of the site, between Golf Club Road and Route 7. Surrounding land uses include the Village at Leesburg to the northwest, across Crosstrails Boulevard, and a Luck Stone Quarry west of the subject site (see vicinity map).

The Applicant proposes to rezone approximately 110.2 acres from JLMA-3 to PD-OP (82.3 acres) and PDH-6 (27.9 acres). The Applicant has requested Special Exceptions for three uses:

- golf course;
- hotel; and
- restaurant.

The application has both a commercial and residential component proposed. The commercial component would consist of 36,000 square feet of office, a 71-acre 9-hole golf course, a 132-room hotel, and a 6,000 square foot restaurant located adjacent to Route 7. The residential component proposes 138 residential dwellings consisting of 33 single-family detached residential dwellings and 125 townhouses, to include 20 units as affordable dwelling units (ADU). The residential component is proposed to occupy approximately the first nine holes of the golf course, adjacent to the quarry.

A review of County GIS records indicates that several significant elements of the Countywide Green Infrastructure are present on the subject site to include a major and minor floodplain, wetlands, and forest resources adjoining Goose Creek and Tuscarora Creek. There are steep slopes, moderately steep slopes, and hydric soils located on the site. The site is located within the Quarry Notification Overlay District.

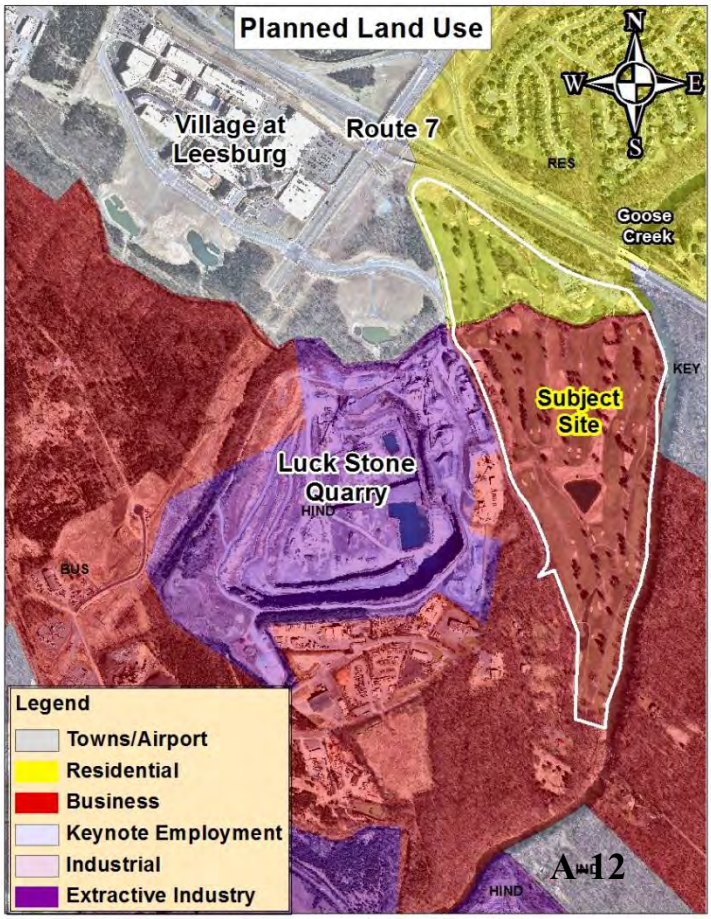
COMPLIANCE WITH THE COMPREHENSIVE PLAN

The subject site is governed by the policies of the Revised General Plan, the Loudoun County Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan), Revised Countywide Transportation Plan (Revised CTP), and the Retail Plan.

Goose Creek Golf Club is located within the Leesburg JLMA of the Suburban Policy Area with a planned land use of Business and Residential (*Revised General Plan, Chapter 6, Planned Land Use Map)*.

LAND USE

The application proposes business and residential uses on the site. However, the proposal locates these uses opposite of that envisioned by the Revised General Plan. The Applicant proposes the commercial component in the area adjacent to Route 7, which is planned for Residential uses at four dwelling units per acre. The residential component is proposed within the area to the south that is planned for Business land uses.



The proposal is in conflict with the Revised General Plan land use policies. Business land uses will be located in accordance with the Land Use Map and the goals and policies of this Plan (*Revised General Plan, Chapter 6, General Business Land Use Policies, Policy 1)*. The Revised General Plan indicates the preferred location for Residential Areas on the Land Use Map (*Revised*

General Plan, Chapter 6, General Residential Policies, Policy 1). Furthermore, the application proposes locating the noise sensitive residential uses adjacent to the Luck Stone Quarry, which is an incompatible use and conflicts with County policy. The subject site is located within the Quarry Notification Overlay District, which requires the property owner to disclose in writing to all prospective purchasers that they are located within an area that may be impacted by quarry operations and blasting. During the September 18, 2013 site visit, Staff witnessed the quarry operations from the golf course that also consisted of notification sirens followed by blasts. The Revised General Plan designates Business uses around the quarry to prevent new development encroaching that would hinder quarry operations and to protect the quarry from incompatible neighboring uses (*Revised General Plan, Chapter 6, General Industrial Use Policies, Policy 12)*.

Pictures of Quarry operations. Facing southwest from cart path near Cochran Mill Road.

Analysis

Plan policies do not support the proposed location of the uses. Staff recommends the Applicant revise the proposal to locate each component in the appropriate planned land use area and in a manner prescribed by Plan Policy.

LAND USE MIX

The Applicant has not provided the appropriate land use mix for the residential or business areas or the necessary calculations to determine conformance with Plan policies. For Regional Office Uses, the Plan calls for at least 15 percent of the land to be dedicated to high density residential, 10 percent dedicated to parks and open space uses, and at least 5 percent dedicated to public and civic uses (*Revised General Plan, Chapter 6, Regional Office Use Policies, Policy 2*). For Residential Neighborhoods, the Plan calls for at least 30 percent of the land in to be dedicated to parks and open space uses and at least 10 percent of the land to be dedicated to public and civic uses (*Revised General Plan, Chapter 6, Residential Neighborhoods Policies, Policy 2*).

1. Business Area Land Use

The application proposes approximately 71 acres of the 83.2 acres of PD-OP land area as open space, the 9-hole golf course, with approximately 1 percent of the land area dedicated to office uses, which is envisioned as the predominant land use of the site (*Revised General Plan*, *Chapter 6, Regional Office Use Policies, Policy 2*). Commercial retail and services cannot account for more than 10 percent of the land area. A 6,000 square foot restaurant is proposed, yet the square footage for the hotel has not been provided for calculations. The application does not propose a land use mix meeting the minimum land use requirements and conflicts with the Business Land Use mix, as depicted below:

Land Use Category*	Minimum Required	Maximum Permitted
a. High Density Residential	15%	25%
b. Regional Office	50%	70%
c. Commercial Retail & Services*	0%	10%
d. Light Industrial/Flex	0%	20%
e. Overall Commercial & Light Industrial (c plus d)	0%	20%
f. Public & Civic	5%	No Maximum
g. Public Parks & Open Space	10%	No Maximum

* Retail Policy guidance provided in *Countywide Retail Plan*

Analysis

The golf course use is considered an open space land use and is the predominant land use for the business area, contrary to Plan policies. Staff recommends the Applicant revise the application and provide specific acreage and percentages for each use. Staff recommends the Applicant ensure that Regional Office is the predominant land use on the site and the proposal meets the minimum percentage of land required.

2. Open Space and Public Parks

For the residential component, the application proposes 8.34 acres of open space with one acre being an off-site trail for the residential component (Sheet 10). Conflicting calculations are shown on the plan for the acreage of the residential site with some figures showing 27.9 acres and others showing 27.81. This should be revised to reflect the correct acreage so that Staff can determine if the open space policies have been met. Furthermore, the application does not identify the type or location of the open space to be provided for the residential neighborhood or regional office uses.

Open space shall consist of a mix of active, passive, and natural as appropriate and be within 1,500 feet of all dwelling units (*Revised General Plan, Chapter 6, Open Space Policies 2 & 4*). Buffer areas, "leftover spaces", stormwater management facilities (with the exception of wet ponds that are developed with year-round amenities), parking and

street landscaping cannot account for more than 25% of the required open space (*Revised General Plan, Chapter 6, Open Space Policies 3 and 9*).

Analysis
With limited detailed provided, Staff is unable to determine if the provided open space will meet the intent of the Plan. Staff recommends the Applicant provide specific acreage and percentages for each use. Staff recommends the Applicant ensure the open space percentage meets plan policy.

Staff requests better identification of the proposed open space on the Concept Development Plan and information on how these spaces will function within the proposed development to ensure conformance with Plan policies. Staff suggests the Applicant identify and provide calculations for the proposed open space using the following categories: Perimeter Buffers, Natural Open Space (i.e. floodplain, riparian buffers, forested areas etc.), Passive Open Space (i.e. community greens, picnic area and trails) and Active Open Space (i.e. tot lots, playgrounds, and athletic fields).

3. Public and Civic Uses
Civic space includes community centers, small churches, fire and rescue facilities, schools, non-profit day care centers, plazas, public art, and entrance features (*Revised General Plan, Chapter 6, Open Space Policy 2 & Glossary*). The Applicant has not identified public and civic uses for the commercial or residential component.

Analysis
With limited detailed provided, Staff is unable to determine if the proposal meets Plan policy. Staff recommends the Applicant provide specific acreage and percentages of each civic use for each landbay. Staff recommends the Applicant ensure the civic space percentage meets plan policy.

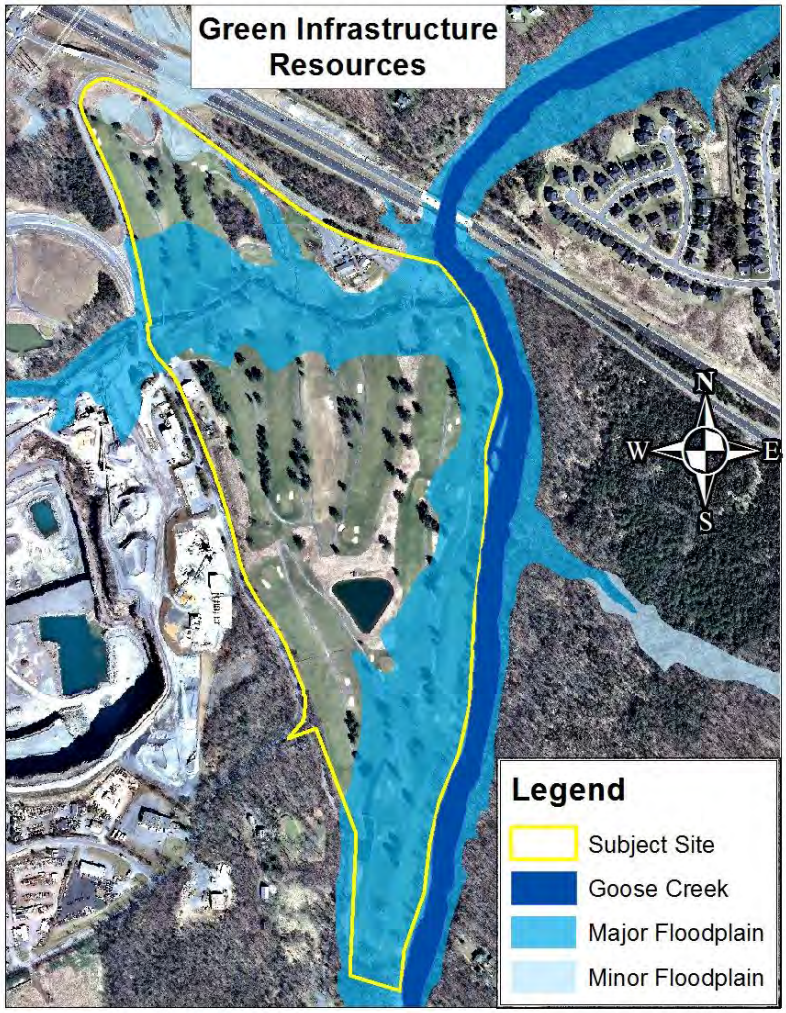
DENSITY
Notwithstanding the inconsistency of the proposed residential use within the planned business uses for the area, the Applicant has requested a zoning district that would permit up to 8 dwelling units per acre (8 du/acre), which does not meet the intent of the Residential Neighborhood policies. The Plan envisions that new Residential Neighborhoods will develop at densities up to 4.0 dwelling units per acre, depending on the availability of adequate roads, utilities, and the provision of a full complement of public services and facilities (*Revised General Plan, Chapter 6, Residential Neighborhoods Policies, Policy 1*). The proposed density of the residential development (5.66 du/ per acre) exceeds the density recommended by the Plan for Residential Neighborhoods.

Analysis

Staff recommends the residential uses be located within the area planned for residential uses and that site be developed at no more than 4.0 dwelling units per acre, as envisioned for Residential Neighborhoods in the Suburban Policy Area.

EXISTING CONDITIONS & ENVIRONMENTAL

The Revised General Plan defines the County's Green Infrastructure as a "collection of natural, cultural, heritage, environmental, protected, passive, and active resources that will be integrated in a related system" (*Revised General Plan, Chapter 5, Green Infrastructure Policies, Policy 1*). A review of County records indicates a major floodplain, wetlands, and forest resources on the subject sites. Hydric soils, steep slopes, and moderately steep slopes are also located on the subject site. The Applicant submitted various studies for staff review regarding tree stand surveys, wetlands, endangered and threatened species, and heritage resources.



SCENIC RIVERS

Goose Creek is designated as a Virginia Scenic River by the State of Virginia. The Scenic Rivers Program provides these rivers special status through legislative designation and aids in establishing appropriate protection and management standards to maintain their scenic value. As an important part of the County's river and stream corridor system, the Plan calls for the preservation of Goose Creek's natural drainage features and scenic character to the greatest extent possible as well as the establishment of a 300-foot no-build buffer (*Revised General Plan, Chapter 5, Scenic Rivers and Potomac River Policies, Policy 1*).

Analysis

Staff recommends the Applicant provide 300' foot no-build buffer for the scenic rivers and identify this buffer on the plans.

RIVER AND STREAM RESOURCES

River and stream corridor resources, including streams, floodplains, and wetlands, are significant elements of the Green Infrastructure comprising the largest natural ecosystem, supporting air quality, water quality and biological diversity (*Revised General Plan, Chapter 5, Green Infrastructure, text)*. The Plan, recognizing the importance of stream corridor resources, calls for the preservation of natural drainage features to the greatest extent possible as well as the establishment of a 50-foot management buffer to surround the 100-year floodplain and adjacent steep slopes in order to protect the stream corridor from upland disturbance and adjacent developments (*Revised General Plan, Chapter 5, Surface and Groundwater Resources, text, and River and Stream Corridor Policies, Policy 4*). The County will institute development standards for golf courses and restrict development of golf courses in proximity to water resources such as streams, rivers, and reservoirs or floodplains to deter any degradation of these resources as a result of the golf course use (*Revised General Plan, Chapter 5, Surface Water Policy 18*).

The subject site contains a major floodplain that encompasses the eastern portion of the property and bisects the property along Tuscarora Creek (see Green Infrastructure Resources map). The application delineates the Plan-recommended 50-foot management buffer for the floodplain on the northern portion of the property; however, the southern portion of the property does not. The 50-foot management buffer should also surround steep slopes within 100 feet of the floodplain, which is not depicted on the plan. For any areas where the 100-year floodplain and adjacent steep slope areas do not extend beyond either bank by 100 feet, a minimum stream buffer of 100 feet should be provided (*Revised General Plan, Chapter 5, River and Stream Corridor Policies, Policy 3*). There are also inconsistencies on the Plan regarding the depiction of the 50-foot management buffer between existing conditions and Special Exception and rezoning plats.

The wetlands delineation reports submitted for the property indicated that both jurisdictional and non-jurisdictional wetlands are onsite; however, the Applicant is awaiting confirmation from the U.S. Army Corps of Engineers (ACOE). According to the environmental reports, approximately 2.94-acres of wetlands are identified on the property meeting four classifications: riverine upper perennial (R3), riverine intermittent (R4), palustrine emergent wetlands (PEW), and palustrine open water (POW). The application should be updated with ACOE's confirmation of the submitted delineation. The County supports the federal goal of no net loss to wetlands in the County (*Revised General Plan, Chapter 5, River and Stream Corridor Policies, Policy 23*).

Analysis

Staff recommends the Applicant depict at least a 50' foot management buffer for the floodplain and adjacent steep slopes. Staff recommends the jurisdictional

status of wetlands on all portions of the property be updated based on the U.S. Army Corps of Engineers' confirmation of the latest delineation. Staff also recommends that the Applicant prepare a Nutrient Management Plan for the continued operation of the golf course.

SURFACE AND GROUNDWATER RESOURCES

The subject site is located within the Lower Goose Creek watershed, located adjacent to that water body, which drains to the Potomac River. The Virginia Department of Environmental Quality has identified Goose Creek as impaired for aquatic life. In addition, the County's 2009 Stream Assessment Project found this segment of Goose Creek to be "suboptimal" for habitat and "stressed" for aquatic life. Stream corridor resources are present on the site and comprised of major streams, major floodplain, minor floodplain, riparian vegetation, and wetlands.

The application identifies an existing stormwater management (SWM) facility located on the golf course as a proposed facility; however, a narrative was not provided regarding stormwater management practices for any of the uses. To protect water resources and the integrity of neighboring properties, the Revised General Plan calls for low impact development (LID) techniques, which integrate hydrologically functional designs with methods for preventing pollution (*Revised General Plan, Chapter 5, Surface Water Policy 2*). The layout of development should consider the existing environment within its design and incorporate the environmental resources in its green area and open space.

LID approaches seek to control runoff discharge, volume, frequency, and quality in order to mimic predevelopment runoff conditions through a variety of small-scale site design techniques. LID techniques can help reduce sedimentation and erosion, trap and remove pollutants such as nitrogen, phosphorus, metals, and organic compounds, protect wildlife habitat, store flood waters, and maintain the overall water quality of nearby streams. These facilities should be located as close as possible to impervious areas and utilize the landscape and soils to naturally move, store, and filter run-off. The associated flow reductions and water quality improvements can then benefit the receiving streams. Some examples of LID techniques include:

- Native landscaping enhanced through the routing of runoff through these areas;
- Native-vegetated drainage swales for the movement and temporary storage of runoff;
- Vegetated filter strips that slow runoff speed, trap sediment and pollutants, and provide additional water absorption; and
- The collection and use of rooftop runoff for irrigation;

Analysis

Staff recommends the Applicant incorporate LID techniques on the subject site to mitigate the impacts of the proposed development. Staff recommends that the Applicant commit to a number of LID techniques for the site.

FOREST RESOURCES

The Green Infrastructure policies call for the preservation, protection, and management of forests and natural vegetation for the various economic and environmental benefits that they provide, and for the submittal and approval of a tree conservation or forest management plan prior to any land development that "demonstrates a management strategy that ensures the long-term sustainability of any designated tree save area" (*Revised General Plan, Chapter 5, Forests, Trees and Vegetation Policies 1 & 3*). Forest resources should be preserved to the extent practicable through a designated Tree Conservation Area (TCA).

The subject site is mostly devoid of vegetation due to the site's use as a golf course, although forest resources exist along the eastern boundary of the site within 50 to 100 feet of the floodplain. The application included a tree stand evaluation that identifies the trees condition ranging from poor to good health condition, with most trees having a fair to good condition rating. The large majority of all listed trees were white pines, which most of these trees have a poor condition rating given inherent breakage problems associated with the species. Most of the specimen trees with a fair to good condition rating were located within 100' of Goose Creek and the Goose Creek forest riparian buffer (generally a linear 50' zone along Goose Creek), which supports a significant number of desirable specimen trees (deciduous and evergreen).

The application depicts a scenic river buffer along Goose Creek of 200'; however, the scenic river buffer is a no-build buffer and does not provide assurances for tree protection. Given the location of most of the specimen trees is within the floodplain and no-build buffer, the location lends itself for a Tree Conservation Area (TCA).

Analysis

Staff recommends that the Applicant work with the County's Urban Forester to determine tree conservation areas (TCA). Staff recommends that the Applicant revise the application to include the specimen trees within Tree Conservation Areas and preserve desirable species. Staff recommends the Applicant depict the TCA on the Special Exception Plat.

STEEP SLOPES

The plan depicts steep and very steep slopes throughout the subject site. Steep slopes often serve as forested and vegetated areas that filter stormwater run-off and support various plant and wildlife habitats (*Revised General Plan, Chapter 5, Steep Slopes and Moderately Steep Slopes, text*). The County recognizes that much of its Green Infrastructure is made up of natural resources that are fragile and irreplaceable and, therefore, will protect and preserve these resources in perpetuity (*Revised General Plan, Chapter 5, River and Stream Corridor Resources Policy 2 and 3*). Steep slopes, slopes greater than 25%, within 100 feet of the floodplain should be protected by a 50-foot management buffer, which is not depicted on the plan.

The golf course appears to have made use of the natural steep slopes in its design; however, the application depicts a layout that would impact or eliminate the steep slopes in development. Parking areas, residential lots and streets are depicted to encroach in these areas, conflicting with Plan policy. The layout of development should consider the existing environment within its design and incorporate the environmental resources in its green area and open space.

Staff finds that the proposed impacts on steep slopes of the site have the potential to adversely affect water quality and recommends environmental commitments to help minimize additional pollutants being discharged into streams.

Analysis
Plan policies support the protection of Steep Slopes (slopes greater than 25%). The development layout for the subject site is not in conformance with Plan policies. Staff recommends that the Applicant reconfigure the layout based on the land use policy recommendations and avoid impacts to steep slope areas. Man-made slopes should be identified.

PLANT AND WILDLIFE HABITATS
Plan policies state that development applications with the likelihood of impacting one or more natural heritage resources will conduct a species assessment and develop a plan for impact avoidance if the presence of a natural heritage resource is identified (*Revised General Plan, Chapter 5, Plant and Wildlife Habitats Policies, Policy 8*). The Virginia Department of Conservation and Recreation (DCR), Division of Natural Heritage (DNH) defines natural heritage resources to include rare, threatened, and endangered plant and animal species; exemplary natural communities, habitats, and ecosystems; and significant geologic formations (*Revised General Plan, Chapter 5, Plant and Wildlife Habitats Policies, Policy 8*). County policies encourage the preservation of existing vegetation and wildlife habitat on developing properties (*Revised General Plan, Chapter 5, Forests, Trees, and Vegetation Policy 10*).

The Applicant submitted an Endangered and Threatened Species Habitat Evaluation and Rare Plant Species/Community Assessment dated December 8, 2004. Supplemental fieldwork was conducted on May 9 and 10, 2013. No Endangered and Threatened Species (ETS), rare plant species, or rare plant communities nor appropriate habitats for rare species or natural communities were observed within the study area. The study found that suitable habitat for the wood turtle was identified on the site, and its occurrence within this watershed is documented; thereby, presenting the potential for the species to exist onsite. The study also found marginally suitable habitat for the green floater mussel, a State-threatened species, was identified on the site, and its occurrence within this watershed is documented; thereby, presenting the potential for the species to exist onsite. Sheet 11 references a letter from the Virginia Department of Conservation and Recreation (DCR), Division of Natural Heritage dated May 16, 2013 stating that no adverse impacts to habitat are anticipated due to the

scope of the project (Note 5 C.). However, the Virginia Department of Game and Inland Fisheries, Fish and Wildlife Information Service online database, indicates that the portion of Goose Creek along the eastern property boundary is an "Endangered and Threatened Water" due to the confirmation of the State-threatened Green Floater (Lasmigona subviridis – a small mussel, usually less than 55 mm in length). The database also notes that Tuscarora Creek may provide potential habitat for the Green Floater and the State-threatened Wood Turtle.

Analysis
Given the application proposes land disturbance predominantly on the existing golf course area, adverse impacts to potential plant and wildlife habitat can be avoided through appropriate buffering of the site's natural resources. Staff recommends that the Applicant revise the application to include the management buffers, no-build buffers, and Tree Conservation Areas discussed above to preserve desirable species. Staff recommends the Applicant depict these areas on the Special Exception Plat. Staff requests a copy of the May 16, 2013 letter from the Virginia Department of Conservation and Recreation (DCR). Staff recommends the application be forwarded to the Virginia Department of Game and Inland Fisheries for evaluation and mitigation recommendations.

HISTORIC AND ARCHAEOLOGICAL RESOURCES
All land development applications will be required to submit an archaeological and historic resources survey (Revised General Plan, Chapter 5, Historic and Archaeological Resources Policy 11). The Applicant submitted Phase I archeological investigations for Goose Creek Golf Course property. The reports did not reveal findings of historical significance and found no further study is warranted. Staff has reviewed the submitted Phase 1 archaeological survey reports for the subject sites.

Analysis
Staff reviewed the Phase 1 archaeological report for the subject application and concurs with the findings of the report that no further study is warranted.

SITE DESIGN

County policies direct development to achieve and sustain a built environment of high quality (*Revised General Plan, Chapter 5, Built Environment Policy 1*). The Countywide Retail Plan provides Design Guidelines for commercial retail development. Chapter 11 of the Revised General Plan provides guidance on the implementation of Regional Office developments.

Regional Office developments will emulate the key traditional design concepts of the *Revised General Plan* by addressing the design and function of exterior spaces, pedestrian access from adjoining residential areas, and architectural cohesiveness and environmental conservation. The Regional Office uses will be the prominent features of

the community when viewed from periphery roads as well as the predominant use in terms of percentage of site occupied (*Revised General Plan, Chapter 11, Community Form, Light Industrial and Regional Office, Policy 7a*). Staff has reviewed the application for consistency with these guidelines and provided comments below.

BUILDING PLACEMENT AND DESIGN

No building illustratives or architectural treatments were submitted for Staff review. Building envelopes and parking areas are depicted on the site, with the large envelopes closer to Route 7; however, the building's particular use and setbacks are not depicted. The Retail Plan calls for a compact site design that makes buildings the prominent feature of the site (*Revised General Plan, Chapter 11, Community Form, Light Industrial and Regional Office, Policy 7a and Retail Plan, Building Placement and Design Policy 1*).

The Retail Plan calls for unity of design using similar elements such as rooflines, materials, window arrangement, sign location, and architectural details (*Retail Plan, Building Placement and Design Policy 6*). Building massing should be varied to break down the scale of large buildings and retail centers. Long, flat facades are strongly discouraged. It is desirable that building facades should incorporate recesses, off-sets, angular forms or other features to avoid presenting a "blank side" to neighboring properties (*Retail Plan, Building Placement and Design Policy 7*). In addition, rooftop mechanical equipment should be screened. Preferably, screening should be incorporated into the roof form. Ground mounted mechanical equipment should be screened (*Retail Plan, Building Placement and Design Policy 8*). Pitched, mansard and other distinctive roof forms are strongly encouraged (*Retail Plan, Building Placement and Design Policy 6*). Retail buildings should incorporate continuous arcades over the front walkway to provide weather protection for shoppers and create a pedestrian-oriented environment (*Retail Plan, Building Placement and Design Policy 9*).

Analysis

The office use, and respective building, should be the more prominent use on the site; however, this issue is not addressed and no assurances are in place to facilitate such a design. Staff recommends the Applicant provide architectural treatment of the buildings for review.

CIRCULATION, PARKING AND LOADING

Circulation, access and parking for the site have not been clearly identified on the application. Parking should generally be located behind the buildings they are intended to serve, screened from adjacent streets and residential areas (*Revised General Plan, Chapter 6, Parking Policy 9 and Retail Plan, Circulation, Parking, and Loading Policy 3*). Parking areas are depicted on the site; however, no specific form or route for traffic circulation is presented. No new direct access to Route 7 west of Route 28 will be allowed for any type of retail uses (*Retail Plan, Corridor-Based Policies, Route 7 Corridor, Policy 3*). The County Retail Plan provides policy guidance regarding

landscaping and buffering of sites, discussed in more detail in respective section below, which includes parking and loading areas.

Analysis

Staff recommends exploring opportunities to locate all parking beside or behind the proposed use and to incorporate additional landscaping along parking areas and vehicular travelways. Staff also recommends the Applicant depict proposed access and traffic circulation for review.

LANDSCAPING AND BUFFERING

A 100' landscaped buffer will be established along the Route 7 frontage. The buffer should include trees, shrubs, and berms that will effectively and reasonably minimize the visibility of the site and associated parking areas, dumpsters, and loading areas from Route 7 (*Retail Plan, Route 7 Corridor, Policy 7*). The street frontage of should be landscaped with trees to help create a green edge on both sides of the street (*Retail Plan, Landscaping and Buffer, Policy 2*). The Retail Plan calls for parking areas, dumpsters and building equipment to be screened from adjacent developments and roadways (*Retail Plan, Circulation, Parking, and Loading Policy 3*). The application does not identify these areas or the treatment for screening them. The application does not identify landscaping for the site.

Staff recommends the Applicant provide landscaping information for review.

SIGNAGE AND LIGHTING

The Revised General Plan promotes the use of lighting for public safety and visibility without the nuisance associated with light pollution (*Revised General Plan, Chapter 5, Lighting and Night Sky Policy 1a*). The Retail Plan also specifies that all lighting should be designed to reduce glare and spillage of light onto adjoining properties and streets (*Retail Plan, Signs and Lighting Policy 2*).

Analysis

Staff recommends that the Applicant commit to lighting that is downward directed, fully shielded, provides a glare-free environment, confined to the site, and has illumination levels that are no greater than necessary for a light's intended purpose. All lighting should be mounted as low as practicable and designed to preclude light trespass onto adjoining properties, glare to passerby, skyglow, and deterioration of the nighttime environment.

A unified graphic design scheme is strongly encouraged (*Retail Plan, Signs and Lighting Policy 1*). No details on the signage, i.e. color or size, have been submitted for review.

Analysis

Staff recommends the Applicant provide signage information for review.

STREETSCAPE

The major collector roads serving the development should be the location of larger-scaled and more dignified structures such as a corporate headquarters, or similar multi-storied buildings, grander tree species, and a richer choice of street furniture, gateways, walls, and other design features. Local access streets should possess liveliness generated by a variety of building types and details and, where appropriate, should transition downward in scale to be compatible with adjoining residential uses (*Revised General Plan, Chapter 11, Community Form, Light Industrial and Regional Office, Policy 7b*).

Analysis

Staff recommends the Applicant orient the structures towards Russell Branch Parkway/Cochran Mill Road and provide street furniture and site landscaping for review.

PEDESTRIAN AND BICYCLE CIRCULATION

The Countywide Transportation Plan (CTP) states that development proposals will include provisions for bicycle and pedestrian accessibility within the development as well as connections with adjacent developments (*CTP, Chapter 4, Pedestrian and Bicycle Facilities Policies for Roadways, Policy 15*). Cochran Mill Road is planned as a four-lane undivided minor collector. The Concept Development Plan (CDP) depicts a ten-foot (10') active recreational path along the majority of the property's frontage along Cochran Mill Road. However, the active recreational path should be noted and constructed as a 10' shared use path as called for in the Countywide Transportation Plan (*CTP, Appendix 6, Bicycle and Pedestrian Facilities Table*). Cochran Mill Road should also include on-road bicycle facilities (*CTP, Appendix 6, Bicycle and Pedestrian Facilities Table*). The plan also depicts two other ten-foot (10') active recreational paths within the site to connect the commercial component with the golf course clubhouse and the residential component with the thirty-foot (30') reservation for a future natural trail. Most of the trails are existing cart paths from the golf course. However, there is a gap in connectivity as no connection is provided across Tuscarora Creek.

Analysis

Staff recommends the Applicant revise the active recreation path along Cochran Mill Road to state 10' Shared Use Path and note that it shall be constructed in accordance with County policies, AASHTO, and the Americans with Disabilities Act. Staff recommends the plan be revised to state that all pedestrian accommodations, i.e. sidewalks, crosswalk, etc., be constructed in accordance with County policies, AASHTO, and the Americans with Disabilities Act. Staff recommends the Applicant revise the plan to state the ten-foot (10') shared use path shall be for public use. Furthermore, Staff recommends the Applicant provide on-road bicycle facilities and connection(s) across physical barriers and impediments, such as Tuscarora Creek, along the entire frontage of Cochran Mill Road.

CAPITAL FACILITIES

A central objective of the Revised General Plan is one of balancing business and residential uses to promote an effective fiscal policy *(Revised General Plan, Chapter 3, Fiscal Planning and Budgeting Policies 1 and 2)*. The Plan recognizes the critical relationship of development and service demands and encourages a fiscally favorable balance between residential and non-residential development accordingly (*Revised General Plan, Chapter 3, Fiscal Planning and Budgeting, Text*). The proposed project affects the County fiscal resources by increasing the number of allowed units for the development and places demands on the County to provide additional services for future residents in a manner not anticipated.

Under the Revised General Plan, all residential rezoning requests will be evaluated in accordance with the Capital Facility guidelines and policies of the Plan (*Revised General Plan, Chapter 3, Proffer Policy 3*). The Revised General Plan calls for capital facilities contributions valued at 100 percent of capital facility costs per dwelling unit at densities above the specified base density (*Revised General Plan, Chapter 11, Capital Facilities Guideline 1*). The proposed application does not comply with the County's land use and fiscal policies for balanced residential and non-residential development.

Analysis

Staff recommends the Applicant revise the application consistent with land use policies of the Revised General Plan. While Staff requests revisions to evaluate the proposed residential development, Staff notes that mitigating the impacts on capital facilities by applying the current Capital Intensity Factor is expected with any residential development.

UNMET HOUSING NEEDS

The Revised General Plan housing policies recognize that unmet housing needs occur across a broad segment of the County's income spectrum and promote housing options for all people who live and/or work in Loudoun County *(Revised General Plan Countywide Housing Policies, Chapter 2, Housing text).* Unmet housing needs are defined as the lack of housing options for households earning up to 100% of the Washington Metropolitan Area Median Income (AMI)[1] (*Revised General Plan, Chapter 2, Housing, Unmet Housing Needs, Guiding Principles Policy 2*). The County currently has in place two programs that serve to address segments of the County's Unmet Housing Needs income spectrum.

One component of unmet housing is Affordable Dwelling Units (ADUs) which address the needs of households earning between 30 and 70 percent of AMI. The ADU rental units are designed to serve residents earning 30% to 50% AMI and priced at 30% of income (exclusive of utilities). ADU for-sale units are designed to serve residents with incomes of 50% to 70% AMI. (*Revised General Plan, Chapter 2, Housing, Unmet*

[1] The current AMI for 2013 is $107,300.

Housing Needs, text). The application's Statement of Justification references 20 ADUs, but does not specify any single-family detached or single-family attached units. Staff could not locate any references on the plan itself.

In addition to the requirements of the ADU Ordinance, the County encourages each development proposal that includes a residential component to address unmet housing needs for households earning up to 100% of the Washington Metropolitan AMI, recognizing that the largest segment of unmet need is housing for incomes below 30% AMI (*Revised General Plan, Chapter 2, Housing, Unmet Housing Needs, Guiding Principles Policy 14*). The County's Affordable Market Purchase Program (AMPP) enables eligible first-time homeowners with moderate income (a total household income more than 70% and less than 100% of AMI) the opportunity to purchase a newly constructed townhouse or condominium.[2]

The application does not sufficiently address all segments of the County's Unmet Housing Needs (less than 30% AMI, 30% to 70% AMI, and 70% to 100% AMI); therefore, it is not consistent with the Revised General Plan. Units for each income segment should be provided with the application. The application does not sufficiently address unmet housing needs.

Analysis

Staff recommends the Applicant revise the application to provide additional information regarding the units that address unmet housing needs for all segments of the County's income spectrum.

RECOMMENDATION

The application is not consistent with County land use policies of the Revised General Plan; therefore, Staff is not able to support the application. The application conflicts with County Policy as it proposes residential uses in areas planned for business uses, and business uses in areas planned for residential uses. In addition, the application does not meet the minimum square footage with business uses proposed, exceeds the density envisioned for residential uses, and does not sufficiently address other County policies regarding Unmet Housing Needs, capital facilities, pedestrian and bicycle accommodations, and policies guiding design. Staff cannot determine if the application meets the intent of the Plan regarding open space and environmental conditions until more information is provided. Staff recommends the Applicant revise the application as recommended for further review and evaluation.

Staff is available to meet with the Applicant to discuss these issues.

cc: Julie Pastor, AICP, Director
Cynthia L. Keegan, AICP, Program Manager, Community Planning (via email)

[2] Loudoun County Website, Affordable Market Purchase Program, AMPP-Background, http://www.loudoun.gov/index.aspx?nid=2933

County of Loudoun

Department of Planning and Zoning

MEMORANDUM

DATE: August 13, 2014

TO: Judi Birkitt, Land Use Review (#62)

FROM: Larr Kelly, Zoning Division (#62)

SUBJECT: ZMAP 2013-0005: Goose Creek Club

As per your request, I have reviewed the draft proffers, dated May 9, 2014, for the above referenced Zoning Map Amendment application. Pursuant to this review I offer the following comments:

1. In regard to the preamble, in the sixth and seventh lines thereof, the applicant refers to the "Loudoun County Board of Supervisors ('Board')". While the applicant refers to the "Board" in some places throughout the proffers, the applicant also refers to the "County" in some places throughout the proffers. Therefore, I suggest that this reference be changed to read "Loudoun County ('County') Board of Supervisors ('Board')".

2. In further regard to the preamble, in the eighth line thereof, I suggest that a comma be placed after the parenthetical "('PD-OP')".

3. In further regard to the preamble, in the fourteenth line thereof, I note that the applicant has referenced the Concept Development Plan (CDP) and indicated that it is dated "July 19, 2013". However, the CDP forwarded to me with this application is dated "June 2013". I suggest that this inconsistency be eliminated.

4. In further regard to the preamble, in the last sentence thereof, the applicant includes a statement that all references in the proffers to "subdivision, subdivision plat, or record plat" shall also be deemed to include any "any condominium plat or any other document of mechanism that legally divides the Property into separately transferable units of ownership". I suggest that this sentence be deleted, as the County reviews and approves subdivisions and site plans, but does not have approval authority over condominium creation. The references to the subdivision process are all references to timing mechanisms, which makes condominium plats inappropriate as substitutes for subdivision approval.

5. In regard to proffer I., concerning the CDP, I note that the CDP shows a parcel or structure owned by "Global Signal Acquisitions IV, LLC". However, it is not clear if this parcel or

structure is included within the scope of the "Property" or is to be excluded from the scope of the "Property". I suggest that the applicant clarify the relationship of this parcel or building to the rest of the proposed development.

6. In regard to proffer II.A., concerning the provision of affordable dwelling units (ADUs), I note that the applicant has proposed to provide 12.5% of the total number of dwelling units on the Property "in excess of thirty-six" as ADUs. 36 happens to be the number of potential units that could be developed on the Property under its current JLMA-3 zoning district designation. However, Section 7-102(A) of the Zoning Ordinance indicates the applicability of the ADU regulations and there is no exclusion provided to exempt the number of potential units under existing zoning from the calculation of required ADUs. Therefore, I suggest that this provision be changed to indicate that the ADUs shall be calculated on the total number of units proposed for the Property.

7. In further regard to proffer II.A., in the eighth line thereof, the applicant indicates that they propose to develop a golf course of "up to 65 acres", while the CDP shows the golf course as being 64.75 acres. I suggest that this inconsistency be eliminated.

8. In regard to proffer II.B. and II.C, I note that the applicant has proffered a series of design guidelines and then proffered to record covenants against the Property "which shall address all proffered design guidelines". This places the County in the position of serving as the design review committee for the development. I suggest that this is not appropriate. Instead, I suggest that the applicant proffer to have the covenants for the Property establish a design review committee, and to commit to having the included design guidelines serve as the committee's standards. This also suggests the reversal of order for these two proffers.

9. In regard to proffer II.B.2., in the first two lines thereof, the applicant refers to "any single family attached 'stick'". However, "stick" is not a defined term of art. Therefore, I suggest that this phrase be changed to read "any group of attached single family attached units".

10. In further regard to proffer II.B.2., in the last sentence thereof, the applicant has included a restriction on roof pitches. I suggest that it be clarified whether this is intended to apply to both single family attached and detached structures or just one or the other.

11. In regard to proffer II.B.3., in the last line thereof, I suggest that the phrase "each stick of" be changed to read "each group of attached".

12. In regard to proffer II.B.4., in the second line thereof, I suggest that the phrase "of each such building" be inserted following the phrase "the front and rear".

13. In regard to proffer II.B.5., in the first line thereof, I suggest that the word "building" be inserted prior to the word "front".

14. In regard to proffer II.B.6.b., in the first line thereof, I suggest that the phrase "varying colors of the same shade of color" be changed to read "varying shades of the same color".

15. In further regard to proffer II.B.6.b., in the second line thereof, I suggest that the phrase "each stick of" be changed to read "each group of attached".

16. In regard to proffer II.B.8., in the third line thereof, I note that the applicant has included a design guideline that reads "oversize or specialty window are discouraged". It is not clear what this is intended to mean, or how a standard of "discouraged" is to be enforced. I suggest that this be clarified.

17. In regard to proffer II.B.9., in the first line thereof, I suggest that the phrase "a colonial color pallet shall be used" be changed to read "a colonial color palette, as contained in Attachment B, shall be used".

18. In regard to proffer II.B.11., I note that the applicant has indicated that there shall be no unpainted wood on any portion of a building, including building decks and then includes a parenthetical "(i.e. pressure treated)". However, it is not clear if this means that pressure treated decks are acceptable or are not acceptable. I suggest that this be clarified.

19. In regard to proffer II.B.12., in the second line thereof, the applicant refers to "Common Area". However, this is not a defined term of art, and there is nothing on the CDP that is identified as "Common Area". I suggest that the applicant clarify their intent in regard to the use of this term.

20. In regard to proffer II.B.13., in the fifth line thereof, the applicant refers to a "wet" Energy Star label. I suggest that the applicant clarify the meaning of this term.

21. In further regard to proffer II.B.13., in the seventh line thereof, I suggest that the phrase "Rating report and must include" be changed to read "Rating report must include".

22. In regard to proffer II.C.4., in the first line thereof, I suggest that the phrase "shall be compatible at" be changed to read "shall conform to"

23. In regard to proffer III., in the second line thereof, I suggest that the phrase "and at no cost to the Town or County" be inserted following the phrase "at its cost".

24. In regard to proffer IV., in the first two lines thereof, I suggest that the phrase "issuance of a zoning permit for each type of dwelling unit, Owner shall pay a one-time capital facilities contribution of" be changed to read "issuance of the zoning permit for each dwelling unit, Owner shall pay a one-time capital facilities contribution as follows:".

25. In regard to proffer V., concerning a contribution towards unmet housing needs, I note that the applicant has included no provision for the escalation of the contribution. I suggest that an escalator clause, in accord with the Consumer Price Index (CPI), be included.

26. In further regard to proffer V., in the last sentence thereof, I suggest that the phrase "deposited by the County in an account for affordable housing or deposited in the County of Loudoun Housing Trust" be changed to read "deposited by the County in the County of Loudoun Housing Trust or otherwise used by the County to address unmet housing needs".

"Affordable Housing" and "Unmet Housing Needs" are two different categories and the funds provided pursuant to this proffer are intended for Unmet Housing needs. However, it should also be kept in mind that the County of Loudoun Housing Trust was established to hold funds to assist in the provision of affordable housing, not unmet housing needs. This proposed language provides the Board with flexibility to use this contribution for unmet housing needs or for the more limited affordable housing needs.

27. In regard to proffer VI.A., in the second line thereof, I suggest that the phrase "per foot of gross floor area" be changed to read "per square foot of gross floor area".

28. In further regard to proffer VI.A., in the third line thereof, I suggest that the word "occupancy" be deleted.

29. In further regard to proffer VI.A., in the sixth line thereof, I suggest that the phrase "equally between the volunteer companies" be changed to "equally between the primary servicing volunteer fire and rescue companies".

30. In further regard to proffer VI.A., in the ninth line thereof, I suggest that the phrase "at issuance of zoning permits" be changed to read "at the time of issuance of a zoning permit".

31. In regard to proffer VII.A., in the last sentence thereof, I suggest that the phrase "all properties" be changed to read "The owners of all properties".

32. In further regard to proffer VII.A., I suggest that the proffer be amended to indicate that the documents forming the Property Owners Association (POA) shall be recorded prior to the first site plan approval within Land Bay 1.

33. In further regard to proffer VII.A., I suggest that it be indicated that the POA shall also be responsible for trash and recycling services, and maintenance of the Tree Conservation Areas, within Land Bay 1.

34. In regard to proffer VII.B., in the third line thereof, I suggest that the phrase "first record plat in Land Bay 2" be changed to read "first record plat or first site plan in Land Bay 2, whichever is first in time".

35. In further regard to proffer VII.B., in the sixth line thereof, I suggest that the phrase "tree save areas" be changed to read "Tree Conservation Areas".

36. In further regard to proffer VII.B., I suggest that it be indicated that the Homeowners Association (HOA) shall be responsible for the provision of trash and recycling services in Land Bay 2.

37. In regard to proffer VIII.A., in the third and fourth lines thereof, I suggest that the phrase "as depicted as a 'Road Improvements Exhibit – Residential Frontage' on Sheet 16 of the CDP" be changed to read "as depicted on Sheet 16 of the CDP, 'Road Improvements Exhibit – Residential Frontage'".

38. In further regard to proffer VIII.A., I suggest that the second sentence be rewritten to state "Owner shall bond such improvements prior to the approval of the first record plat or first site plan in Land Bay 2, whichever is first in time, and shall construct such improvements (i.e. shall have them open to traffic but not necessarily accepted for maintenance by Virginia Department of Transportation ("VDOT")) prior to the issuance of the first occupancy permit for any dwelling in Land Bay 2."

39. In regard to proffer VIII.B., I note that the applicant has indicated the intent to dedicate right of way on the east side of Cochran Mill Road, but does not indicate when such dedication is to occur. I suggest that this be specified.

40. In further regard to proffer VIII.B., in the third line thereof, I suggest that the phrase "to accommodate the improvements proffered in Proffer VIII.A" be inserted following the phrase "sheets 15 and 16 of the CDP".

41. In further regard to proffer VIII.B., concerning the dedication of right-of-way, I suggest that the proffer be amended to indicate that the dedication of such right of way shall include the dedication of any easements outside of the right-of-way that are needed for the construction and maintenance of the proffered improvements.

42. In further regard to proffer VIII.B., I note that the proffer contains a commitment to reserve right of way for the future extension of Russell Branch Parkway across the Goose Creek. However, there is nothing in the proffer to indicate that this right-of-way will actually be dedicated. I suggest that this be provided.

43. In further regard to proffer VIII.B., I note that the expiration of the reservation is to occur twenty years after approval of ZMAP 2013-0005 if neither the County nor VDOT has "commenced construction of the roadway". It is not clear what is meant by the term "commence construction of the roadway". I suggest that this be clarified. In addition, I question what the applicant intends if construction has commenced but it is by a party other than the County or VDOT. I suggest that this be clarified.

44. In further regard to proffer VIII.B., concerning the expiration of the reserved right-of-way, I suggest that the applicant include a provision requiring the applicant to provide the County with notification of the impending end of the reservation period at least six months prior to the termination of such reservation period.

45. In regard to proffer VIII.C., concerning a Cash Contribution for Transit Services, I note that there is no provision included for the escalation of the proposed contribution over time. I suggest that the escalation of the contribution in accord with changes to the CPI be included.

46. In regard to proffer IX.A., I note that this section addresses "Community Open Space". The CDP shows "Natural Open Space", "Passive Open Space" and "Active Open Space", but nothing identified as "Community" open space. I suggest that the applicant clarify their intent.

47. In further regard to proffer IX.A., in the second and third lines thereof, I suggest that the phrase "conveyed to a homeowners association, referenced in Proffer VII" be changed to read "conveyed to the HOA referenced in Proffer VII.B.".

48. In regard to proffer IX.B., concerning the "soccer field with associated parking shown on Sheets 18 and 19 of the CDP", I note that the applicant intends to convey the proposed soccer field to a "qualified non-profit organization", but does not really indicate what they consider a "qualified non-profit". I suggest that the applicant better identify their intent.

49. In further regard to proffer IX.B., concerning the "associated parking" for the soccer field, I note that there are 20 spaces shown as being accessed through the parking lot in Land Bay 2 but the spaces are actually located in Land Bay 1. Since there is a change of zoning district between the two Land Bays, I suggest that the applicant clarify whether these twenty spaces are to serve the soccer field or are for some other use. I also suggest that the applicant provide its justification for the proposed modification to reduce the setback for this parking lot adjacent to Cochran Mill Road.

50. In regard to proffer IX.C.1., I note that the applicant has indicated the intent to provide an asphalt trail along Cochran Mill Road "in the location shown on Sheet 19 of the CDP". I suggest that the applicant specify the width of the asphalt trail, and whether the trail is to be provided within a public access easement. In addition, I note that the trail designation on Sheet 19 of the CDP is very difficult to read and it is difficult to distinguish between what is designated as an existing trail and as a proposed trail. I suggest that the sheet be clarified.

51. In regard to proffer IX.C.2., concerning the Goose Creek Path, I suggest that a thirty foot wide public access easement be provided instead of providing a thirty foot wide reservation.

52. In regard to proffer IX.D., concerning the conveyance of a Public/Civic Space, as shown on the CDP, I suggest that the applicant provide a size for the proposed conveyance.

53. In further regard to proffer IX.D., concerning the timing for the conveyance of the Public/Civic Space, I suggest that the proposed timing be changed to allow for the dedication upon the request of the County, but in no event later than the approval of the first site plan for any portion of Land Bay 1.

54. In regard to proffer X.A., concerning tree conservation areas, in the fifth line thereof, the applicant refers to "the cumulative Tree Conservation Areas shown on the CDP". However, it is not clear on the CDP where the limits of the Tree Conservation Areas are. I suggest that the CDP be clarified to better show the limits of the Tree Conservation Areas.

55. In further regard to proffer X.A., in the ninth line thereof, I suggest that the phrase "lost canopy" be changed to "deficit".

56. In further regard to proffer X.A., in the eleventh through thirteenth lines thereof, I note that the applicant refers to trees removed for the purpose of constructing the Goose Creek Path pursuant to Proffer IX.C.2. However, in Proffer IX.C.2. the applicant clearly states that they

shall not be required to do any clearing or construction for this path, so it is not clear why this provision is included herein. I suggest that the applicant's intent be clarified.

57. In further regard to proffer X.A., in the fourteenth line thereof, the applicant proposes to be able to relocate trees from the Tree Conservation Areas to "elsewhere on the Property". I suggest that consideration be given to limiting such relocations to elsewhere within the Tree Conservation Areas. If not, then I suggest that it be clarified, that if these trees are relocated outside of the Tree Conservation Areas, such trees will not count towards the 80% tree canopy conservation required within the Tree Conservation Areas.

58. In further regard to proffer X.A., in the fourth line of the second paragraph thereof, I note that the applicant refers to "bond release for the subdivision section containing said Tree Conservation Area". However, I question if this is a suitable trigger as most of the construction within Land Bay1 will be pursuant to approved site plan applications.. I suggest that consideration be given requiring the improvement to be done prior to the issuance of the occupancy permit for the parcel containing such Tree Conservation Area instead.

59. In further regard to proffer X.A., in the second line of the third paragraph thereof, I suggest that a comma be placed after the word "trees". In addition, in the third line of the proffer, I suggest that a comma be placed after the word "Forester".

60. In further regard to proffer X.A., in the eighth and ninth lines of the third paragraph thereof, I suggest that the phrase "homeowners association" be changed to "POA", as it appears that the entire Tree Conservation Area is within Land Bay 1.

61. In regard to proffer X.B.1., in the third line thereof, I suggest that the phrase "HOA" be changed to "POA and HOA" in the two places where it appears. Additionally, in the fourth line of the proffer, I suggest that the phrase "in Land Bay 2" be changed to "in Land Bay 1 and Land Bay 2, respectively".

62. In regard to proffer X.B.2., in the first line thereof, I suggest that the word "prospective" be deleted, as by the time of property settlement these are purchasers and not prospective purchasers.

63. In further regard to proffer X.B.2., I suggest that consideration be given to including a statement concerning the disposal of petroleum products within the marketing materials for this development.

64. In regard to proffer X.B.3., in the second line thereof, I suggest that the phrase "during all phases of construction" be inserted following the word "locations".

65. In further regard to proffer X.B.3., in the third line thereof, the applicant uses the acronym "FSM". I suggest that the full term, "Facilities Standards Manual" be used before the acronym is used.

66. In regard to proffer X.B.5., in the second line thereof, I suggest that the phrase "for review

and approval" be inserted following the phrase "nutrient management plan".

67. In further regard to proffer X.B.5., concerning the nutrient management plan, I suggest that it be indicated that the applicant is committing to adhere to the approved plan.

68. In regard to proffer X.B.6., in the second line thereof, the applicant uses the acronym "FOD". I suggest that the full term "Floodplain Overlay District" be used before the acronym is used.

69. In further regard to proffer X.B.6., in the tenth and eleventh lines thereof, I suggest that the phrase "first site plan or construction plans and profiles" be changed to read "first approved site plan or construction plans and profiles, whichever is first in time".

70. In regard to proffer X.C., in the first line thereof, I suggest that the word "recordation" be changed to "approval". In addition, I suggest that the phrase "whichever is first in time" be inserted following the phrase "first record plat or first site plan".

71. In further regard to proffer X.C., in the fourth line thereof, I suggest that the phrase "a proposed" be changed to "the proposed".

72. In further regard to proffer X.C., in the tenth line thereof, I suggest that the word "this" be inserted prior to the reference to "Proffer X.C.".

73. In regard to proffer X.D.3., in the second line thereof, I suggest that the word "Policies" be changed to "Practices".

74. In regard to proffer X.F., I note that there is no proffer X.E. In addition, I suggest that the applicant indicate that the Notice for the Quarry Notification District will also be provided within all Deeds of Conveyance, as is required by the Zoning Ordinance.

75. In regard to proffer X.G. concerning lighting, I suggest that consideration be given to having this provision apply within Land Bay 2 as well as within Land Bay 1.

76. These proffers will need to be signed by all landowners, and be notarized, prior to the public hearing on this application before the Board of Supervisors.

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

DATE:	March 21, 2014
TO:	Judi Birkitt, Project Manager, Department of Planning
FROM:	Teresa H. Miller, Planner, Zoning Administration
CC:	Michelle M. Lohr, Deputy Zoning Administrator
CASE NUMBER AND NAME:	ZMAP-2013-0005 Goose Creek Club SPEX-2013-0017 Goose Creek Club – Golf Course SPEX-2013-0018 Goose Creek Club – Hotel SPEX-2013-0019 Goose Creek Club - Restaurant
TAX/MAP PARCEL NUMBER:	/49////////38/, /49////////37A and /61/////////3A
MCPI:	112-15-4506, 149-10-4363 and 150-40-5648
SUBMISSION:	2nd

The proposal is to rezone approximately 110.2 acres from JLMA-3 to PD-OP (82.3 acres) and PD-H6, administered as R-8 (82.3 acres), under the Revised 1993 Loudoun County Zoning Ordinance (the "Zoning Ordinance"). The property contains major and minor floodplain. Staff has reviewed the referral materials as listed in the February 12, 2014, referral memo for the above-referenced application and has the following comments:

I. Critical Issues

1. Statement of Justification - The proposed zoning modifications section has been removed from the Statement of Justification dated February 7, 2014. Any proposed zoning modifications will need to be included in the Statement of Justification along with a narrative on how the modification meets Section 6-1217. Specifically, any request for modification should demonstrate how the proposed modification will achieve an innovating design, improve upon the existing regulations, or otherwise exceed the public purpose of the existing regulation as well as demonstrate how the modification will be used in the design of the project.

2. Statement of Justification - Section 6-1210(E)(4). Within this section of the Statement of Justification, the applicant has introduced the addition of the soccer

field and associated parking. As proposed, the soccer field is considered a recreation establishment, outdoor, which is a use not permitted in the PD-OP zoning district.

3. Section 4-305(B)(2) – Sheet 9 of the CDP references a proposed modification to the required yards within the PD-OP district adjacent to agricultural and residential districts and land bays allowing residential uses. The applicant has not provided the required justification for this request nor has this request been included in the Statement of Justification. It is assumed the proposed reduction is for the 20 +/- parking area shown on Sheet 6. Within the justification for the modification, include the intended use of this parking area. Clarify how the extension of Russell Branch Parkway affects this parking area, including access to the parking area.

4. Section 7-803(E) – With regard to the required active recreation space within the PD-H district, Sheet 10 of the CDP lists the provided space as including tot lot, trails and the soccer field adjacent to the residential district. As previously commented, trails are listed within the Zoning Ordinance definition of passive recreation space. As the soccer field is not provided in the PD-H6 (administered R-8) zoning district, it does not count toward the active recreation requirement. Sheet 18 will also need to be updated to remove the soccer field from the active space. The pavilion area in Land Bay 2 may be included in the active recreation space. Sheet 18 indicates only 5,500 sf of the required 28,500 sf of active recreation space is provided in the PD-H.

5. Proffers – The preamble to the proffers references a zoning ordinance modification to Section 5-1414(A) of the Type 3 buffer for PHD-6 areas adjacent to PD-OP areas and adjacent to a planned four lane roadway. It is unclear exactly what is being requested as there is no statement of justification for this request nor is the request detailed on Sheet 10 of the CDP. Section 5-1414 refers to the buffer yard and screening matrix which determines buffer yards based on use. The requirement for a Type 3 buffer adjacent to a four lane divided roadway is required by Section 5-1403(E). The sections being modified as well as the area of modification need to be justified as well as depicted on the applicable CDP sheets. Clarify what is being proposed in lieu of the Type 3 buffer.

II. Statement of Justification

1. Zoning Ordinance Modification – Section 5-1508 – All information within the application indicates the slopes present on the site are manmade; therefore the requested modification would not be necessary. Staff requests the applicant to clarify if there are any steep slopes on the site that are not manmade where a modification of the standards would be necessary. Should the medication need to be requested, provide justification within the SOJ pursuant to Section 6-1217.

2. Within the introduction of the Statement of Justification, the second parenthesis is missing from the MCPI number for parcel 37A.

3. Within the proposal section of the Statement of Justification, there is no mention of the proposed soccer field as part of the development.

III. PD-OP District Requirements

1. Section 4-300 – Staff previously commented the purpose of the PD-OP district is primarily for office and necessary supporting accessory uses. The applicant is proposing the majority of the PD-OP land to be developed as golf course, hotel and restaurant with a small portion of office. The applicant has responded based on planned policy and speaks to the 25% residential development. The applicant should address how the proposal meets the purpose and intent of the PD-OP district as the majority of the PD-OP district is for the golf course use and not creating primarily office and necessary supporting uses.

2. Section 4-305(B)(1) / Section 5-900(A)(1)(b)(i) and (ii) - The 300' building setback should be shown across the entire northern portion of the property which is parallel to Route 7. Verify if any portion of the property is also subject to the parking setback from Route 7.

3. It is noted the Global Signal Acquisitions lease area for the existing monopole is now removed from the PD-H district and is now within the PD-OP district. The area should be expanded to include the entire setback radius within the PD-OP as the setback required per Section 5-618 is to the property line. In addition, the CDP will need to be updated to depict the PD-OP yard requirements of Section 4-305(B)(2) adjacent to the Global Signal Acquisitions.

4. Regarding existing parking for the Golf Course Clubhouse, the applicant has indicated any parking in the right-of-way will be removed and adequate parking will be provided. Note any relocated/future parking will need to meet all zoning ordinance requirements.

IV. PD-H District and R-8 District Requirements (ADU)

1. Update the table on Sheet 18 to provide the area of open space within the PD-H as required per Section 4-111(A). Thirty percent (30%) of the land area within the PD-H district, excluding the area designated for road rights-of-way, shall be devoted to open space.

V. Other Plan Comments

1. As previously commented, the determination of required buffer yards at the time of site plan will depend upon parcel boundaries and the adjacent uses. Sheet 9 gives buffer yards as it relates to only the golf course use adjacent to the single family dwelling units. As the restaurant and hotel uses appear to be the most intense use of the PD-OP district, Table 5-1414(A) requires a minimum Type 3 buffer adjacent to single family detached and single family attached dwellings. Update the table on Sheet 9 to state buffer yards will be provided as required at the time of site plan as implied within the applicant's response to first submission comments.

2. Sheet 18 provides labeling for "active open space". Clarify if this shaded area is to be counted as the "active recreation space" required within the PD-H district. If so, update the labeling to use the correct terminology.

VI. Proffer Comments

1. Throughout the proffer statement, replace the word "will" with the word "shall".

2. All proffers triggered at the time of occupancy permit should be changed to zoning permit, especially those proffers which require a monetary contribution.

3. Within the Preamble, in addition to the PIN numbers, include the tax map numbers for each parcel.

4. The preamble to the proffer statement lists a portion of the proposed zoning ordinance modifications but not all of them. Be consistent by listing all proposed modifications.

5. The second paragraph of the preamble states condominium or condominium plats or any other document that legally divides the property shall be included in the proffer triggers. Appropriate proffer triggers must be tied to applications which are reviewed by County agencies. Edit this paragraph to only list those applications which are reviewed and approved by Loudoun County.

6. Proffer II.A. – Per Section 7-104(C), affordable dwelling units should be interspersed among market rates units in the proposed development. Per this proffer, the ADU's are to only be provided within the single family attached dwelling area.

7. Proffer II.B. – Throughout the application, Land Bay 2 is referenced with the number 2. The title of this proffer should be consistent with the nomenclature used for Land Bay 2.

8. Proffer II.B. – The listed proffers in this section would seem more appropriate as Design Guidelines.

9. Proffer II.B. – The referenced "Exhibit B" will need to be labeled with title, page numbers and date within the proffer documents. In addition, update the proffer subsections such as 3 and 7 to list the correct figure and exhibit.

10. Proffer II.B.8. – This proffer prohibits the use of palladium windows on any building yet it does permit arch windows on building rears. This proffer is conflicting as palladium windows are a type of arch window.

11. Proffer II.B.9. – The proffer requires a colonial color pallet to be used in Land Bay 2. The referenced Exhibit B should include the desired colonial color pallet.

12. Proffer II.B.11. – This proffer prohibits the use of unpainted wood on any building. Clarify if this prohibition includes the construction of unpainted wood decks.

13. Proffer II.B.12. – Lamp posts are shown in the attached exhibit but trash receptacles and benches are not detailed. Ensure all referenced details are included within exhibit B.

14. Proffer II.C.4. – Land Bay 1 signage should not be a part of Land Bay 2 covenants, conditions and restrictions documents.

15. Proffer VI.A. - The font for this heading is larger than the font used in other proffers.

16. Proffer VII. – As each paragraph addresses the owners associations in each land bay, update the heading to be more generic, such as "Owners' Association" with the first paragraph being Proffer VII.A. specific to Land Bay 2 and the second paragraph Proffer VIII.B. specific to Land Bay 1. Chronologically, Land Bay 1 should be listed before Land Bay 2.

17. Proffer VII. – The proffer language regarding the Owners' Association in Land Bay 1 should include language regarding County review and approval. Replace the term "may" with "shall".

18. Proffer VIII.B. – Provide a more exact trigger for this proffer. Detail time certain for completion of the road construction.

19. Proffer VIII.C. – The proffer allows for a reservation period of 10 years for the Russell Branch Parkway extension. This does not appear to be an adequate amount of time. As this road is shown on the Countywide Transportation Plan, a dedication of right-of-way in lieu of a reservation would seem more appropriate. Zoning staff defers to the Department of Transportation and Capital Infrastructure for further comment on the time period of reservation. The date of approval of the rezoning should be the starting time, not the date of the proffer document.

20. Proffer IX.B. – The title of this proffer should be updated as the soccer field in Land Bay 2 does not count toward active recreation requirements in Land Bay 1.

21. Proffer IX.C. – Clarify what is meant by "par course exercise equipment" shown on Exhibit B. Exhibit B shows "fitness station equipment" but not "par course exercise equipment". Any exercise equipment should be located in a manner where it can be maintained by the HOA, not the County or VDOT.

22. Proffer X.C. – First record plat should be included with first site plan or construction plan for Land Bay 2 as a trigger for submission of the noise study.

23. Proffer X.F. – Section 4-1804 speaks to full disclosure required for all residential and non-residential structures constructed within the Quarry Notification Overlay District. Update the proffer to include the non-residential notice requirements.

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

DATE:	October 11, 2013
TO:	Judi Birkitt, Project Manager, Department of Planning
FROM:	Teresa H. Miller, Planner, Zoning Administration
CC:	Michelle M. Lohr, Deputy Zoning Administrator
CASE NUMBER AND NAME:	ZMAP-2013-0005 Goose Creek Club SPEX-2013-0017 Goose Creek Club – Golf Course SPEX-2013-0018 Goose Creek Club – Hotel SPEX-2013-0019 Goose Creek Club - Restaurant
TAX/MAP PARCEL NUMBER:	/49////////38/, /49////////37A and /61////////3A
MCPI:	112-15-4506, 149-10-4363 and 150-40-5648

The proposal is to rezone approximately 110.2 acres from JLMA-3 to PD-OP (82.3 acres) and PD-H6, administered as R-8 (82.3 acres), under the Revised 1993 Loudoun County Zoning Ordinance (the "Zoning Ordinance"). The property contains major and minor floodplain. Staff has reviewed the referral materials as listed in the July 31, 2013 referral memo for the above-referenced application and has the following comments:

I. Statement of Justification

1. Throughout the Statement of Justification, references are made to what appears to be plan sheets, such as Plan, P.11-13, Plan, p. 11-9. However, these references do not appear to correlate with the referenced plan sheets. Clarify the references to certain plan sheets within the Statement of Justification.

2. Note with the adoption of ZOAM-2013-0002, effective September 2, 2013, Article VI of the Zoning Ordinance was amended with regard to Development Process and Administration. As such, Issues for Consideration for Zoning Amendments and Special Exceptions have been changed. All comments for these sections have been based on the previous issues as listed in the applicant's proposal.

3. Section 6-1211(E) Issue for Consideration 1 –The applicant has referenced the development of high density residential. Per Section 4-104(C), the R-8 district is a medium density development while high density is R-16 and R-24. Clarify if the

applicant intents to develop a portion of the PD-H as R-16 high density. In addition, the proposed development appears to be opposite of the Comprehensive plan with the residential within the area designated as Business and the non-residential/commercial uses within the area designated as Residential. Zoning staff defers to the Department of Planning for further discussion regarding consistency with the Comprehensive Plan.

4. Section 6-1211(E) Issue for Consideration 3 – The applicant has not included discussion regarding the impact to the proposed residential and the proximity to a quarry. All of the residential is proposed to be located within the Luck Quarry Notification Overlay District.

5. Section 6-1211(E) Issue for Consideration 4 – The applicant has acknowledged and labeled the extension of Russell Branch Parkway through the property. Provide a narrative regarding how the design of the proposed golf course within the PD-OP district will accommodate the area necessary for the road improvements.

6. Section 6-1211(E) Issue for Consideration 6 – There appears to be hydric soils present within the proposed development area. Include discussion on any affect to hydric soils within the justification.

7. Section 6-1211(E) Issue for Consideration 7 and 16 – Provide a more detailed narrative within the Statement of Justification for each of these criteria.

8. Section 6-1310(F) – The applicant will need to provide additional details regarding the proposed landscaping of the property. The Statement of Justification states that it is noted on the Concept Plan regarding existing mature trees and understory growth provide adequate screening of surrounding uses. Clarify where on the concept plan this is noted. Sheet 9 notes no buffering will be provided within the PD-OP zoning district.

9. Section 6-1310(I), (J), (O) and (R) Issue for Consideration - A brief narrative should be provided for each Issue for Consideration listed within the Statement of Justification.

10. Zoning Ordinance Modification – Section 5-611(A)(1) – Based on the layout shown on Sheet 7, Special Exception Plat, the hotel is located with ready access to a major collector roadway. Therefore, the proposed modification of Section 5-611(A)(1) is not required and may be removed from the application.

11. Zoning Ordinance Modification – Section 5-1508 – Per the Article 8 definitions of "Very Steep Slope Area" and "Moderately Steep Slope Area", the Steep Slope Standards do not apply to slopes created by permitted land disturbing activities. The

Statement of Justification states portions of Land Bay 2 include manmade slopes. Clarify if all slopes within Land Bay 2 are manmade. Provide more details pertaining to manmade versus natural slopes located on the parcel within the General Notes 9 of sheet 1 as well as Note E of sheet 11.

II. PD-OP District Requirements

1. Throughout the plan set, the most current district regulations have not been listed. For example, the building height is sixty (60) feet with a maximum of 100 feet, listed as 45' on sheet 9. The permitted floor area ratio is .60 maximum, up to 2.0 maximum by Special Exception, listed as 0.40 maximum on sheet 8. Update all sheets that list zoning tabulations to state the current zoning ordinance allowances.

2. Section 4-300 – The purpose of the PD-OP district is primarily for office and necessary supporting accessory uses. The applicant is proposing the majority of the PD-OP land to be developed as golf course, hotel and restaurant with a small portion of office. The applicant should address how the purpose of the PD-OP district is being met with the proposed remapping application.

3. Section 4-305(B)(1) - Provide the yards adjacent to Golf Club Road along the northern property boundary parallel to Route 7. In addition, the setbacks from Route 7 as required by Section 5-900(A)(1)(b)(i) and (ii) need to be shown on all applicable sheets within the plan set.

4. Section 4-305(B)(1) –Provide the yards adjacent to Golf Course Road, formerly Cochran Mill Road, adjacent to the Town of Leesburg corporate limit. These yards will need to be shown on all applicable sheets within the plan set.

5. Section 4-305(B)(1) – Provide the yards adjacent to Cochran Mill Road which will become Russell Branch Parkway along the southern portion of the proposed PD-OP portion of the development.

6. Section 4-305(B)(2) – For all applicable sheets, provide the yards adjacent to the proposed PD-H district.

7. Section 4-305(B)(2) – For all applicable sheets, provide the yards adjacent to the portions of the property that adjoins the JLMA zoning district.

8. The applicant has noted the existing golf course clubhouse will continue to be used for golf course and restaurant purposes. Per Sheet 5 of the CDP, some of the parking for this use is located within the right-of-way, therefore off the subject parcel. All required parking for the use must be located on the parcel. Some of the existing parking and building also appears to be located within the yards as required per Section 4-305(B). Any proposed additions or changes to the parking configuration

should be considered at this time. The applicant may wish to consider a modification to Section 4-305(B) to accommodate the existing building/parking within the required yard as well as any future improvements. Zoning staff defers to the Virginia Department of Transportation for comment regarding the parking located within the right-of-way.

III. PD-H District and R-8 District Requirements (ADU)

1. Section 4-101 – The purpose of the Planned Development-Housing district is for a variety of housing plus supporting non-residential uses. The applicant is proposing no supporting non-residential uses within the planned development. Provide details regarding how the purpose of the PD-H development is being met.

2. Section 4-104(A) sets the maximum net residential density for PD-H6 to be 6 units per acre, plus the increase of 20% as allowed with Section 7-103(A)(1) allowing a maximum density of 7.2 units per acre. Update the table on sheet 10 as the maximum units of 9.6 for an R-8 district is not applicable to the PD-H.

3. Section 4-110(B) – All streets serving the residential single family detached shall be designed and constructed to VDOT standards for inclusion in the state highway system. The cul-de-sacs serving the single family detached lots will need to be labeled as public streets.

4. Section 4-110(D) requires two (2) points of vehicular access for developments of more than eighty (80) dwelling units. As proposed, there is only access point to enter/exit the development. If the single proposed public street within the development is blocked, all units within the development will be unable to exit.

5. Demonstrate compliance with Section 4-110(F), ways for pedestrians and cyclists to be provided to all dwelling units.

6. Section 4-111(A) regulates the Open Space requirements for the PD-H development. Sheets 5 and 6 show hatched areas labeled as open space, however no calculations have been provided for this open space area. Sheet 10 provides the open space tabulations for only trails. The offsite trails located outside of the PD-H district may not be used toward the open space requirement. Section 4-111(A) references open space outside of individual R-district land bay, but the land bays all need to be located within the PD-H district.

7. If known at this time, provide details regarding compliance with Section 4-111(B).

8. Section 7-803(E) requires active recreation space. Active recreation space is defined in Article 8 of the Zoning Ordinance as "*Recreation Space, Active: Flat, open, well-drained usable space configured in squares or greens. Active recreation space may*

include facilities such as ballfields, tennis courts, or swimming pools, or tot-lots and other similar type play areas. Active recreation space may also be used for camping, picnicking, boating, fishing, swimming, outdoor games and sports, equestrian activities, and the like, and activities incidental and related to the foregoing, all on a non-commercial basis and to fulfill the requirements of the R-8, R-16, and R-24 zoning districts." The applicant has proposed to provide trails. Trails are listed within the Zoning Ordinance definition of passive recreation space. Trails alone will not meet the active recreation space requirements.

9. The Global Signal Acquisitions lease area for the existing monopole may not be included in the open space hatched area. When providing the calculations for the open space area, be sure to exclude this lease area. It is noted a special exception and commission permit have been obtained for the monopole (SPEX-1995-0022 and CMPT-1995-0006). Any expansion of the use will need to meet the applicable requirements of Section 3-500, 7-800 and 5-618.

IV. Other Plan Comments

1. Sheet 1 – Update to list all application numbers (ZMAP-2013-0005, SPEX-2013-0017 - Golf Course, SPEX-2013-0018 – Hotel and SPEX-2013-0019 – Restaurant).

2. Sheet 1 – General Notes 28 is a repeat of the information provided in General Notes 8.

3. Sheet 1 – General Notes 29 references internal private streets. All private streets within the plan set will need to be labeled. Depending upon the district and/or uses being served by such private streets, modifications to permit private streets may be required.

4. The limits of the Scenic Creek Valley Buffer should be shown on the CDP and special exception plat.

5. The building envelope/parking area for the existing golf maintenance buildings currently located within the proposed PD-H area should be noted on the concept plan and special exception plat.

6. A note has been added to sheet 5 regarding proposed trail connections to the commercial land bay being subject to a flood plain alteration waiver and final engineering. If a flood plain alteration is not approved for the trail connection, the applicant should consider and discuss alternative connections.

7. The active recreation trail within the PD-OP zoning district shown on sheet 5 is proposed to be located within the parking areas shown on the special exception plat on sheet 7. Clarify why the trail is crossing through the parking lot and not being

located along the perimeter of the parking lot, adjacent to the 50' management buffer.

8. The density tabulations provided on sheet 6 for Landbay 2 should reference the allowable density of 7.2 units per acre maximum per Section 7-103(A)(1).

9. Should the PD-OP district be subdivided to create individual lots, all zoning ordinance requirements will need to be met for each lot such as required yards, buffering and screening, tree canopy and parking.

10. Sheets 9 and 10 should be updated to provide the applicable requirements of Section 5-1300, Tree Planting and Replacement, in particular the tree canopy requirements.

11. The determination of required buffer yards at the time of site plan will depend upon parcel boundaries and the adjacent uses. The information provided on sheet 9 assumes the PD-OP will remain a single parcel. The information provided does not speak to the buffering between the PD-OP and the PD-H district. The restaurant and hotel uses appear to be the most intense use of the PD-OP district. Per Table 5-1414(A), a minimum Type 3 buffer will be required adjacent to the PD-H single family detached and single family attached dwellings. Section 5-1403(E) requires a Type 3 buffer adjacent to an existing or planned four-lane divided roadway. More information is requested regarding the proposed landscaping and buffering for the entire rezoning area. Note Section 5-1403(C) allows for modifications of Buffering and Screening requirements may be requested as part of the legislative application.

12. Sheet 10 should provide information regarding the required parking within the PD-H district for the proposed uses.

13. Sheet 10 should provide information regarding the requirements of Section 5-1300, in particular Section 5-1303(A)(4) and Section 5-1303(B) as it pertains to the required tree canopy for the PD-H district.

14. Sheet 11 Note C Floodplain should be updated to reference the minor floodplain also present on the property.

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

REFERRAL MEMORANDUM

DATE: March 14, 2014

TO: Judi Birkitt, Project Manager

THROUGH: Scott Berger, CPM, Chief Planner

FROM: Steve Barney, Land Subdivision Planner

CASE NUMBER AND NAME: ZMAP-2013-0005, Goose Creek Club
SPEX-2013-0017, Goose Creek Club – Golf Course
SPEX-2013-0018, Goose Creek Club - Hotel
SPEX-2013-0019, Goose Creek Club - Restaurant

LCTM (MCPI): 149-10-4363, 112-15-4506, 150-40-5648

PLAN SUBMISSION NUMBER: 2nd Submission

The proposal is to rezone approximately 110.86 acres from JLMA-3 to PD-OP (83.15 acres) and PDH-6 (27.71) acres to allow 158 units (33 SFD + 125 TH – including 20 affordable units), 26,000 square feet office, a hotel, golf course and restaurant.

The Department of Building and Development – Planning Division staff offers the following comments:

Proffers

1. The 2010 Revised Countywide Transportation Plan shows the segment of Russell Branch Parkway east of Cochran Mill Road as having a right-of-way of 120 feet; however, Proffer VIII.C (Regional Road Improvements) (p 9) states that a 90 foot reservation will be provided. This dimension is also shown on the Concept Development Plan. Please confirm the appropriate right-of-way dimension with Department of Transportation and Capital Infrastructure staff.
2. In Proffer II.A (pg. 2), delete “up to” from the end of the third line, or affirmatively state the number of ADUs that will be provided. As currently written, Proffer II.A implies that the applicant could choose to provide a smaller percentage of ADUs than required.
3. In Proffer IV (pg. 6), third line, replace the words “issuance of an initial occupancy permit” with “time of zoning permit”.

4. In Proffer V (pg. 7), sixth and seventh lines, replace “issuance of each initial market rate residential occupancy permit” with “time of zoning permit for each market rate residential unit”.
5. In Proffer VI.A (pg. 7), delete the word “initial” from the first and third lines and replace the three instances of the word “occupancy” (second and third lines) with the word “zoning”.
6. In Proffer VII (pg. 8), replace “occupancy permit” with “record plat”.
7. Proffer VIII.B (pg. 9) is ambiguous as to when construction must be completed in relation to record plat approval. In order to clarify, please delete the last sentence (“said improvements… of Land Bay 2”) and revise the second line to add the words “and bond or construct” after the word “design”.
8. Proffer VIII.C (pg. 9) states that the right-of-way reservation for Russell Branch Parkway will “remain for a period of ten years from the date of the Proffers and will expire at that time if neither the County nor VDOT has commenced construction of the roadway.” Because road projects often require several years before construction can begin, staff recommends that the reservation remain in place for a longer period of time, such as twenty years.
9. Replace the word “occupancy” with the word “zoning” in the following locations:
    a. first line of Proffer VIII.D (pg. 9)
    b. first line of Proffer IX.C. (pg. 10)
    c. line 14 of Proffer X.C (pg. 14)
10. Please clarify when Proffer IX.C.2 (pg. 11) must be completed.
11. In Proffer X.A (p. 11), is the requirement to depict tree conservation areas on record plats intended to require the establishment of actual tree conservation easements?
12. In Proffer X.A (p. 12) , there appears to be a word missing from a sentence in the last paragraph (“The homeowners association documents shall [ ] tree removal…”).
13. Please identify “Exhibit B”, which is referenced in numerous proffers. Staff assumes that “Exhibit B” refers to the photos on pages 19 through 23 of the proffers; however, no text specifically states this.

Concept Development Plan

14. (First review comment, updated) A townhouse parcel located at the southwest edge of the residential development area appears to lack roadway frontage and should be adjusted in order to comply with the minimum frontages required by Section 7-800(B) of the Revised 1993 Loudoun County Zoning Ordinance (RZO).
15. (First review comment, updated) On Sheets 2 and 3, please change the line weight so that the boundaries of the two smaller parcels within the proposed development area (PIN 112-15-4506 and PIN 149-10-4363) can be readily distinguished from other features.
16. Please include a note that the area of right-of-way dedication or reservation may vary from what is shown on the plan, based on amendments to the Countywide Transportation Plan and/or VDOT requirements.

17. The parking for the soccer field consists of a large parking lot and a smaller remote lot. Considering that the small parking lot is entirely within the floodplain and will eventually be impacted by construction of the Russell Branch Parkway extension, could the large parking lot instead be expanded slightly to eliminate the need for the secondary lot and the connecting road?
18. Some lots in Land Bay 2 are shown as having no required rear yards. For consistency, please show required rear yards for all lots.
19. As the Tot Lot area is located in the center of a block with no direct road access, Sheet 19 should be revised to show a sidewalk/trail running north-south through the block to provide neighborhood access from either side of the block.

Thank you for the opportunity to review and comment on this application. Please feel free to contact me at 703-771-5990 or steve.barney@loudoun.gov if you have any questions.

Att: Loudoun County 2010 Revised Countywide Transportation Plan, pg. A1-86

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

REFERRAL MEMORANDUM

DATE: September 30, 2013

TO: Judi Birkitt, Project Manager

THROUGH: Scott Berger, CPM, Chief Planner

FROM: Steve Barney, Land Subdivision Planner

CASE NUMBER AND NAME: ZMAP-2013-0005, Goose Creek Club
SPEX-2013-0017, Goose Creek Club – Golf Course
SPEX-2013-0018, Goose Creek Club - Hotel
SPEX-2013-0019, Goose Creek Club - Restaurant

LCTM (MCPI): 149-10-4363, 112-15-4506, 150-40-5648

PLAN SUBMISSION NUMBER: 1st Submission

The proposal is to rezone approximately 110.2 acres from JLMA-3 to PD-OP (82.3 acres) and PDH-6 (27.9) acres to allow 158 units (33 SFD + 125 TH – including 20 affordable units), 26,000 square feet office, a hotel, golf course and restaurant.

The Department of Building and Development – Planning Division staff offers the following comments:

1. **Parking**.
   a. Please provide more details regarding how residential parking requirements will be fulfilled. Specifically, please identify how many spaces will be garage spaces, driveway spaces, on-street parking, and parking in common areas.

   b. Please identify the number of parking spaces to be provided for non-residential uses.

2. **Frontage.** Two townhouse parcels, located respectively in the northeast and southwest edges of the residential development area, appear to lack roadway frontage and should be adjusted in order to comply with the minimum frontages required by Section 7-800(B) of the Revised 1993 Loudoun County Zoning Ordinance (RZO)

3. **Open Space**.

   a. Please note that the RZO defines "Recreation Space, Active" as follows:

      > *Flat, open, well-drained usable space configured in squares or greens. Active recreation space may include facilities such as ballfields, tennis courts, or swimming pools, or tot-lots and other similar type play areas. Active recreation space may also be used for camping, picnicking, boating, fishing, swimming, outdoor games and sports, equestrian activities, and the like, and activities incidental and related to the foregoing, all on a non-commercial basis and to fulfill the requirements of the R-8, R-16, and R-24 zoning districts.*

      Please note that the Zoning staff has previously found that walking paths do not constitute active recreation space. The applicant should confirm with Zoning staff whether or not the proposed recreational trail will satisfy the zoning district requirements for active recreation space.

   b. Several of the small open space parcels within the interior of the residential development area include common parking areas, some of which are located very close to proposed residential lots. Noise and headlights from the parking area could impact the quality of life of the adjacent residents. Staff recommends adjusting the site layout to locate common parking areas at a greater distance from any residential lot, or to reconfigure these parking spaces to be located parallel (rather than perpendicular) to adjacent residential units.

   c. Most of the open space parcels within the interior of the residential development area appear to be too small to be practically usable. Please identify how these small open areas are to be used. The applicant may want to consider adjusting the layout of the development to consolidate these smaller areas into larger open space parcels.

   d. The property is proposed to be developed in accordance with the R-8 zoning district standards of Section 7-800 of the RZO. Regarding the requirements for active recreation space, Section 7-803(E) requires that "All such space shall be accessible to all residents by means of internal pedestrian walkways." Accordingly, the Concept Plan should show that all homes have a pedestrian connection (such as a sidewalk) linking each home with the active recreation space.

4. **Alleys**. Please clarify whether or not the alleys will function as two-way routes. Please also confirm that alleys will meet the applicable width requirements of the Facilities Standards Manual.

5. **Golf Course**. The Concept Plan should clarify the proposed new boundaries of the golf course.

6. **Stormwater Management Pond.** Staff notes that the boundary line separating the proposed new zoning districts would bisect the stormwater pond. Please

confirm with Environmental Review staff that the pond can be located in both a residential zoning district and a commercial zoning district.

7. **Parcel Identification**. The Concept Plan should clearly identify and delineate the three parcels that compose the proposed development.

8. **Proffers**. Staff requests to review the proposed proffers for this development prior to approval.

9. **Development Review Process.** Please note prior to approval of subdivision or site plan applications for the proposed development, all County ordinances including the Land Subdivision and Development Ordinance, Facilities Standards Manual, and Revised 1993 Loudoun County Zoning Ordinance shall be met unless otherwise modified with this legislative application.

Thank you for the opportunity to review and comment on this application. Please feel free to contact me at 703-771-5990 or steve.barney@loudoun.gov if you have any questions.

COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM

To: Judi Birkitt, Project Manager, Planning Department **(MSC #62)**

From: Mark A. Novak, Chief Park Planner, Facilities Planning and Development **(MSC #78)**

CC: Diane Ryburn, Director
Steve Torpy, Deputy Director
Karen Sheets, Deputy Director
Jim Bonfils, Chairman, PROS Board, At – Large
Stephen Schultz, PROS Board, Catoctin District
Derek Irelan, PROS Board, Open Space Member
Kenneth B. Scott, PROS Board, Open Space Member

Date: March 11, 2014

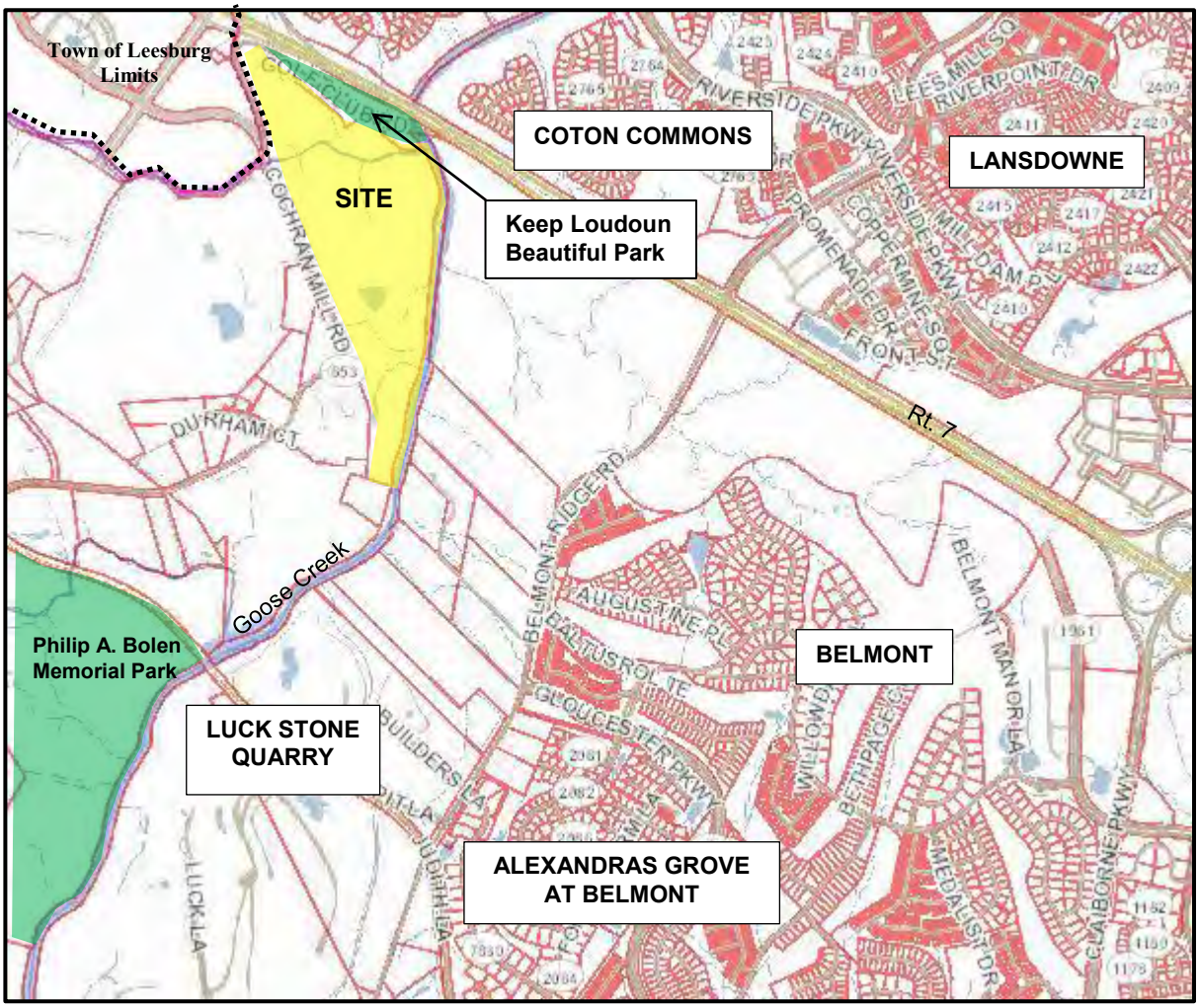
Subject: **Goose Cree Club ZMAP 2013-0005, SPEX 2013-00017, 18 & 19. (2nd Submission)**

Election District: Catoctin **Sub Planning Area:** Leesburg

MCPI # 112-15-4506, 149-10-4363, 150-40-5648

BACKGROUND:

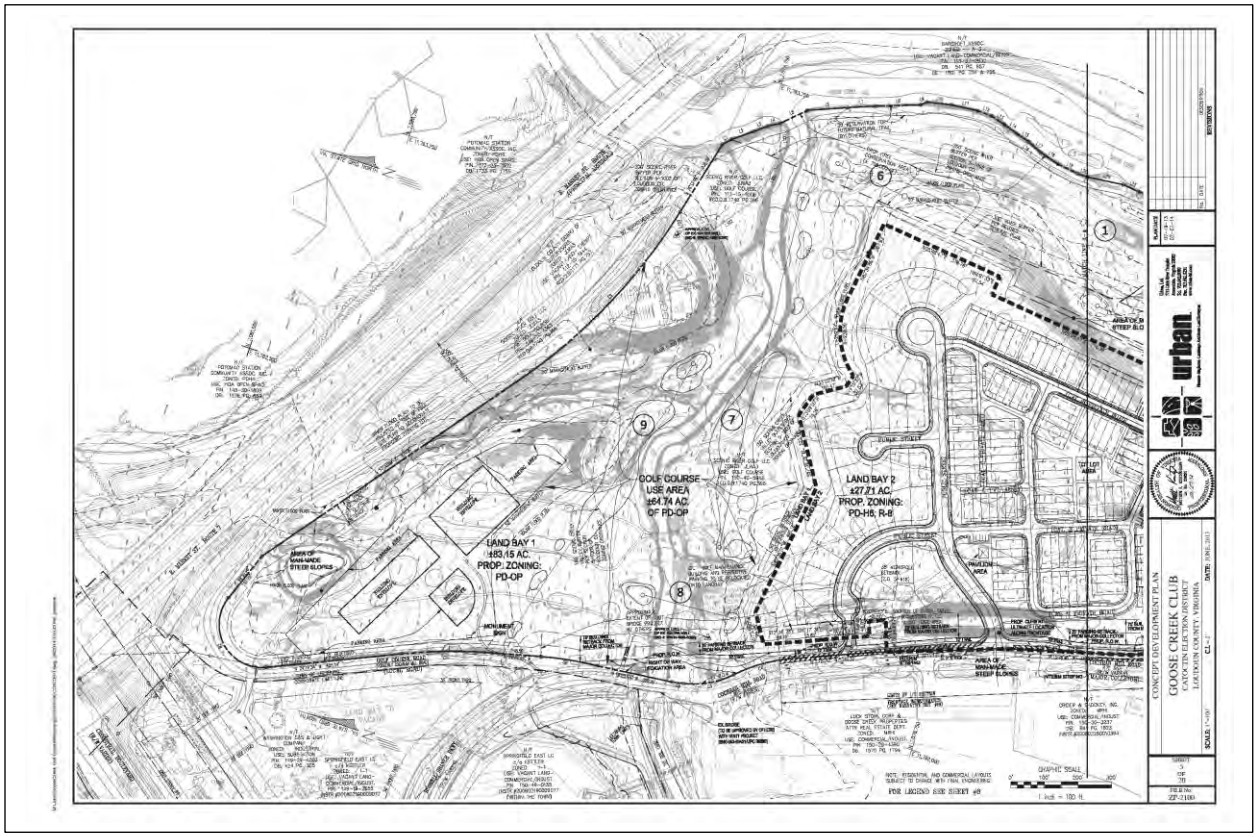
The property is located south of Keep Loudoun Beautiful Park and Rt. 7, and west of the Goose Creek bank and extends along eastern the edge of Cochran Mill Road to Rt.7. The property consists of approximately 150 acres and currently an 18-hole golf course (Goose Creek Golf Club), zoned Joint Land Management Area – 3 ("JLMA-3) located in the Catoctin election district and the Leesburg sub planning area. Areas of the property are located with the Floodplain Overlay District and the Luck Stone Quarry Notification (QN) Overlay District, there are also moderate to steep slopes on the property. The Applicant is proposing to rezone approximately 110.2 acres from JLMA-3 to PD-OP (83.15 acres) and PDH-6 administered as R-8 (27.71 acres) to allow 158 units (33 single family detached and 125 town homes – including 20 affordable), 36,000 square foot office, a hotel, golf course and restaurant.



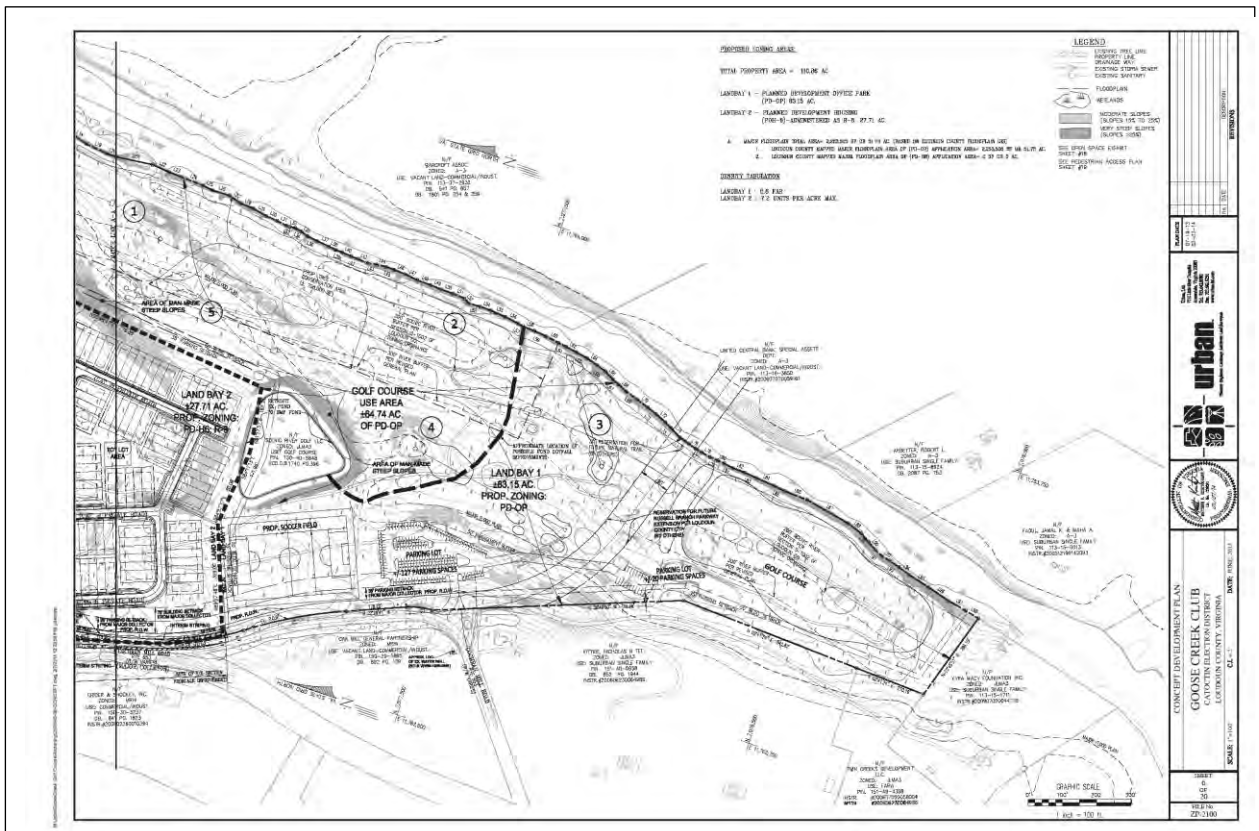
Location Map

PROJECT PROPOSAL:

The Applicant proposes to rezone approximately 27 acres of the Property for PDH-6 uses and 83 acres of the Property for PD-OP uses, including special exception approvals for a golf course, a hotel and a restaurant. A mixture of 33 single family detached dwellings and 125 single family attached dwellings, including up to 20 affordable dwelling units. The Applicant furthermore, plans to develop the balance of the Goose Creek Property with Regional Office and office supportive uses such as a hotel, a sit-down restaurant, and a golf course that will provide an amenity for all uses developed on the Goose Creek Property, the Village at Leesburg, as well as Town of Leesburg and nearby Loudoun County residents.



CONCEPT DEVELOPMENT



CONCEPT DEVELOPMENT PLAN

COMMENTS:

The Department of Parks, Recreation and Community Services (PRCS) has reviewed the Applicant's responses dated February 7, 2014 to referral comments dated September 30, 2013, the revised statement of justification dated February 7, 2014, revised ZMAP Concept Development Plan dated February 7, 2014 and draft proffers dated February 7, 2014. The following is the current issue status of the initial comments:

With respect to Parks, Recreation and Community Services (PRCS), PRCS is unable to support this application as presented. It is in conflict with County Policy proposing residential uses in areas planned for business uses, and business uses in areas planned for residential uses. PRCS defers to Community Planning on County Policies referenced in the Revised General Plan, Chapter 6, and Planned Land Use Map. However, Should the Board of Supervisors support the application; we offer the following comments and recommendations to recreational components of the application:

Comment #1: The Loudoun County Department of Parks, Recreation and Community Service (PRCS) are developing a system of interconnected trails along major stream valley corridors. A trail or linear park within the Goose Creek corridor would be consistent with the Loudoun County Revised General Plan, which specifically recognizes "*Open Space Assets (Greenways and Trails, Parks and Recreation, Public School Sites, and Open Space Easements)*" as an important element of the Green Infrastructure. Other relevant policy direction includes the following:

- Parks, Recreation and Community Services policy #3 "…*encourages the contiguous development of regional linear parks,* ***trails,*** *and natural open space corridors to provide pedestrian links and preserve environmental and aesthetic resources*."

- Policy #4…recognizes the role of PRCS in land acquisition and **development of trail systems.** The plan also recognizes within the framework of the Green Infrastructure, 'Group Three' open space assets to include "*Greenways and* ***Trails****, Parks and Recreation, Public School Sites, and Open Space Easements.*"

- Green Infrastructure Policy #8 state: "*The County will…expect all landowners to dedicate land, or provide fees in lieu, for general open space and/or parks. These criteria will be designed to mitigate the impacts of their development and provide open space resources for the future users and occupants of the development*."

- The Green Infrastructure policies further state that "*The County will also pursue acquisition of appropriate river and stream corridor assets through open space dedication or easement, purchase of development rights, and other such programs to ensure the protection of these resources for the public good*."

Applicant Response: *As shown on the Concept Plan, Goose Creek Club has been designed to access to and through Green Infrastructure assets located on the Property and includes proffers to implement such policies.*

Issue Status: Acknowledged.

Comment #2: In addition, PRCS adopted Loudoun County PRCS Strategic Plan 2010-15 identifies the following organizational strategies & objectives:

- Strategy 1.2 **-** Establish parkland or easements along stream valley corridors to link regional and national trails.
- Strategy 1.3 **–** Continue efforts to implement the County's Greenways & Trails Plan that links parks and natural and historic resources within Loudoun County.
- Strategy 1.4 - Preserve existing and acquire future open space and natural resources.
- Strategy 3.3 - Continue efforts to complete the section of the Potomac Heritage National Scenic Trail (PHNST) within Loudoun County.

Applicant Response: Consistent with PRCS objectives Goose Creek Club includes a trail network along Cochran Mill Road to Russell Branch Parkway, a trail network connecting Land Bay 1 and Land Bay 2 uses, trails through the property to Goose Creek, as well as a trail reservation along Goose Creek.

Issue Status: Please clarify the trail reservation. PRCS request that the Applicant proffer to convey the 30 foot reservation along Goose Creek to the County as a linier park or place in a trial easement to the County.

Comment #3: A linear park and/or trail easement would offer a connection form Keep Loudoun Beautiful Park to the north and future connection to Philip A. Bolen Memorial park and the W&OD Regional trail to the south.

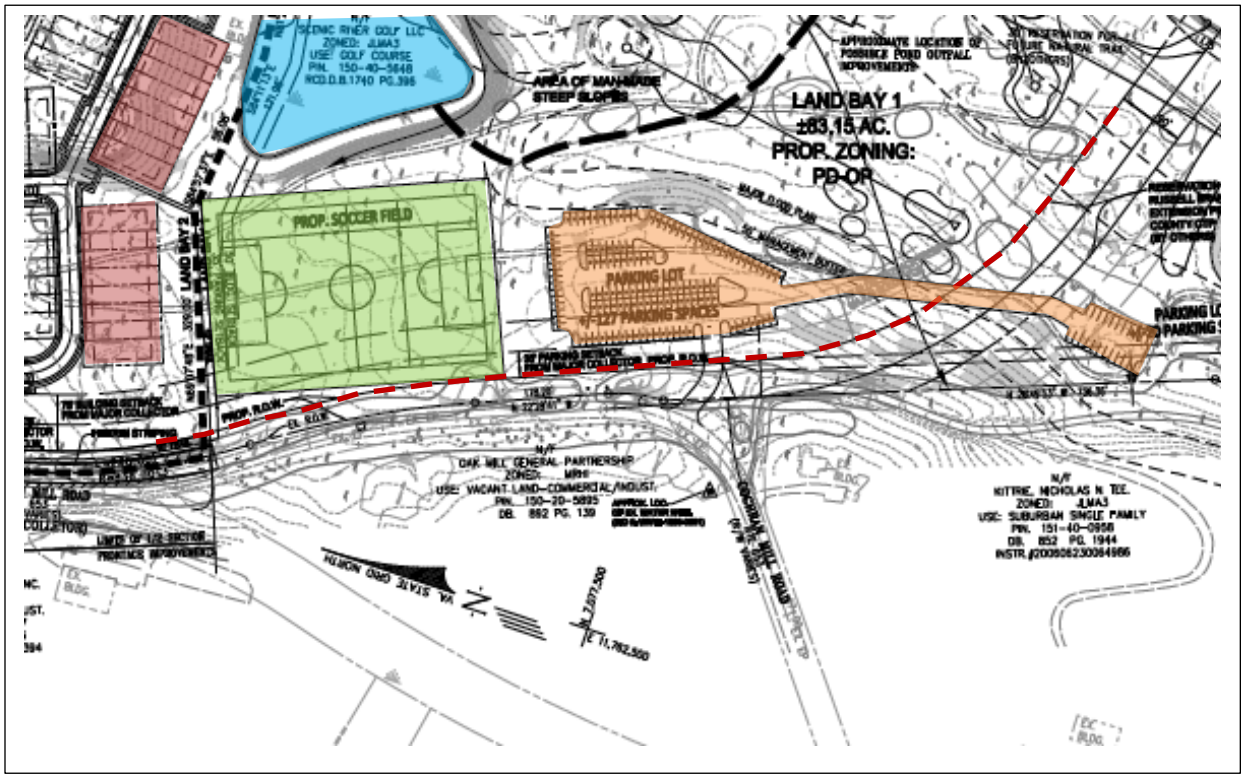
Applicant Response: The proffers include a pedestrian access opportunity along Goose Creek and a trail through Land Bay 1, affording trail access from Russell Branch Parkway to Goose Creek.

Issue Status: See response to comment #2 above.

New Comments (March 11, 2014):

1. The Applicant is proffering to construct and convey to a qualified nonprofit organization a soccer field.
    a. PRCS adopted standards typically do not include stand-alone fields. However, non-standard facilities with one field have been accepted should the Applicant consider conveyance to the County.

b. Please explain what is meant by convey. Does this included the land for the field?
c. Please provide more information on how parking for the soccer field is provided.
d. The location of the field is in close proximity to the reservation for future Russell Branch Parkway as shown on sheet 6 of the concept plan. This could be safety concern when Russell Branch Parkway is constructed.



e. The north end of the soccer field is proximity 70' from the proposed townhomes. The Applicant should be aware residents from these units will be impacted by sight and sound.

CONCLUSION/RECOMMENDATIONS:

PRCS is unable to support this application as presented. It is in conflict with County Policy proposing residential uses in areas planned for business uses, and business uses in areas planned for residential uses. Staff has provided comments and recommendations to recreational components of the application should the Board of Supervisors support the application.

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

COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM

To: Judi Birkitt, Project Manager, Planning Department **(MSC #62)**

From: Mark A. Novak, Chief Park Planner, Facilities Planning and Development **(MSC #78)**

CC: Diane Ryburn, Director
Steve Torpy, Deputy Director
Karen Sheets, Deputy Director
James Potter, Chairman, PROS Board, Algonkian District
Stephen Schultz, PROS Board, Catoctin District
Derek Irelan, PROS Board, Open Space Member
Kenneth B. Scott, PROS Board, Open Space Member

Date: September 30, 2013

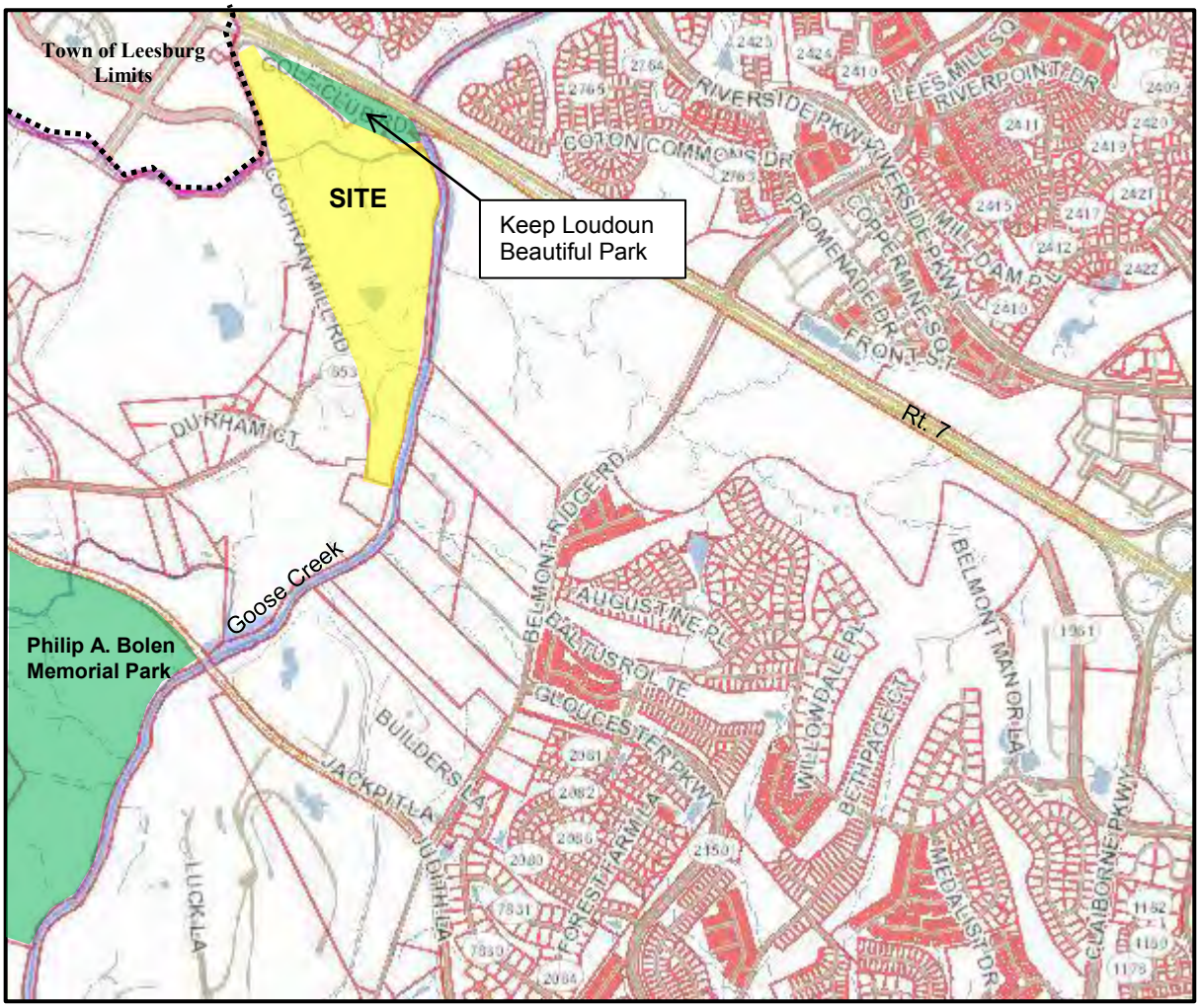
Subject: **Goose Cree Club ZMAP 2013-0005, SPEX 2013-00017, 18 & 19.**

Election District: Catoctin **Sub Planning Area:** Leesburg

MCPI # 112-15-4506, 149-10-4363, 150-40-5648

BACKGROUND:

The property is located south of Keep Loudoun Beautiful Park and Rt. 7, and west of the Goose Creek bank and extends along eastern the edge of Cochran Mill Road to Rt.7. The property consists of approximately 110.17 acres and currently an 18-hole golf course (Goose Creek Golf Club), zoned Joint Land Management Area – 3 ("JLMA-3) located in the Catoctin election district and the Leesburg sub planning area. Areas of the property are located with the Floodplain Overlay District and the Luck Stone Quarry Notification (QN) Overlay District, there are also moderate to steep slopes on the property. The Applicant is proposing to rezone 82.30 acres of the property from JLMA-3 to Planned Development- Office Park ("'PD-OP") and 27.90 acres of the Property to Planned Development Housing- 6 ("PDH-6") to be administered as R-8 ADU, to create a mixed use development. The Applicant is also requesting three special exception uses: (1) a four story 132 room hotel; (2) a 6,000 square foot sit-down restaurant; and (3) a golf course and pro shop and two zoning modifications (1) A hotel to be located on, or with roadway access to, a collector or arterial road. (2) Development activities on steep slopes.



Location Map

POLICY:

The subject site is governed under the policies outlined in the Revised General Plan, Revised 1993 Zoning Ordinance the Revised Countywide Transportation Plan (CTP), and the Bicycle and Pedestrian Mobility Master Plan (BPMMP). The Property is located within the Leesburg JLMA Policy Area. The Planned Land Use Map adopted with the Revised General Plan identifies the subject site as planned for Business uses.

PROJECT PROPOSAL:

The Applicant proposes to rezone approximately 27 acres of the Property for PDH-6 uses and 83 acres of the Property for PD-OP uses, including special exception approvals for a golf course, a hotel and a restaurant. A mixture of 33 single family detached dwellings and 125 single family attached dwellings, including up to 20 affordable dwelling units. The Applicant furthermore, plans to develop the balance of the Goose Creek Property with Regional Office and office supportive uses such as a hotel, a sit-down restaurant, and a golf course that will provide an amenity for all uses developed on the Goose Creek Property, the Village at Leesburg, as well as Town of Leesburg and nearby Loudoun County residents.

COMMENTS:

With respect to Parks, Recreation and Community Services (PRCS), PRCS is unable to support this application as presented. It is in conflict with County Policy proposing residential uses in areas planned for business uses, and business uses in areas planned for residential uses. PRCS defers to Community Planning on County Policies referenced in the Revised General Plan, Chapter 6, and Planned Land Use Map. However, Should the Board of Supervisors support the application; we offer the following comments and recommendations to recreational components of the application:

1. The Loudoun County Department of Parks, Recreation and Community Service (PRCS) are developing a system of interconnected trails along major stream valley corridors. A trail or linear park within the Goose Creek corridor would be consistent with the Loudoun County Revised General Plan, which specifically recognizes "*Open Space Assets (Greenways and Trails, Parks and Recreation, Public School Sites, and Open Space Easements)*" as an important element of the Green Infrastructure. Other relevant policy direction includes the following:

    - Parks, Recreation and Community Services policy #3 "…*encourages the contiguous development of regional linear parks,* ***trails,*** *and natural open space corridors to provide pedestrian links and preserve environmental and aesthetic resources*."

    - Policy #4…recognizes the role of PRCS in land acquisition and **development of trail systems.** The plan also recognizes within the framework of the Green Infrastructure, 'Group Three' open space assets to include "*Greenways and* ***Trails****, Parks and Recreation, Public School Sites, and Open Space Easements.*"

- Green Infrastructure Policy #8 state: "*The County will…expect all landowners to dedicate land, or provide fees in lieu, for general open space and/or parks. These criteria will be designed to mitigate the impacts of their development and provide open space resources for the future users and occupants of the development*."

- The Green Infrastructure policies further state that "*The County will also pursue acquisition of appropriate river and stream corridor assets through open space dedication or easement, purchase of development rights, and other such programs to ensure the protection of these resources for the public good*."

In addition, PRCS adopted Loudoun County PRCS Strategic Plan 2010-15 identifies the following organizational strategies & objectives:

- Strategy 1.2 **-** Establish parkland or easements along stream valley corridors to link regional and national trails.
- Strategy 1.3 **–** Continue efforts to implement the County's Greenways & Trails Plan that links parks and natural and historic resources within Loudoun County.
- Strategy 1.4 - Preserve existing and acquire future open space and natural resources.
- Strategy 3.3 - Continue efforts to complete the section of the Potomac Heritage National Scenic Trail (PHNST) within Loudoun County.

A linear park and/or trail easement would offer a connection form Keep Loudoun Beautiful Park to the north and future connection to Philip A. Bolen Memorial park and the W&OD Regional trail to the south.

CONCLUSION/RECOMMENDATIONS:

PRCS is unable to support this application as presented. It is in conflict with County Policy proposing residential uses in areas planned for business uses, and business uses in areas planned for residential uses. Staff has provided comments and recommendations to recreational components of the application should the Board of Supervisors support the application.

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

LOUDOUN COUNTY PUBLIC SCHOOLS

PLANNING AND LEGISLATIVE SERVICES

21000 Education Court
Ashburn, Virginia 20148
Telephone: 571-252-1050
Facsimile: 571-252-1101
Email: lcpsplan@lcps.org

August 20, 2013

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

RE: ZMAP-2013-0005/SPEX-2013-0017/SPEX-2013-0018/SPEX-2013-0019 Goose Creek Club

Dear Ms. Birkitt:

School Board staff has reviewed the zoning application for Goose Creek Club; comments have not been provided for the associated special exception applications.

Based on 2012 Loudoun County Public Schools student generation factors, the proposed 33 single family detached and 125 multifamily units will generate a total of 88 school-age children: 43 elementary school-age children (grades K-5), 20 middle school-age children (grades 6-8), and 25 high school-age children (grades 9-12).

New students generate substantial operational and capital expenses. The costs are evident in the County's budgets; the *School Board Adopted FY 2014 through FY 2018 Capital Improvement Program* and the *School Board Adopted FY 2014 Operating Budgets* underscore the financial effects that student growth has on Loudoun County. Approval of this zoning application will generate estimated capital costs of $3,501,663 and annual operational costs estimated at $1,020,360 to fund the educational services alone for Goose Creek Club (see attached project assessment). The School Board is cognizant that these projected costs do not reflect anticipated revenues from real estate taxes, personal property taxes, and sales taxes. Nevertheless, the financial costs of residential rezonings are not only significant but also generate ongoing expenses that continue to increase with the passage of time.

A review of approved residential development suggests that Loudoun County Public Schools can anticipate an additional 8,600 students over the next five years. This calculation does not embody children who are presently being served by Loudoun County Public Schools nor does it include future potential students from by-right developments. School-age children from currently approved development in the Leesburg/Central Loudoun area alone will more than fill the area schools.

Applicants with residential rezoning projects often indicate in their justification comments that a given area is supported by existing and planned infrastructure. However, students from approved by-right and rezoned subdivisions add a significant load to the existing and planned school facilities which make it difficult to keep pace with the respective service demands. The misconception that residential projects can be supported by existing and planned public infrastructure must be addressed.

The recent addition of Frederick Douglass Elementary School has created near term relief in the Leesburg area; however, additional residential development from new rezonings and by-right developments will place the

schools in further jeopardy from a capacity perspective. The proposed Goose Creek Club project, along with other active residential rezonings, will upset the enrollment balance in Leesburg in such a manner that the students will not be accommodated either in the current school attendance zones or with a redistribution of students in the Leesburg area.

As current capital facility proffer calculations indicate that public schools account for approximately 80 percent of Loudoun's estimated capital costs, and in order to minimize the potential impact of Goose Creek Club on Loudoun County Public Schools, School Board staff requests a proportionate share of the Goose Creek Club capital facility contribution be set aside for public school capital projects in the Leesburg subarea. Capital facility monies may be necessary, in whole or part, for additions and/or renovations at existing Leesburg schools in order to offset school capacity shortages for future students.

Lastly, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The lack of safe walking paths for students within subdivisions creates a growing safety hazard and increases operational costs. In rural areas of Loudoun, each house becomes a bus stop. Similar circumstances are emerging in the county's new subdivisions. Students residing within a school's walk zone must be transported to school because there are either no sidewalks or the sidewalks are only constructed on one side of the street. Should new subdivisions contain sidewalks on both sides of the street, children could safely walk to a bus stop or school. Sidewalks not only increase operational efficiency but also ultimately mean less time on the school bus for Loudoun's children. In order to ensure that students residing within Goose Creek Club can safely walk to and from school bus stop locations, pedestrian walkways should be provided and allow for public access easements.

The Loudoun County School Board is concerned about all land development applications. Capital facility expenditures and operational costs are significantly impacted by each approved residential project, and both can be anticipated to increase with each additional school-age child that resides in Loudoun County. Should you require additional information, contact me at your earliest convenience. Staff is available to meet with you and the applicant at the DRC meeting – please notify me of the date, once scheduled.

Sincerely,
Sam Adamo
Executive Director

Attachment

c: Loudoun County School Board
(Site Location: Catoctin Election District)
Edgar B. Hatrick, Division Superintendent
Sharon D. Ackerman, Assistant Superintendent
W. Michael Martin, Director of Elementary Education
Barbara P. Nichols, Director of Middle School Education
David A. Spage, Director of High School Education

Loudoun County Public Schools

Department of Planning and Legislative Services

Project Assessment

Project Name: ZMAP-2013-0005/SPEX-2013-0017/SPEX-2013-0018/SPEX-2013-0019
Goose Creek Club

Loudoun County Public Schools Student Generation Factors, 2012		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.82	33	13	6	8	27
Single Family Attached (SFA)	0.49	125	30	14	17	61
Multifamily (MF)	0.24	0	0	0	0	0
Total Students		**158**	**43**	**20**	**25**	**88**

Capital Costs	Elementary School Cost (FY 2014 CIP)	Middle School Cost (FY 2014 CIP)	High School Cost (FY 2014 CIP)	Total Capital Expenditure
School Cost	$30,110,000	$48,180,000	$94,190,000	
Capacity	875	1,350	1,800	
Per Pupil Cost	$34,411	$35,689	$52,328	
Project's Capital Costs	**$1,479,691**	**$713,778**	**$1,308,194**	**$3,501,663**

Annual Operational Costs	FY 2013 Estimated Per Pupil Cost	Student Generation Total	Annual Operational Costs
	$11,595	88	**$1,020,360**

School Facility Information	Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)
2013-14 School Attendance Zone	Cool Spring	Harper Park	Heritage
September 28, 2012 Student Enrollment	651	1020	1198
2012-13 Building Program Capacity	724	1103	1595

6 August 2013

MEMORANDUM TO:	Judi Birkitt, Project Manager Department of Planning	MSC #62
FROM:	Matthew D. Tolley Sr. Env. Health Specialist Division of Environmental Health	MSC #68
SUBJECT:	**ZMAP 2012-0022 & SPEX-2013-0017-0019; Goose Creek Club, Golf Course, Hotel & Restaurant LCTM 49/38, 37A & 61/3A; PIN 112-15-4506, 149-10-4363 & 150-40-5648**	

The above referenced project meets the requirements of Section 1245.10 of the LSDO.

Health Department Staff has not identified any outstanding issues and supports the application. The existing wells are not shown on the "existing conditions/rezoning" plat (sheets 3 and 4).

The plat, submitted by Urban, dated **19 July 2013**, is adequate. Should this application be resubmitted, all these facilities must be shown

If further information or clarification on the above project is required, please contact Matt Tolley at 771-5248.

MDT/JAB/mt

LOUDOUN COUNTY, VIRGINIA
Department of Fire, Rescue and Emergency Management
801 Sycolin Road, Suite 200 Leesburg, VA 20175
Phone 703-777-0333 Fax 703-771-5359

Memorandum

To: Daniel Csizmar, Capital Budget Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: September 26, 2013
Subject: Goose Creek Club
ZMAP 2013-0005, SPEX 2013-0017, SPEX 2013-0018 & SPEX 2013-0019

Thank you for the opportunity to review the above captioned application.

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

PIN	Leesburg, Stations 20 & 13Travel Time
112-15-4506	4 minutes, 37 seconds (fire) 5 minutes, 40 seconds (rescue)

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

Approximate Response Time for Leesburg, Stations 20 & 13
6 minutes, 37 seconds (fire) 7 minutes, 40 seconds (rescue)

Since the submitted plans do not provide sufficient detail, the Fire and Rescue Planning Staff respectfully requests that the Applicant demonstrates adequate access and circulation of emergency vehicles to all areas of the proposed development, including all sides of buildings and any parking structures. Staff understands that this concern may be best addressed at the time of site plan. If you have any questions or need additional information, please contact me at 703-777-0333.

c: project file

County of Loudoun

Department of Transportation and Capital Infrastructure

MEMORANDUM

DATE: April 15, 2014

TO: Judi Birkitt, Project Manager
Department of Planning

FROM: Lou Mosurak, AICP, Senior Coordinator LM
Transportation Planning and Operations Division

SUBJECT: **ZMAP 2013-0005 – Goose Creek Club**
SPEX 2013-0017 – Goose Creek Club – Golf Course
SPEX 2013-0018 – Goose Creek Club – Hotel
SPEX 2013-0019 – Goose Creek Club – Restaurant
Second Referral

Background

This referral updates the status of comments noted in the first Department of Transportation and Capital Infrastructure (DTCI) on these applications, dated October 18, 2013. The applications seek approval of a Zoning Map Amendment (ZMAP) and three Special Exceptions (SPEX) to rezone approximately 110 acres of land from Joint Land Management Area-3 (JLMA-3) to Planned Development – Office Park (PD-OP) and Planned Development – Housing (PD-H6), in order to allow 33 single family detached units, 125 townhouse units, 36,000 SF of office uses, a 132-room hotel, a 65-acre (nine-hole) golf course, and a 6,000 SF restaurant. A soccer field and two parking areas totaling approximately 150 spaces are also now proposed on the southern portion of the site with this submission. An 18-hole golf course is currently located on the property.

The property is located on both sides of Tuscarora Creek, in the southeast quadrant of the Russell Branch Parkway and Harry Byrd Highway (VA Route 7) interchange, east of Crosstrail Boulevard (VA Route 653 Relocated), and north of Cochran Mill Road (VA Route 653). Access to the property has been revised with this submission and is now proposed at three locations: a full-movement intersection at existing Golf Club Road (VA Route F-1000) just northwest of Tuscarora Creek on Russell Branch Parkway (unchanged with this submission); a full-movement intersection on Cochran Mill Road now proposed to be located approximately 1,000 feet south of Tuscarora Creek; and a new right-out only egress to Cochran Mill Road from the residential portion of the site, proposed to be located approximately 550 feet south of Tuscarora Creek.

This update is based on review of materials received by DTCI from the Department of Planning on February 18, 2014, including (1) an information sheet, dated February 12, 2014; (2) a revised Statement of Justification, prepared by the Applicant, revised February 7, 2014; (3) a

letter responding to first referral comments regarding the Applicant's traffic impact study (TIS), prepared by Wells & Associates, Inc., dated January 28, 2014; (4) a letter responding to other first referral comments, prepared by Reed Smith, dated February 7, 2014; and (5) a Zoning Map Amendment and Special Exception plat (plan set), including a Concept Development Plan (CDP), prepared by Urban, Ltd., dated July 19, 2013 and revised through February 7, 2014. DTCI also reviewed materials from the January 8, 2014 Joint VDOT/Board of Supervisors Public Hearing regarding the addition of the Cochran Mill Road Bridge Replacement Project to the FY 14 – FY 19 VDOT Secondary Road Six-Year Plan.

Status of Transportation Comments and Recommendations

Staff comments from the first DTCI referral (October 18, 2013), as well as the Applicant's responses (quoted directly from its February 7, 2014 response letter), and current comment status are provided below.

1. Initial Staff Comment (First Referral, October 18, 2013): The following are issues with the Applicant's TIS which should be remedied and included in future versions of the study for further review:

    a. Initial Staff Comment (First Referral, October 18, 2013): DTCI recommends that the Applicant compare the trips generated from the proposed development to the trips that could be generated as a result of the approved (not only the existing) uses.

    Applicant's Response (January 28, 2014): The property is currently zoned JLMA-3 and has a by-right intensity allowing one (1) house for every three acres. The site has an area size of 110 acres, thus allowing up to 36 single-family houses. Compared with the current zoning, the proposed program would generate an additional 212 AM peak hour and 270 PM peak hour trips. A detailed trip generation table comparing the proposed development program to the approved program is included as Attachment I.

    Comment Status: The Applicant has provided the requested trip generation comparison between the approved and proposed uses for the site; see *Attachment 1*. Comment addressed.

    b. Initial Staff Comment (First Referral, October 18, 2013): The traffic study should be revised to include graphics showing the LOS (by lane group) at all intersections under existing, background and future scenarios.

    Applicant's Response (January 28, 2014): The requested levels of service graphics have been included as Attachment II.

    Comment Status: The Applicant has provided the requested levels of service graphics for all scenarios analyzed by the TIS; see *Attachment 2.* Comment addressed.

    c. Initial Staff Comment (First Referral, October 18, 2013): The development program as presented in the Applicant's information sheet as well as the plat (36,000 SF of

office and 132-room hotel) differs from the development program analyzed in the traffic study (44,000 SF of office and 130-room hotel). The Applicant should clarify the proposed development program, and revise the traffic study if needed.

Applicant's Response (January 28, 2014): The Applicant is proposing a development program which includes 36,000 square feet of office and a 132-room hotel. However, the development program assumed in the TIS included 44,000 square feet of office and a 130-room hotel, and – regardless of the discrepancy – would generate slightly more peak hour trips than the development program that is being proposed by the Applicant. Therefore, a more conservative traffic impact scenario is accounted for in the study.

Comment Status: Comment addressed.

d. Initial Staff Comment (First Referral, October 18, 2013): Currently a two-lane bridge exists along Russell Branch Parkway / Cochran Mill Road across Tuscarora Creek. DTCI seeks clarification from the Applicant regarding the assumption made in the study pertaining to the capacity of the bridge across Tuscarora Creek (i.e., was the analysis conducted assuming a two-lane bridge or a four-lane bridge under the future conditions).

Applicant's Response (January 28, 2014): The analysis in the study assumed a four-lane section of Russell Branch Parkway constructed by others continuing from the site commercial driveway to the site residential driveway, which would also assume the bridge across Tuscarora Creek as a four-lane section.

A separate analysis has been completed to analyze the capacity of future Russell Branch Parkway (currently the existing Cochran Mill Road alignment) at the site residential driveway as a two-lane section south of Tuscarora Creek, assuming shared turning movements in and out of the driveway. As indicated by the table included as Attachment III, the turning movements would still operate at acceptable levels of service (LOS "D" or better). Therefore, based on the capacity analysis the existing two-lane bridge and a two-lane section along the property frontage would accommodate the traffic forecast in 2017 and 2027.

Comment Status: The Applicant has clarified that the intersections on either side of a two-lane bridge over Tuscarora Creek would operate at acceptable LOS under both buildout (2017) and buildout plus 10 years (2027) conditions; see *Attachment 3*. Comment addressed with respect to the traffic study. See also Comment #4 below regarding the replacement of the existing bridge at this location.

2. Initial Staff Comment (First Referral, October 18, 2013): As noted above, VDOT is planning to replace the existing bridge over Tuscarora Creek on Russell Branch Parkway / Cochran Mill Road, as VDOT has determined the bridge to be structurally deficient and functionally obsolete. According to VDOT, the elevation of new bridge needs to be raised approximately seven (7) feet above the elevation of the existing bridge, and will require the

closure of the existing entrance to the Luck Stone Goose Creek Plant nearest the bridge. As such, Luck Stone's entrance will need to be relocated to a point further to the southeast along Cochran Mill Road, which has been tentatively identified as being directly opposite the existing telecommunications tower on the subject property. Due to median crossover spacing requirements, access to the residential portion of the proposed development needs to be relocated to align with the relocated Luck Stone entrance.

Applicant's Response (February 7, 2014): The Board of Supervisors has endorsed an amended Six Year Plan to include the Cochran Mill Road Bridge replacement project and to transfer unused Gleedsville Road funds for design and construction of a Cochran Mill Road replacement bridge. In response to VDOT design and funding for replacement of the bridge by the County and VDOT, full movement access to Landbay 2 has been relocated to the south to align with the access for existing uses on the west side of Cochran Mill Road.

Comment Status: The location of the proposed full-movement residential access intersection has been relocated approximately 150 feet further to the south. DTCI defers to VDOT as to whether this location is acceptable with respect to the location of the replacement entrance proposed for the Luck Stone facility (due to the bridge project) on the west side of Cochran Mill Road and future median crossover locations.

3. Initial Staff Comment (First Referral, October 18, 2013): The Applicant should dedicate ROW along the site frontage consistent with the ultimate configuration of the Tuscarora Creek bridge, as shown on VDOT's conceptual layout *(see Attachments 3 & 4)*, as well as sufficient ROW to accommodate a four-lane median divided roadway, with left- and right-turn lanes at the residential site entrance, along the site frontage. The plat should be revised to depict this ROW dedication. The location of the Applicant's proposed 10-foot wide "active rec trail" shown on Sheets 5 & 6 of the plan set should also be revised accordingly.

   Applicant's Response (February 7, 2014): The concept plan and proffers indicate a half section of a four lane extension of Russell Branch Parkway from the proposed VDOT bridge along the Property to the end of Land Bay 2 will be provided by the project. The trail location is outside of the ROW section at the point of crossing of Lower Tuscarora Creek, but is located within the public roads dedication area as shown on the Concept Plan. The proffers and concept plan indicate right-of-way for a half section and a full section of Russell Branch Parkway to be extended by others from Land Bay 2 across Land Bay 1 to Goose Creek will be offered for dedication.

   Comment Status: The addition of Sheets 15 and 16 to the plan set depicting the Applicant's proposed ROW reservation, dedication and roadway improvements is helpful. However, the proposed location of the ROW along the Landbay 2 frontage is not consistent with the VDOT plans referenced in the first DTCI referral, and it does not appear possible to construct a U4M road section within the ROW proposed by the Applicant without redevelopment of the Luck Stone site on the west side of Cochran Mill Road. DTCI reiterates its previous comment that the Applicant revise the proposed ROW dedication along the site frontage to be consistent with the VDOT

plans referenced the first DTCI referral. With regard to the proposed ROW reservation for the future alignment of Russell Branch Parkway at the east end of the site, the proffers should be revised to extend the ROW reservation period to a minimum of 20 years, consistent with other recent applications.

4. Initial Staff Comment (First Referral, October 18, 2013): According to VDOT, funding has been identified only for replacement of the Tuscarora Creek bridge with a two-lane span, not the ultimate four-lane structure. Given the location of this site and the fact that the bridge provides the only paved public road access to the proposed residential development, DTCI recommends that the Applicant commit to construct the remaining two lanes of the bridge, consistent with VDOT's ultimate conceptual layout shown in *Attachment 4 [in the 1st DTCI referral]*, along with construction of the ultimate section of Russell Branch Parkway along the residential portion of the site frontage (Landbay 2), including left- and right-turn lanes at the residential site entrance. Preliminary cost estimates received from VDOT to expand the bridge from two lanes to four lanes is approximately $1.56 million. Coordination with VDOT is needed regarding the timing of the bridge construction, but given the physical condition of the existing bridge, none of the proposed residential units on site should be occupied until at least a two-lane replacement bridge is in place and open to traffic.

   Applicant's Response (February 7, 2014): The impact of trips generated from Landbay 2 is not sufficient to warrant construction of a two lane bridge. In addition, it should be noted Cochran Mill Road (Route 653) is not a cul-de-sac, but is a VDOT maintained road from Russell Branch Parkway to Sycolin Road.

   Comment Status: DTCI notes that while the replacement bridge over Tuscarora Creek has been added to the VDOT Secondary Six-Year Plan in January 2014, the only funding allocated to the project is approximately $300,000.00 for design. As of this writing, there is neither funding allocated nor a schedule established for construction of a new bridge along the site frontage. As such, DTCI continues to recommend that the Applicant commit to construct a two-lane bridge over Tuscarora Creek, or provide a cash-in-lieu contribution should the bridge be constructed by others. Given that the existing bridge is both structurally deficient and functionally obsolete, no new uses on either Landbay 2 or the portion of Landbay 1 east of Tuscarora Creek should be permitted until a new two-lane bridge is in place and open to traffic.

5. Initial Staff Comment (First Referral, October 18, 2013): According to County records, the Applicant's plat, and VDOT's conceptual layout of the Tuscarora Creek bridge project, there is a small area of existing ROW (i.e., the former alignment of Cochran Mill Road near the current intersection of Russell Branch Parkway and Golf Club Road, adjacent to the Leesburg Town Limits, as shown on *Attachment 12 [in the 1st DTCI referral])* that no longer appears to be necessary for public street purposes and/or not needed for the VDOT bridge project. As such, the Applicant should commit to petition the Board of Supervisors to abandon this ROW.

Applicant's Response (February 7, 2014): The ROW of Cochran Mill Road should be retained to permit flexibility and promote safety.

Comment Status: Upon further review, DTCI concurs with the Applicant that this existing public ROW should be retained. Comment addressed.

6. Initial Staff Comment (First Referral, October 18, 2013): The *2010 CTP* (*Chapter 3, Transportation Demand Management (TDM) Policy 1*) calls for land development applications to identify and provide appropriate TDM strategies to reduce the overall number of vehicular trips. Contributions towards the Transit/Rideshare Trust Fund are listed as one of the strategies in the CTP. As such, DTCI recommends that the Applicant provide a transit contribution of $625 per residential unit.

   Applicant's Response (February 7, 2014): Since the project is within walking distance to employment, retail and recreational uses there is no reasonable relationship to TDM Policy 1. Nevertheless, the applicant has proffered to pay $625.00 per residential unit to address the TDM Policy.

   Comment Status: Comment addressed.

7. Initial Staff Comment (First Referral, October 18, 2013): Per the *2003 Bike & Ped Plan* (*Chapter 4, Walkways & Sidewalks Policy 2a*), all local/secondary roads are to have sidewalks on both sides. As such, the Applicant should revise the plat to depict five-foot sidewalks along Golf Club Road as well as along all internal streets.

   Applicant's Response (February 7, 2014): As explained, the above pedestrian connection through Landbay 1 provides suitable access for pedestrians and bicycle riders to uses in Landbay 1, Landbay 2, and the Village at Leesburg.

   Comment Status: Per the above-referenced policy, the Applicant should also construct a sidewalk on the east side of Golf Club Road along the frontage of the proposed hotel and restaurant sites.

8. Initial Staff Comment (First Referral, October 18, 2013): Per the *2010 CTP (Chapter 7, Water Quality Policy 1)*, road crossings of river and stream corridors are to constructed generally perpendicular to the flow of the drainage way in order to minimize environmental impacts. As such, the proposed ROW for future Russell Branch Parkway at the east end of the site should be realigned to allow the future bridge crossing over Goose Creek to be constructed at more of a right angle in order to lessen environmental impacts and potentially reduce the length of the bridge span.

   Applicant's Response (February 7, 2014): The proposed road alignment reservation area has been revised.

   Comment Status: Comment addressed.

9. Initial Staff Comment (First Referral, October 18, 2013): The *2010 CTP* states that all land development applications adjacent to any existing and/or proposed arterial or major

collector road will be designed "to ensure that no residential and other type(s) of noise sensitive use(s) will have traffic noise impacts which occur when the predicted traffic noise levels approach or exceed the noise abatement criteria (contained in the *2010 CTP*, Table 7-1), or when the predicted traffic noise levels substantially exceed the existing noise levels" (*2010 CTP, Chapter 7, Noise Policy 1*). To this end, the Applicant should commit to an evaluation of noise impacts along the site frontage on future Russell Branch Parkway (designated as a major collector by the *2010 CTP*), consistent with the Noise Policies in Chapter 7 of the *2010 CTP*, in conjunction with the first site plan or construction plan, whichever is first in time, and commit to implement the appropriate highway noise mitigation measures as identified in the noise study. The study shall be conducted by a certified professional engineer using the latest version of the Federal Highway Administration's Highway Traffic Noise Prediction Model. DTCI can provide the Applicant with the most recent ADT traffic volume projections for the CTP horizon year, as well as information regarding the ultimate conditions of future Russell Branch Parkway.

Applicant's Response (February 7, 2014): The proffers include a commitment to conduct a noise study.

Comment Status: Comment addressed.

New Comment

The following comment is based on new information provided to DTCI with this second referral:

10. Given the new proposal to construct a soccer field and associated parking within the southern portion of Landbay 1 adjacent to existing Cochran Mill Road, the Applicant should commit to extend frontage improvements, including a shared use path, south along existing Cochran Mill Road (future Russell Branch Parkway) to the proposed parking lot entrance. These improvements should be consistent with the improvements proposed by the Applicant along the Landbay 2 frontage, per to the revisions recommended in Comment #3 above.

Conclusion

DTCI does not recommend approval of these applications as currently proposed. DTCI staff is available to meet with the Applicant and discuss the transportation issues associated with these applications.

ATTACHMENTS

1. Revised Trip Generation Comparison Table (TIS Response Attachment I)
2. Level of Service Graphics (TIS Response Attachments II-a through II-e)
3. Intersection Level of Service Summary w/ Two-Lane Bridge (TIS Response Attachment III)

cc: Kathleen Leidich, Assistant Director, DTCI
Terrie Laycock, Special Projects Manager, DTCI
Calvin Grow, Transportation Engineer, Town of Leesburg
Brian Morrison, Senior Structural Engineer, VDOT

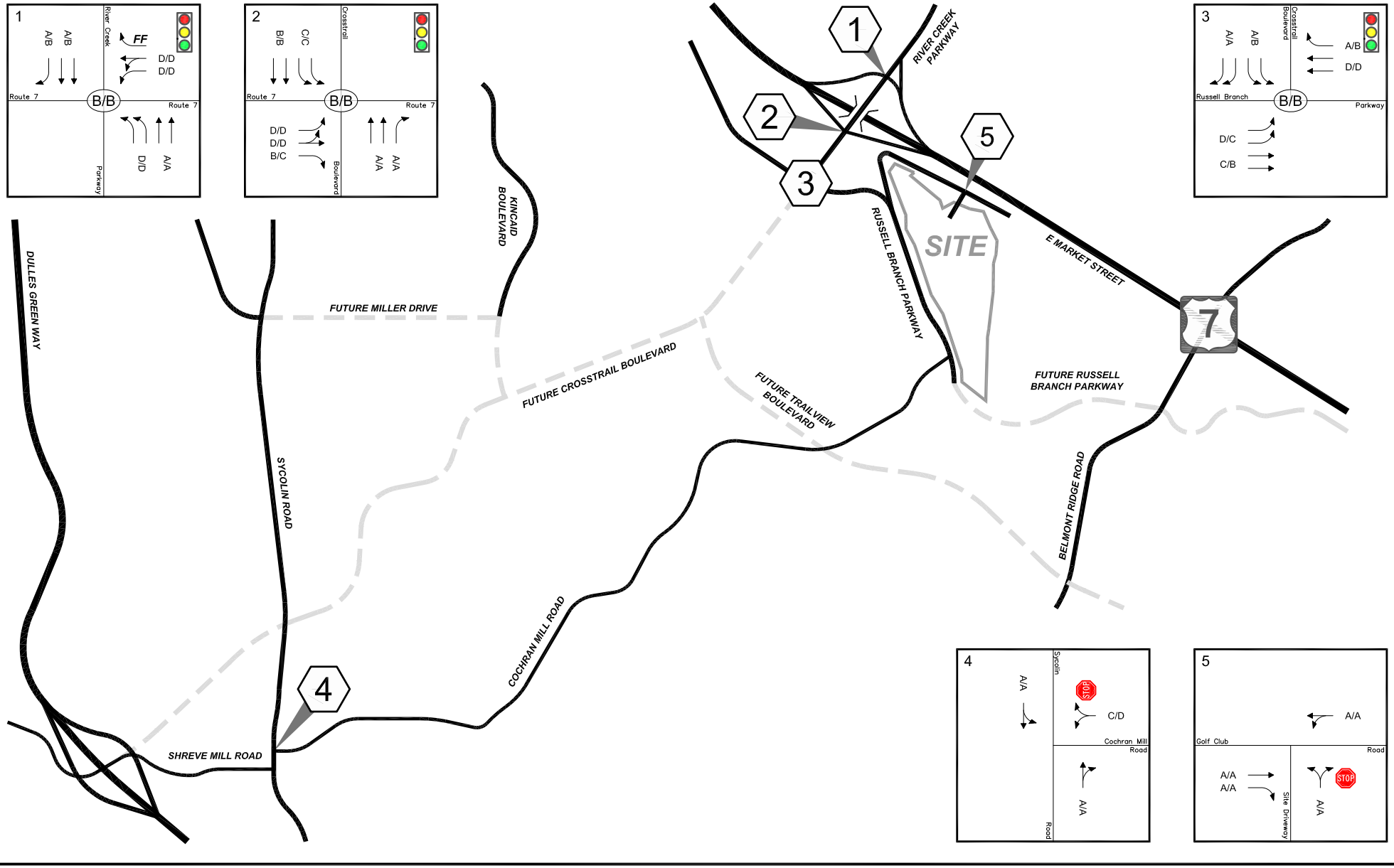
Attachment I
Goose Creek Golf Course
Trip Generation Table [1]

Land Use	Amount	Unit	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	ADT
Approved Uses									
Single Family Detached	36	DU	9	26	35	26	16	42	410
Proposed Uses									
Residential									
Town Homes	125	DU	11	51	62	49	24	73	781
Single Family Detached	33	DU	8	25	33	25	14	39	379
Residential Subtotal			19	76	95	74	38	112	1,160
Office	44,000	SF	61	8	69	11	55	66	223
Hotel	130	Rooms	41	28	69	40	38	78	790
Restaurant	6,000	SF	4	1	5	30	15	45	540
Golf Course [2]	9	Holes	2	7	9	7	4	11	322
TOTAL PROPOSED			127	120	247	162	150	312	3,035
Net New Trips			**118**	**94**	**212**	**136**	**134**	**270**	**2,625**

Notes: (1) Trip generation rates calculated from 9th Edition ITE Trip Generation Manual.
(2) Based on existing peak hour vehicle counts collected by Wells + Associates, Inc. on April 16, 2013. ADT based on 9th Edition ITE.

ATTACHMENT 1

S:\PROJECTS\5750 GOOSE CREEK\GRAPHICS\5750 – RPT GRAPHICS.DWG JCP



Attachment IIa
Existing Levels of Service (2013)

X/X Levels of Service

(X/X) Overall Levels of Service

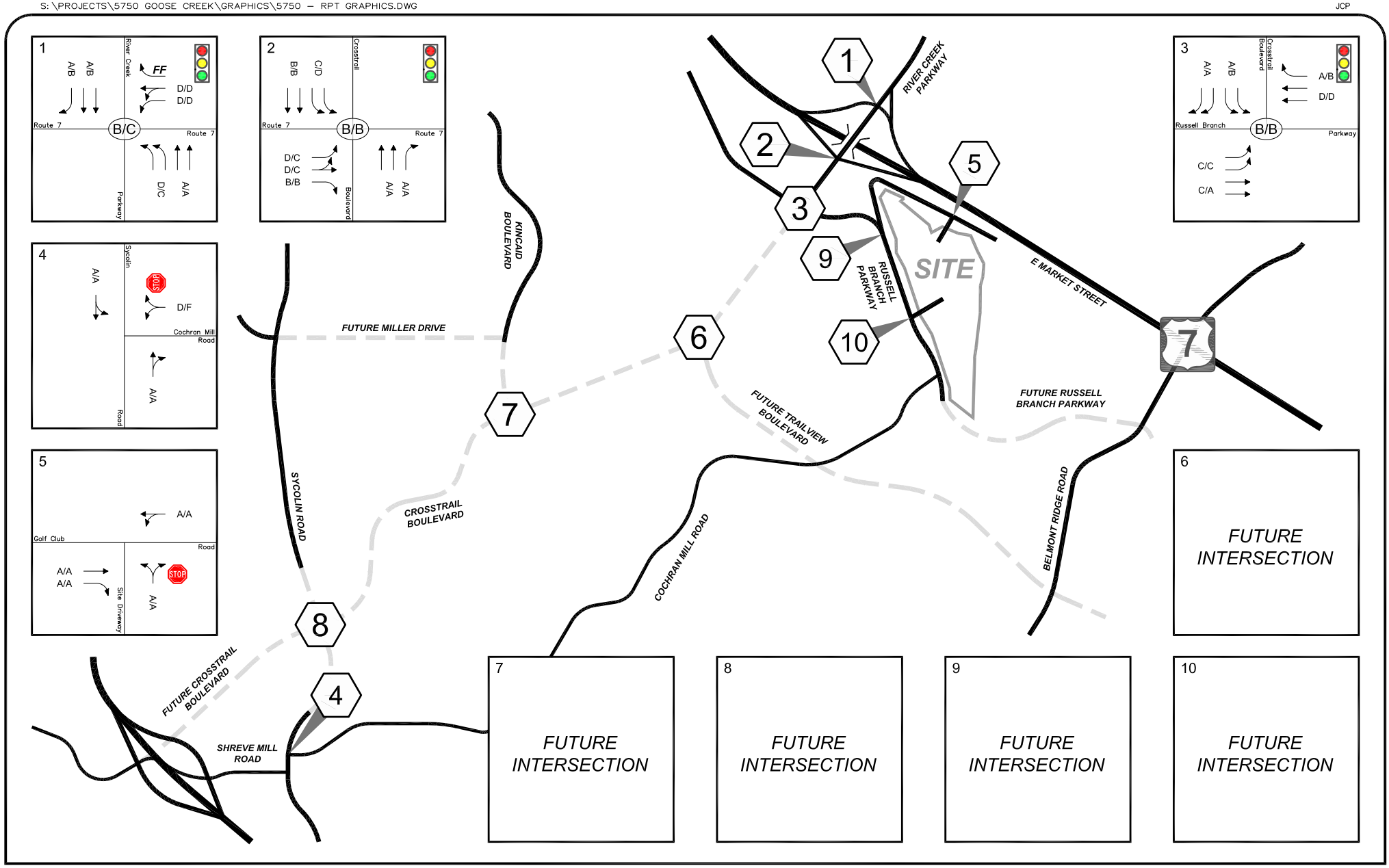
North

Goose Creek Golf Course
Loudoun County, Virginia

ATTACHMENT 2

Wells + Associates, Inc.

A-76



Attachment IIb
Future Levels of Service without Development (2017)

Planned Roadways

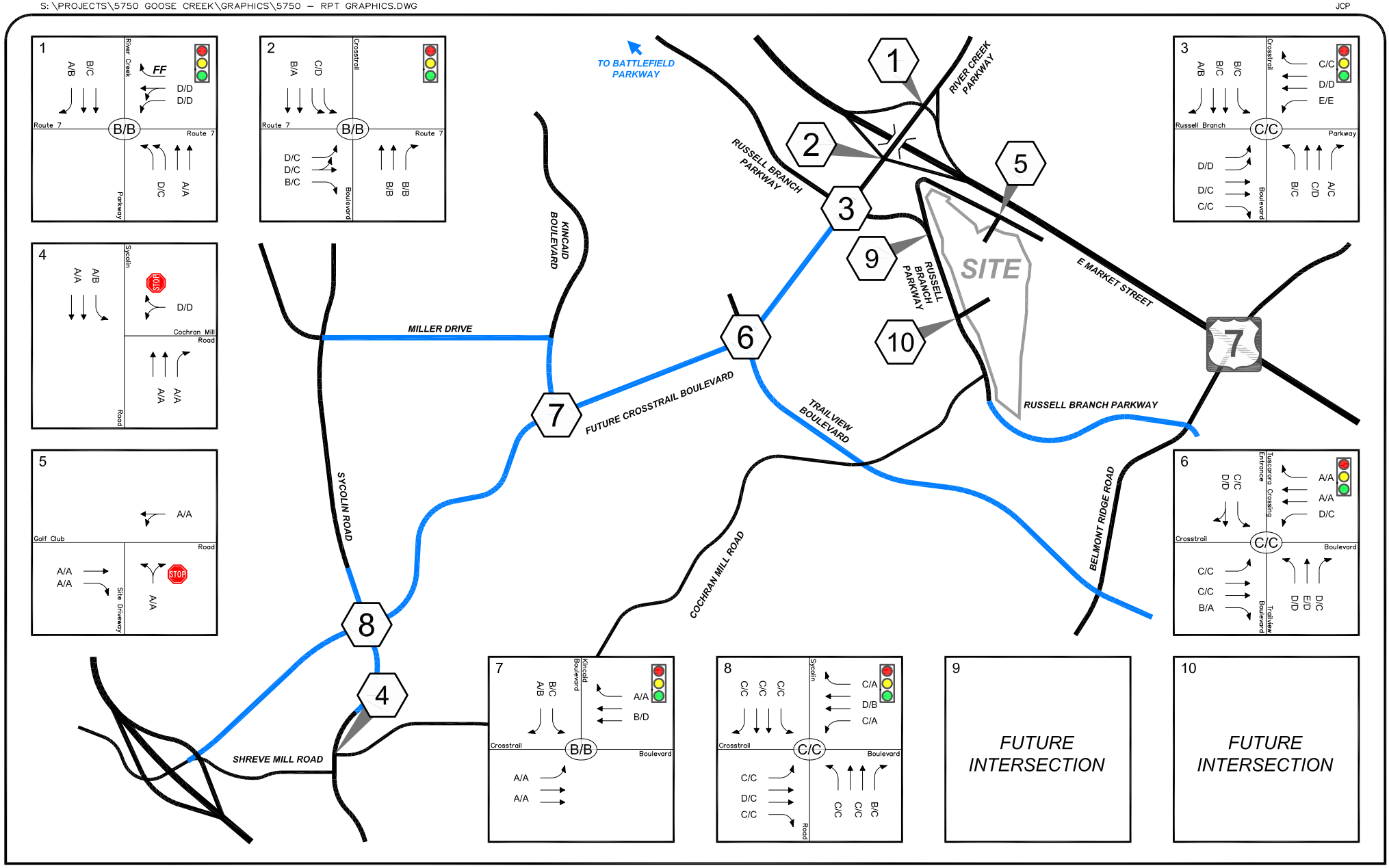
X/X Levels of Service

(X/X) Overall Levels of Service

North

Goose Creek Golf Course
Loudoun County, Virginia

Wells + Associates, Inc.



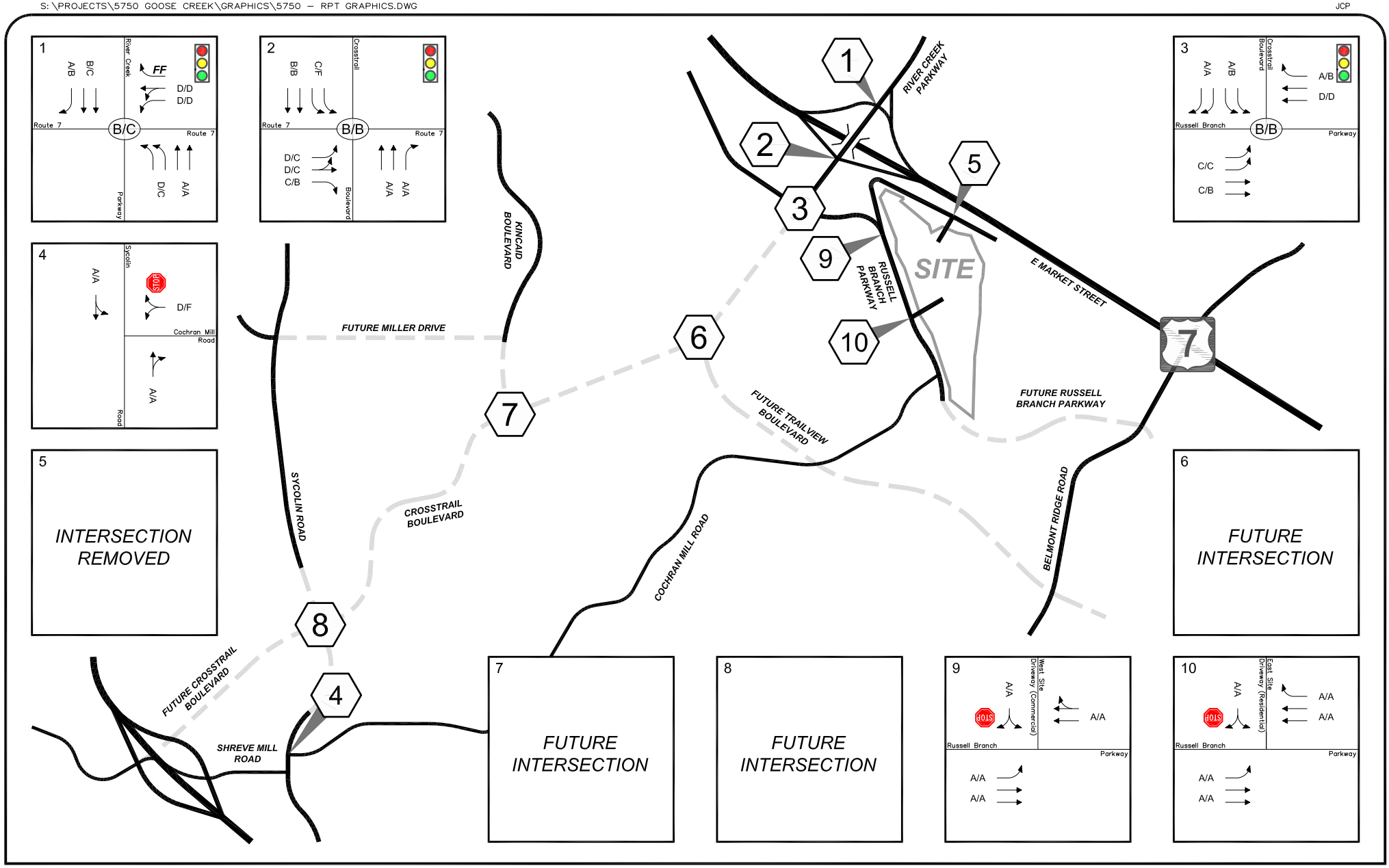
Attachment IIc
Future Levels of Service without Development (2027)

Planned Roadways

X/X Levels of Service

(X/X) Overall Levels of Service

North



Attachment IId
Future Levels of Service with Development (2017)

Planned Roadways

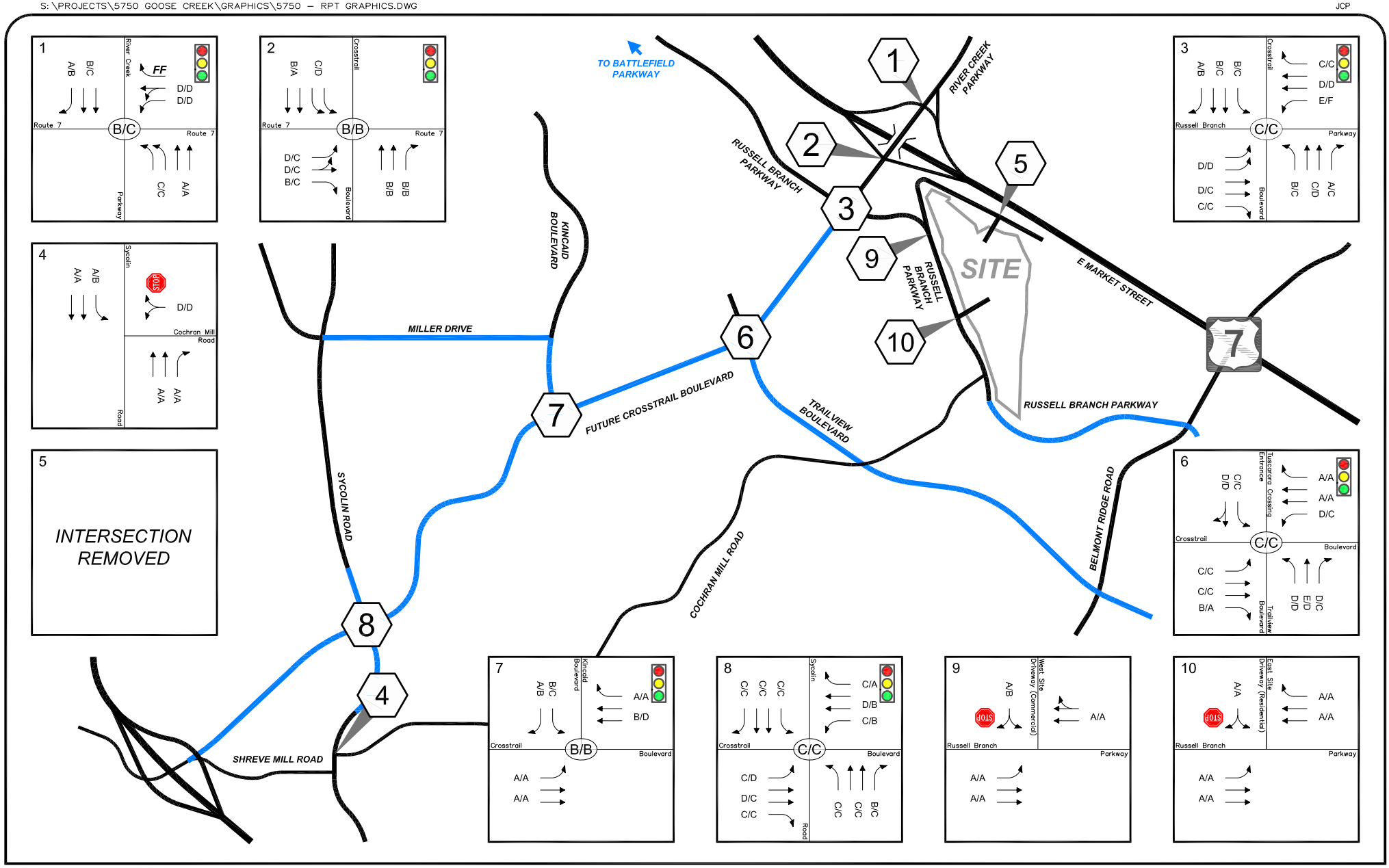
X/X Levels of Service

(X/X) Overall Levels of Service

North

Goose Creek Golf Course
Loudoun County, Virginia

Wells + Associates, Inc.



Attachment IIe
Future Levels of Service with Development (2027)

Planned Roadways

X/X Levels of Service

(X/X) Overall Levels of Service

North

Goose Creek Golf Course
Loudoun County, Virginia

A-80
Wells + Associates, Inc.

Attachment III
Goose Creek Golf Course
Intersection Level of Service Summary

Intersection	Intersection Control	Critical Movement	Existing 2013 Conditions		Future 2017 Conditions without the Development		Future 2017 Conditions with the Development		Future 2027 Conditions without the Development		Future 2027 Conditions with the Development	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
9. Russell Branch Parkway/	STOP	EBL	n/a	n/a	n/a	n/a	A [7.8]	A [7.7]	n/a	n/a	A [8.0]	A [8.1]
West Site Driveway (Commercial)		EBT	n/a	n/a	n/a	n/a	A [0.0]	A [0.0]	n/a	n/a	A [0.0]	A [0.0]
		WBTR	n/a	n/a	n/a	n/a	A [0.0]	A [0.0]	n/a	n/a	A [0.0]	A [0.0]
		SBLR	n/a	n/a	n/a	n/a	A [9.1]	A [9.4]	n/a	n/a	A [9.8]	B [10.5]
With two-lane bridge over Tuscarora Creek.	*STOP*	*EBL*	*n/a*	*n/a*	*n/a*	*n/a*	*A [7.8]*	*A [7.7]*	*n/a*	*n/a*	*A [8.0]*	*A [8.1]*
		EBT	*n/a*	*n/a*	*n/a*	*n/a*	*A [0.0]*	*A [0.0]*	*n/a*	*n/a*	*A [0.0]*	*A [0.0]*
		WBTR	*n/a*	*n/a*	*n/a*	*n/a*	*A [0.0]*	*A [0.0]*	*n/a*	*n/a*	*A [0.0]*	*A [0.0]*
		SBLR	*n/a*	*n/a*	*n/a*	*n/a*	*A [9.1]*	*A [9.4]*	*n/a*	*n/a*	*A [9.8]*	*B [10.5]*
10. Russell Branch Parkway/	STOP	EBL	n/a	n/a	n/a	n/a	A [7.4]	A [7.6]	n/a	n/a	A [7.6]	A [8.0]
East Site Driveway (Residential)		EBT	n/a	n/a	n/a	n/a	A [0.0]	A [0.0]	n/a	n/a	A [0.0]	A [0.0]
		WBT	n/a	n/a	n/a	n/a	A [0.0]	A [0.0]	n/a	n/a	A [0.0]	A [0.0]
		WBR	n/a	n/a	n/a	n/a	A [0.0]	A [0.0]	n/a	n/a	A [0.0]	A [0.0]
		SBLR	n/a	n/a	n/a	n/a	A [8.9]	A [8.9]	n/a	n/a	A [9.4]	A [9.7]
With two-lane bridge over Tuscarora Creek.	*STOP*	*EBLT*	*n/a*	*n/a*	*n/a*	*n/a*	*A [1.3]*	*A [4.5]*	*n/a*	*n/a*	*A [0.8]*	*A [2.4]*
		WBTR	*n/a*	*n/a*	*n/a*	*n/a*	*A [0.0]*	*A [0.0]*	*n/a*	*n/a*	*A [0.0]*	*A [0.0]*
		SBLR	*n/a*	*n/a*	*n/a*	*n/a*	*A [9.2]*	*A [9.1]*	*n/a*	*n/a*	*A [9.9]*	*B [10.4]*

Notes:
(1) Numbers in parentheses indicate average delay in seconds per vehicle for signal controlled intersections.
(2) Numbers in brackets indicate average delay in seconds per vehicle for unsignalized intersections.

County of Loudoun

Department of Transportation and Capital Infrastructure

MEMORANDUM

DATE: October 18, 2013

TO: Judi Birkitt, Project Manager
Department of Planning

FROM: Lou Mosurak, AICP, Senior Coordinator LM
Transportation Planning and Operations Division

SUBJECT: **ZMAP 2013-0005 – Goose Creek Club**
SPEX 2013-0017 – Goose Creek Club – Golf Course
SPEX 2013-0018 – Goose Creek Club – Hotel
SPEX 2013-0019 – Goose Creek Club – Restaurant
First Referral

Background

These applications seek approval of a Zoning Map Amendment (ZMAP) and three Special Exceptions (SPEX) to rezone approximately 110 acres of land from Joint Land Management Area-3 (JLMA-3) to Planned Development – Office Park (PD-OP) and Planned Development – Housing (PD-H6), in order to allow 33 single family detached units, 125 townhouse units, 36,000 SF of office uses, a 132-room hotel, a 71-acre (nine-hole) golf course, and a 6,000 SF restaurant. An 18-hole golf course is currently on the site. The property is located on both sides of Tuscarora Creek, in the southeast quadrant of the Russell Branch Parkway and Harry Byrd Highway (VA Route 7) interchange, east of Crosstrail Boulevard (VA Route 653 Relocated), and north of Cochran Mill Road (VA Route 653). Access to the property is proposed via two full-movement intersections, one from Golf Club Road (VA Route F-1000) just northwest of Tuscarora Creek on Russell Branch Parkway, and the other via a new entrance from Cochran Mill Road approximately 800 feet south of Tuscarora Creek. A vicinity map is provided as ***Attachment 1*** (Figure 1-1), and the proposed site layout is shown on ***Attachment 2*** (Figure 2-1).

In its consideration of these applications, the Department of Transportation and Capital Infrastructure (DTCI) reviewed materials received from the Department of Planning on August 1, 2013, including (1) an information sheet; (2) a statement of justification prepared by the Applicant, dated July 19, 2013; (3) a traffic impact study (TIS) prepared by Wells & Associates, Inc., dated July 19, 2013; and (4) a zoning map amendment plat, including a Concept Development Plan (CDP), prepared by Urban, Ltd., dated July 19, 2013. DTCI staff also attended a meeting with VDOT on September 16, 2013 regarding the proposed replacement of the existing bridge over Tuscarora Creek on Cochran Mill Road. DTCI notes that the TIS appendix and technical reviewer's CD were not received until October 1, 2013.

Compliance with the Countywide Transportation Plan

The site is located in the Leesburg Joint Land Management Policy Area (Leesburg JLMA). The transportation network is specifically governed by the policies of *Countywide Transportation Plan (2010 CTP)* and the *Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).* DTCI's assessment of the transportation network is based on review of existing, planned and programmed transportation facilities, review of the Applicant's traffic study, and applicable County policies.

Existing, Planned and Programmed Transportation Facilities

Existing and planned roadways in the vicinity of the site are described below. Descriptions for planned conditions of CTP roads are taken from Appendix 1 of the *2010 CTP*; descriptions of planned bicycle and pedestrian facilities on CTP roads are taken from Appendix 6 of the *2010 CTP* and the *2003 Bike & Ped Plan*.

Russell Branch Parkway (segment from Cochran Mill Road (VA Route 653) at Tuscarora Creek west to Trailview Boulevard, within the Town of Leesburg) is classified as a through collector per the *2012 Leesburg Town Plan*. Currently it is built as a four-lane divided facility between Cochran Mill Road (at the Tuscarora Creek and the westernmost point in the Village of Leesburg development, and there are shared use paths along both sides of this segment of Russell Branch Parkway. Outside of the Town of Leesburg, the *2010 CTP* calls for Russell Branch Parkway (VA Route 1061) to ultimately replace existing Cochran Mill Road along much of the site frontage from Tuscarora Creek to a point approximately 2,000 feet to the southeast, where existing Cochran Mill Road turns south toward the Washington & Old Dominion (W & OD) Trail. Russell Branch Parkway is planned to continue east from this point as a four-lane divided (U4M) facility to Belmont Ridge Road near Belmont Country Club.

Cochran Mill Road (VA Route 653) (segment from Russell Branch Parkway at Tuscarora Creek to Sycolin Road (VA Route 625)) is classified as a local/secondary roadway per the *2010 CTP*. Currently it is built as a two/four lane local access undivided rural and urban secondary road, with a four lane (U4) section in the vicinity of its intersection with future Trailview Boulevard, just north of the W&OD Trail. The existing bridge over Tuscarora Creek is structurally deficient and functionally obsolete as per the Virginia Department of Transportation (VDOT), and as such, VDOT is planning a full replacement of the existing bridge within the next two to three years (VDOT Project No. 0640-053-6042 / UPC 99580). Due to funding limitations, VDOT is proposing to construct a two-lane replacement bridge which will be compatible with an ultimate four-lane bridge concept. Conceptual layouts of the interim and ultimate bridge plans are provided as ***Attachments 3 & 4***, respectively.

In its ultimate condition, Cochran Mill Road is to be reclassified as a minor collector, and widened to a four-lane urban collector roadway. Appendix 6 of the *2010 CTP* calls for a 10-foot wide shared use path along one side and a six-foot sidewalk along the other side of four-lane roadways. Currently there are no bicycle and pedestrian facilities along Cochran Mill Road.

Golf Club Road (VA Route F-1000) (segment between Russell Branch Parkway and Tuscarora Creek) is a two-lane undivided local/secondary road, and as such is not a part of the CTP network. The intersection of Golf Club Road at Russell Branch Parkway is currently stop controlled, and a south/east bound left-turn lane is in place on Russell Branch Parkway. All local/secondary roads are to have sidewalks on both sides, per the *2003 Bike & Ped Plan (Chapter 4, Walkways & Sidewalks Policy 2a)*. Currently there are no bicycle and pedestrian facilities along Golf Club Road.

Harry Byrd Highway/East Market Street (VA Route 7) (segment between Belmont Ridge Road (VA Route 659) and the VA Route 7/US Route 15 interchange) is classified as a principal arterial per the *2010 CTP*. Currently VA Route 7 is built as a six-lane median divided controlled access (U6M) urban arterial with an interchange at River Creek Parkway/Crosstrail Boulevard in the vicinity of the site. In its ultimate condition, VA Route 7 is to be an eight-lane median divided limited access (U8M) urban arterial, within a 200-foot right-of-way (ROW). Per the *2010 CTP*, bicycle and pedestrian facilities are not envisioned along limited access roadways, such as this segment of VA Route 7.

Crosstrail Boulevard (VA Route 653 Relocated) (segment from East Market Street (VA Route 7) southwest to the Dulles Greenway (VA Route 267)) is classified as a major collector per the *2010 CTP*. Currently Crosstrail Boulevard is built from East Market Street to Russell Branch Parkway, and has an interchange with the Dulles Greenway on existing Shreve Mill Road. In its interim condition, it is to be a four-lane controlled access median divided urban collector (U4M) in the vicinity of the site. In its ultimate condition, it is to be a six-lane controlled access median divided urban collector (U6M) within a 120-foot ROW. Appendix 6 of the *2010 CTP* calls for a 10-foot wide shared use path along both sides of six-lane roadways. Currently there is a sidewalk along the west side and shared use path along the east side of Crosstrail Boulevard between VA Route 7 and Russell Branch Parkway.

The County is currently in the process of designing/constructing various segments of Crosstrail Boulevard, as shown on ***Attachment 5***. Construction (by the County) of a four-lane section of Crosstrail Boulevard, south and west of future Kincaid Boulevard (Segments A1 and A2) is anticipated to be completed by 2015 per approved CPAP 2011-0015. The County is also currently designing the four-lane section of Crosstrail Boulevard between Kincaid Boulevard and Russell Branch Parkway (Segment B). The County anticipates constructing a two-lane section of this road segment in FY 2018. Ten-foot wide shared use paths will be constructed along both sides of the County's Crosstrail Boulevard project, per the *2010 CTP* and as shown on approved CPAP 2011-0015.

Review of Applicant's Traffic Study

The TIS submitted by the Applicant (dated July 19, 2013) analyzed the existing 2013 conditions, future 2017 and 2027 conditions without development (background conditions), and future 2017 (buildout) and 2027 (buildout plus 10 years) conditions with development. Five existing and 10 future intersections in the vicinity of the site were analyzed to determine the effect of the proposed development during the weekday commuter morning peak period and afternoon peak period. Trip generation rates for the proposed and background land uses were derived from the *Institute of Transportation Engineers (ITE) Manual, 9th Edition*.

Proposed Development: Trip Generation, Distribution and Assignment

The TIS indicates that the proposed development will generate a total of 243 morning peak hour trips, 308 afternoon peak hour trips, and 3,035 daily trips. The TIS also compares the trips that would be generated as a result of the proposed use, to the trips that is being generated as a result of the existing use. Table 1 below shows these comparisons:

Table 1. Trip Generation: Proposed Versus Existing Uses

Land Use	Size	Units	Weekday AM Peak Hour	Weekday PM Peak Hour	Average Daily Traffic
Proposed Use					
Townhomes	125	Units	62	73	781
Single Family Detached	33	Units	33	39	379
Office	44,000	SF	69	66	223
Hotel	130	Rooms	69	78	790
Restaurant	6,000	SF	5	45	540
Golf Course	9	Holes	5	7	322
Total Proposed			243	308	3,035
Existing Uses					
Golf Course	18	Holes	9	13	643
Net Trips (Proposed – Existing)			**+234**	**+295**	**+2,392**

Source: Wells & Associates Inc., Goose Creek Golf Course Traffic Impact Study, dated 7/19/2013.

As per the study, in 2017, 50% of the site generated traffic will access the site to and from the east via VA Route 7; 35% to and from the west via VA Route 7; 13% to and from the north via River Creek Parkway; and 2% to and from the south via Cochran Mill Road. Subsequently in 2027, 20% of the site generated traffic will access the site to and from the east via VA Route 7; 25% to and from the west via VA Route 7; 22% to and from the south via Crosstrail Boulevard, 13% to and from the north via River Creek Parkway; 10% to and from the west via Russell Branch Parkway; and 10% to and from the east via Russell Branch Parkway.

Attachments 6 & 7 (Figure 5-2, Figure 5-3) show the study intersections, AM/PM peak hour site generated trips as well as their distribution and assignment in 2017 and 2027 respectively.

Existing (2013), Background (2017 & 2027), and Future (2017 & 2027) Conditions Analysis

Existing (2013) and future (2017 and 2027) lane use and traffic control in the study area are depicted on ***Attachments 8, 9 & 10*** (Figure 2-2, Figure 2-4, and Figure 2-5). ***Attachment 11*** (Table 3-1) provides a summary of the levels of service (LOS) at each of the study intersections, as stated by the TIS, under each scenario – existing (2013), background (2017 & 2027), and future (2017 & 2027) conditions. DTCI notes that the LOS depicted assumes that all improvements recommended by the TIS are in place.

There are no assumed improvements beyond the existing roadway network under the background 2017 condition, however the TIS graphics *(see Attachment 9)* indicate that a widened (four-lane) section of Russell Branch Parkway / Cochran Mill Road along the site

frontage (with separate left- and right-turn lanes at the eastern site entrance) will be in place under the future 2017 with development condition. As such, the TIS indicates that all intersections are forecast to operate at acceptable levels of service (LOS D or better) during both the AM and PM peak hours under future 2017 conditions, except:

- *Intersection #2 – VA Route 7 Eastbound on/off ramp at Crosstrail Boulevard* – southbound through lane is forecast to operate at LOS F in the PM peak hour both with and without development

The TIS assumes the following improvements to be in place under the 2027 background conditions:

- Construction of Crosstrail Boulevard (U4M) from Russell Branch Parkway to the Dulles Greenway
- Construction of Russell Branch Parkway (U4M) – east to Belmont Ridge Road and west to Battlefield Parkway
- Construction of Trailview Boulevard (U4M) from Crosstrail Boulevard to Belmont Ridge Road, opposite Gloucester Parkway
- Construction of Miller Drive from Sycolin Road to Kincaid Boulevard
- Installation of traffic signals at the following intersections:
    - Crosstrail Boulevard and Trailview Boulevard (Intersection #6)
    - Crosstrail Boulevard and Kincaid Boulevard (Intersection #7)
    - Crosstrail Boulevard and Sycolin Road (Intersection #8)

As such, the TIS indicates that with the assumed improvements in place, all intersections are forecast to operate at acceptable levels of service (LOS D or better) during both the AM and PM peak hours under future 2027 conditions, except:

- *Intersection #3 – Crosstrail Boulevard and Russell Branch Parkway* – westbound left-turn lane is forecast to operate at LOS E in both the AM and PM peak hours under 2027 without development conditions, and at LOS E in the AM peak hour and at LOS F in the PM peak hour under 2027 with development conditions
- *Intersection #6 – Crosstrail Boulevard and Trailview Boulevard* – northbound through lane is forecast to operate at LOS E in the AM peak hour under 2027 conditions, both with and without development

Transportation Comments and Recommendations

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

1. The following are issues with the Applicant's TIS which should be remedied and included in future versions of the study for further review:

a. DTCI recommends that the Applicant compare the trips generated from the proposed development to the trips that could be generated as a result of the approved (not only the existing) uses.

b. The traffic study should be revised to include graphics showing the LOS (by lane group) at all intersections under existing, background and future scenarios.

c. The development program as presented in the Applicant's information sheet as well as the plat (36,000 SF of office and 132-room hotel) differs from the development program analyzed in the traffic study (44,000 SF of office and 130-room hotel). The Applicant should clarify the proposed development program, and revise the traffic study if needed.

d. Currently a two-lane bridge exists along Russell Branch Parkway / Cochran Mill Road across Tuscarora Creek. DTCI seeks clarification from the Applicant regarding the assumption made in the study pertaining to the capacity of the bridge across Tuscarora Creek (i.e., was the analysis conducted assuming a two-lane bridge or a four-lane bridge under the future conditions).

2. As noted above, VDOT is planning to replace the existing bridge over Tuscarora Creek on Russell Branch Parkway / Cochran Mill Road, as VDOT has determined the bridge to be structurally deficient and functionally obsolete. According to VDOT, the elevation of new bridge needs to be raised approximately seven (7) feet above the elevation of the existing bridge, and will require the closure of the existing entrance to the Luck Stone Goose Creek Plant nearest the bridge. As such, Luck Stone's entrance will need to be relocated to a point further to the southeast along Cochran Mill Road, which has been tentatively identified as being directly opposite the existing telecommunications tower on the subject property. Due to median crossover spacing requirements, access to the residential portion of the proposed development needs to be relocated to align with the relocated Luck Stone entrance.

3. The Applicant should dedicate ROW along the site frontage consistent with the ultimate configuration of the Tuscarora Creek bridge, as shown on VDOT's conceptual layout *(see Attachments 3 & 4)*, as well as sufficient ROW to accommodate a four-lane median divided roadway, with left- and right-turn lanes at the residential site entrance, along the site frontage. The plat should be revised to depict this ROW dedication. The location of the Applicant's proposed 10-foot wide "active rec trail" shown on Sheets 5 & 6 of the plan set should also be revised accordingly.

4. According to VDOT, funding has been identified only for replacement of the Tuscarora Creek bridge with a two-lane span, not the ultimate four-lane structure. Given the location of this site and the fact that the bridge provides the only paved public road access to the proposed residential development, DTCI recommends that the Applicant commit to construct the remaining two lanes of the bridge, consistent with VDOT's ultimate conceptual layout shown in *Attachment 4*, along with construction of the ultimate section of Russell Branch Parkway along the residential portion of the site frontage (Landbay 2),

including left- and right-turn lanes at the residential site entrance. Preliminary cost estimates received from VDOT to expand the bridge from two lanes to four lanes is approximately $1.56 million. Coordination with VDOT is needed regarding the timing of the bridge construction, but given the physical condition of the existing bridge, none of the proposed residential units on site should be occupied until at least a two-lane replacement bridge is in place and open to traffic.

5. According to County records, the Applicant's plat, and VDOT's conceptual layout of the Tuscarora Creek bridge project, there is a small area of existing ROW (i.e., the former alignment of Cochran Mill Road near the current intersection of Russell Branch Parkway and Golf Club Road, adjacent to the Leesburg Town Limits, as shown on ***Attachment 12****)* that no longer appears to be necessary for public street purposes and/or not needed for the VDOT bridge project. As such, the Applicant should commit to petition the Board of Supervisors to abandon this ROW.

6. The *2010 CTP* (*Chapter 3, Transportation Demand Management (TDM) Policy 1*) calls for land development applications to identify and provide appropriate TDM strategies to reduce the overall number of vehicular trips. Contributions towards the Transit/Rideshare Trust Fund are listed as one of the strategies in the CTP. As such, DTCI recommends that the Applicant provide a transit contribution of $625 per residential unit.

7. Per the *2003 Bike & Ped Plan* (*Chapter 4, Walkways & Sidewalks Policy 2a*), all local/secondary roads are to have sidewalks on both sides. As such, the Applicant should revise the plat to depict five-foot sidewalks along Golf Club Road as well as along all internal streets.

8. Per the *2010 CTP (Chapter 7, Water Quality Policy 1)*, road crossings of river and stream corridors are to constructed generally perpendicular to the flow of the drainage way in order to minimize environmental impacts. As such, the proposed ROW for future Russell Branch Parkway at the east end of the site should be realigned to allow the future bridge crossing over Goose Creek to be constructed at more of a right angle in order to lessen environmental impacts and potentially reduce the length of the bridge span.

9. The *2010 CTP* states that all land development applications adjacent to any existing and/or proposed arterial or major collector road will be designed "to ensure that no residential and other type(s) of noise sensitive use(s) will have traffic noise impacts which occur when the predicted traffic noise levels approach or exceed the noise abatement criteria (contained in the *2010 CTP*, Table 7-1), or when the predicted traffic noise levels substantially exceed the existing noise levels" (*2010 CTP, Chapter 7, Noise Policy 1*). To this end, the Applicant should commit to an evaluation of noise impacts along the site frontage on future Russell Branch Parkway (designated as a major collector by the *2010 CTP*), consistent with the Noise Policies in Chapter 7 of the *2010 CTP*, in conjunction with the first site plan or construction plan, whichever is first in time, and commit to implement the appropriate highway noise mitigation measures as identified in the noise study. The study shall be conducted by a certified professional engineer using the latest version of the Federal Highway Administration's Highway Traffic Noise Prediction Model. DTCI can provide the

Applicant with the most recent ADT traffic volume projections for the CTP horizon year, as well as information regarding the ultimate conditions of future Russell Branch Parkway.

Conclusion

DTCI has no overall recommendation on these applications at this time. DTCI staff will provide a recommendation after it has reviewed the Applicant's responses to the comments noted in this referral. Depending on the Applicant's responses, DTCI may have additional comments. DTCI staff is available to meet with the Applicant and discuss the comments noted in this referral.

ATTACHMENTS

1. Site Vicinity Map (Figure 1-1)
2. Proposed Site Layout (Figure 2-1)
3. Conceptual Layout – Tuscarora Creek Bridge Interim Condition (HNTB Fig. 4, 6/6/13)
4. Conceptual Layout – Tuscarora Creek Bridge Ultimate Condition (HNTB Fig. 3, 6/6/13)
5. Crosstrail Boulevard Exhibit (October 2012)
6. Site Trip Assignments and Distributions (2017) (Figure 5-2)
7. Site Trip Assignments and Distributions (2027) (Figure 5-3)
8. Existing Lane Use and Traffic Control (2013) (Figure 2-2)
9. Future Lane Use and Traffic Control (2017) (Figure 2-4)
10. Future Lane Use and Traffic Control (2027) (Figure 2-5)
11. Intersection Level of Service Summary (Table 3-1)
12. Right-of-Way (ROW) Abandonment Graphic

cc: Kathleen Leidich, Assistant Director, DTCI
Aaron Zimmerman, Senior Transportation Planner, DTCI
Calvin Grow, Transportation Engineer, Town of Leesburg
Brian Morrison, Senior Structural Engineer, VDOT

COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION
Charles A. Kilpatrick, P.E.
COMMISSIONER
4975 Alliance Drive
Fairfax, VA 22030

March 19, 2014

Ms. Judi Birkitt
County of Loudoun
Office of Transportation Services MSC#69
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Goose Creek Club Golf Course
Loudoun County Application Number: **ZMAP-2013-0005; SPEX 13-0017_0019**

Dear Ms. Birkitt:

We have reviewed the above noted application as requested in your February 12, 2014 transmittal letter, received February 19, 2014, and offer the following comments:

1. Frontage improvements should be consistent with the approved TIA. There is only one thru lane shown on the half section to be provided by the applicant whereas the TIA shows two thru lanes.
2. Frontage improvements should be extended throughout the property frontage consistent with the Loudoun County comprehensive plan.

If you have any questions, please call me at (703) 259-2414.

Sincerely,

Alex Faghri

Alex Faghri

Cc: VDOT Northern Virginia District Permits – Loudoun County

COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

GREGORY A. WHIRLEY
COMMISSIONER OF HIGHWAYS

November 25, 2013

Ms. Judi Birkitt
County of Loudoun
Office of Transportation Services MSC#69
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Goose Creek Club Golf Course
Loudoun County Application Number: **SPEX 13-0017**

Dear Ms. Birkitt:

We have reviewed the above noted application. Please see attached comments from VDOT's Traffic Engineering Section.

If you have any questions, please call me at (703) 259-2414.

Sincerely,

Alex Faghri

Alex Faghri

Cc: VDOT Northern Virginia District Permits – Loudoun County

Traffic Engineering

Virginia Department of Transportation
Northern Virginia District

November 25, 2013

MEMORANDUM

TO: Alex Faghri

FROM: Arun Raj

CC: Xuejun Fan

SUBJECT: RUID # 16833, Plan# SPEX 13-0017, Goose Creek Golf Course - Loudoun County

---

We have completed our review of the referenced traffic impact study and offer the following comments.

1. It is to be noted that individual intersection peak hours are used in the analysis rather than identifying one system peak hour and using system peak hour for capacity/queue analysis for all intersections.
2. There is couple of access points recommended to the property. All new proposed intersections should meet the access management standards as defined in Access Management.
3. Ensure that all turn lane length and taper meet VDOT design standards. If not, design waivers will be required.
4. Although a signal is intuitively warranted at few intersections for year 2027 based on the analysis for projected traffic by others; however, we recommend that a signal warrant study be re-examined no earlier than one year prior to build out of the project. Signal warrant study needs to be provided in a separate booklet and alternatives other than a traffic signal should be provided in the study. As of July 1, 2009, all warrant studies should be signed and sealed by a professional engineer registered in the Commonwealth of Virginia.
5. Few general comments that have no impact on the results of the analysis;
    a. Table of Contents (Section 4); 2017 Traffic Forecasts without developments should be titled as 2027 Traffic Forecasts without developments.
    b. Page 4 (last sentence); inaccurate sentence -----with both the-----.
    c. Page 10 (last paragraph); Trailview Boulevard would be would be… (would be written twice).
    d. It is to be noted that the report does not include a plan at an engineering scale of the existing and proposed site uses.
    e. It is to be noted that the report contain Level of Service (LOS) per lane group in tabular form only and does not include LOS per lane group graphically

Please call if you have any questions.

Traffic Engineering

Virginia Department of Transportation
Northern Virginia District

Sept 18, 2013

MEMORANDUM

TO: Alex Faghri

FROM: Arun Raj

CC: Xuejun Fan

SUBJECT: RUID # 16501, Plan# ZMAP 13-0005, Goose Creek Golf Course Loudoun County

We received the traffic impact study for review; however the traffic impact study report is incomplete.

Please submit the complete study report for TE review containing Table of contents, Appendix (supporting data), as well as CD of the report. The report (including FSM scoping document) should be bound together.

Please call if you have any questions.

LOUDOUN WATER

WWW.LOUDOUNWATER.ORG

PO Box 4000 | 44865 Loudoun Water Way | Ashburn, VA 20146
TEL 571.291.7700 | FAX 571.223.2910

September 30, 2013

Ms. Judi Birkitt
Department of Planning
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

Re: **ZMAP-2013-0005, SPEX-2013-0017, SPEX-2013-0018, SPEX-2013-0019**
Goose Creek Club, Golf Course, Hotel & Restaurant

Dear Ms. Birkitt:

Loudoun Water has reviewed the referenced referral application and offers the following comments:

1. The concept Development Plan, Sheet 5 of 13, notes a "Bridge Project by Others" where Cochran Mill Road crosses Tuscarora Creek. Cochran Mill Road will provide access to Loudoun Water's future water treatment plant as well as to existing industrial uses. It is requested that any bridge improvement project meet or exceed current bridge conditions, elevating Cochran Mill Road over the 100 year Tuscarora Creek floodplain and continuing to insure that heavy construction, delivery and general industrial vehicles have access along the bridge to points south.

2. Loudoun Water will not serve this project. It is in the service area of Town of Leesburg.

Should you have questions, please contact me.

Sincerely,

Julie Atwell

Julie Atwell
Engineering Administrative Specialist

Town of
[Type text]
Leesburg
Virginia

Department of Planning & Zoning

25 West Market Street ■ 20176 ■ 703-771-2765 ■ Fax: 703-771-2724 ■ www.leesburgva.gov

April 10, 2014

Judi Birkitt, Project Manager
Loudoun County Department of Planning
1 Harrison Street, SE
P.O. Box 7000
Leesburg, VA 20177

RE: Referral Request for ZMAP 2013-0005 Goose Creek Club; SPEX 2013-0017, Golf Course; SPEX 2013-0018, Hotel; and SPEX 2013-0019, Restaurant – 2nd submission

Dear Ms. Birkitt:

Thank you for the opportunity to provide second submission referral comments on the captioned applications. We have reviewed the following application materials:

- Statement of Justification dated February 7, 2014
- Plat dated February 7, 2014
- Traffic Impact Analysis update dated January 28, 2014
- Proffer Statement dated February 7, 2014
- Applicant Response Letter dated February 7, 2014

Town staff from the Departments of Utilities, Public Works, Plan Review, Parks and Recreation, Economic Development, and Planning and Zoning has provided comments on these applications.

Proposal: The applicant has proposed to rezone approximately 110.2 acres from JLMA-3 to PD-OP (82.3 acres) and PDH-6 (27.9 acres) to allow 158 units (33 single family detached and 125 townhouse units); 36,000 square feet of office, a 132 room hotel; a 9-hole golf course and a 6,000 square foot restaurant. *There was no change in the development proposal regarding proposed land use, proposed square footage, or number of units proposed between the first and second submissions.*

The property is designated in the County's Revised General Plan (RGP) for Business Community uses. Business Community uses allow for a mix of office and retail uses

and up to 10% of the mixed use composition may be retail. The Town Plan designates the property for Open Space.

The property is currently zoned JLMA-3, Joint Land Management Area - 3 and PD-OP, Planned Development - Office Park. The former is a rural residential district allowing densities of one unit per three acres. The PD-OP district allows for predominantly office development with support retail.

Proffers dated February 7, 2014 were submitted with the second submission.

Review comments are attached and consolidated in the comments provided below.

Town Plan

1. Land Use. *First Submission Comment:* The subject property is in the Leesburg Joint Land Management Area. The Town Plan provides land use recommendations in the JLMA "to be used as the basis for a joint planning effort with Loudoun County…" (Town Plan, p. 6-23). The Town Plan designates the property for Open Space uses which includes recreational use such as a golf course. The proposed 9-hole golf course is consistent with this designation.

   The Open Space designation does not anticipate other uses such as the proposed residential, office, hotel and restaurant uses for the property. The proposed plan shows the location of the office, hotel and restaurant uses clustered between Tuscarora Creek and Route 7. Staff has considered the applicant's justification for proposing these uses. The Statement of Justification notes that mixed use development is desired by the Town Plan and references the Village at Leesburg as an example of a mixed use project that has proven to be a positive asset to the town in terms of use, fiscal impact, and which is also attractive and well-designed. The applicant's Statement of Justification continues to state that this type of mixed use community development concept should be extended further eastward to Goose Creek which forms the natural boundary of the JLMA. Staff notes that the Town Plan designates areas within the Town's corporate limits along East Market Street as Regional Office. This designation anticipates office use with support retail including such uses as hotels and restaurants. The Goose Creek application's inclusion of office, hotel and restaurant uses is generally compatible with the Town's vision to have employment and employment supportive uses in the Route 7 corridor outside of the Bypass.

   With respect to residential uses, the proposed location is less than ideal. It is adjacent to properties that are currently developed for industrial use including the Luck Stone rock quarry. The proposed residential use is not integrated with the other nonresidential uses on the property and it is relatively remote from those uses as well as the other mixed uses at the Village at Leesburg. The proposed pedestrian trail included in the plan does provide a link between the residential

and non-residential components of this plan but it is a weak one at best given the distance between the proposed residential uses and these other uses. For these reasons, staff is not supportive of residential uses at this location.

Applicant Response: The property is designated Business Community in the Revised General Plan which allows for 25% of the land area to be residential. The proposed plan is a mixed use concept including an office, hotel and restaurant north of Tuscarora Creek with residential uses south of the creek all of which is bordered by a golf course. The applicant maintains this will promote a live, work, play environment.

Second Submission Staff Comments: Staff continues to have concerns about the location of residential uses as shown in the proposal. Heavy industrial uses currently exist in this area of the JLMA including a rock quarry, fueling station, and concrete plant all across Cochran Mill Road to the west. Despite the applicant's proposal to buffer the industrial uses from the residential uses with berms and vegetation, impacts from noise, dust, vibration, and other nuisances emanating from the industrial uses will impact the residential uses at Goose Creek Club. Also, dump trucks, semi-tractor trailers and concrete mixing trucks regularly use Cochran Mill Road. The mixture of this heavy industrial traffic with residential traffic and school bus traffic is not recommended.

The applicant contends that the proposal is a mixed use design with opportunities for employees to live in units that are proximate to office, recreational and commercial uses. However, the proposed pocket of 158 units is not physically integrated with these employment uses through a true mixed use site design. Further, the proffers do not assure that non-residential uses are constructed in a phased manner with the residential uses. So there is no assurance that business employment uses will be built and in all likelihood, the project would develop as a residential-only development in a location that is not optimum for residential development.

2. Community Design. This area also serves as an eastern gateway to the Town. The Town Plan notes the following:

   "County decisions about streets and other transportation facilities and service, water and sewer utilities, schools, and parks – as well as County approvals of private development - also affect the Town's community design. There are opportunities to enhance community design through planning in the Joint Land Management Area (JLMA)..." (Town Plan, p. 5-3).

   Staff recommends that the County obtain further information from the applicant about the site planning and building design of the office, hotel, and restaurant

uses. This development is very visible from Route 7 and is an important gateway to the Town.

Applicant Response: The proffers and revised concept plan state that design of the non-residential uses will comply with the Village at Leesburg Design Guidelines.

Second Submission Staff Comment: Section II B. of the proffers addresses design parameters for Land Bay 2, the residential area of the proposal. Neither the draft proffers, nor the Concept Development Plan reference design guidelines for non-residential uses proposed in Land Bay 1 as was stated in the applicant's response.

3. Recreation. A pedestrian trail is shown on the concept plan which links the non-residential component of the plan with the residential area. This trail is proposed to link to an existing trail on Russell Branch Parkway. Staff recommends that the applicant commit to construction of this trail through proffers.

Applicant Response: Proffer IX C. states that prior to approval of the first occupancy permit for any dwelling unit on the Property, a ten foot wide asphalt shared use path will be built by the owner from the proposed soccer field, across Land Bay 2, to the trail on Russell Branch Parkway. The maintenance of the trail will depend on whether the trail is actually within the VDOT right-of-way or if it is outside of the right-of-way it will be maintained by the HOA.

Second Submission Staff Comment: The applicant should clarify the location of the trail per the right-of-way and thus, clarify the maintenance commitment of this facility. Additionally, the trail in Land Bay 2 is proposed to connect with an existing trail in Land Bay 1. However, there is no commitment in the proffers to assure that the section of trail that is in Land Bay 1 will be maintained. The applicant has touted the pedestrian connectivity proposed between the residential and non-residential components of this proposal to promote walkability and to justify the residential component of this plan. Proffer commitment should be made to assure that a trail network will be provided throughout the proposed development.

A soccer field is now shown on the Concept Development Plan in Land Bay 2 and two parking fields are shown to service this facility. The proffers state (IX B.) that the soccer field and associated parking will be built and conveyed to a non-profit entity. Staff defers to the County, but questions

whether maintenance responsibilities for these facilities would be acceptable and/or feasible for local non-profits.

4. Signage. The location of the proposed restaurant and hotel is relatively remote from Route 7 in terms of direct access. Staff wishes to note for the applicant that off-site signage is not permitted through the Leesburg Zoning Ordinance. Should this application be approved, and the property is incorporated into the town, the applicant should not expect the Town to approve a request for off- site directional signage for these uses.

   Applicant Response: Acknowledged.

Utilities

1. Utility Service. The Town Plan and County Revised General Plan state that properties in the JLMA will be served with utilities provided by the Town. The Town has plant capacity for sewer and water service to this site. However, the proposal does not identify *how* public utility service will be provided. Staff has met with the applicant and representative of the Tuscarora Crossing proposal and the Village at Leesburg, Landbay C developments to discuss service alternatives to this area. A single pump station is recommended to serve all these properties and logically it would be located on this property. The landowner for the Village at Leesburg, Landbay C property has developed plans for a pump station on that property and the design capacity of the pump station does not include the subject property. To date, staff is not aware that a coordinated approach has been agreed to between these property owners. Consequently, there is no sewer outfall currently for this project.

   Applicant Response: The applicant understands that service of this property is planned via connection to the pump station that is planned for Land Bay E within the Village at Leesburg property.

   Second Submission Staff Comment: While the proffers state that the property will be served by public water and sanitary sewer service by the Town, the proposal does not describe how this will be accomplished. The applicant's response letter states that the pump station planned on Land Bay E of the Village at Leesburg will serve this property but there is no further explanation about how service will be provided. Staff recommends that the

applicant contact Town Utility staff to discuss this proposal and better define how utility service is envisioned. The plans and proffers should be revised to clearly describe how the applicant proposes to provide utility service.

2. Utility Agreement. Plans for the extension of sewer and water to this site must be endorsed by the Town Council.

   Applicant Response: Acknowledged.

Public Works - Transportation

1. Cochran Mill Road/Russell Branch Parkway. The site is proposed to be served by the extension of Russell Branch Parkway which transitions into existing Cochran Mill Road. The concept plan shows a full section of this road across the frontage of the property and the Statement of Justification states that this section will be "completed by others". The applicant should provide more information about how this road will be provided and explain what is meant by "completed by others" when the access to the residential development is dependent on this road (Public Works and Plan Review comment).

   Additionally, the applicant should dedicate the right-of-way and any temporary/permanent easements for the future alignment of the RBP extension to the limits of the subject property.

   Applicant Response: VDOT and Loudoun County have approved funding in the 6-year plan to replace the Cochran Mill Road Bridge. The replacement cost of this bridge is not reasonably related to the construction of 158 residential units proposed on this property. The applicant is providing right-of-way for a half section and will construct a half section of a four lane divided 90 foot roadway from the proposed Tuscarora Creek Bridge along the east side of Cochran Mill Road to the southern end of Land Bay 2 to the point of divergence of such road from the property. A full section of right-of-way will be provided across Land Bay 1 to Goose Creek.

   The right-of-way will be reserved for Russell Branch Parkway for a period of ten years from the date of the proffers and will expire by ten years if neither the County nor VDOT has commenced construction of the road.

   Second Submission Staff Comment: Funding has been identified for 2 of the 4 lanes for Cochran Mill bridge. Staff continues to recommend that the applicant fund the remaining 2 lanes and that the applicant provide frontage improvements or proffer to pay in lieu of doing the frontage improvements for Cochran Mill Road. Staff continues to recommend that the applicant dedicate

the right-of-way for the future alignment of Russell Branch Parkway. Staff recommends that the proffers be revised to state that the right-of-way will be dedicated upon request of the County, VDOT or the Town (if the property is incorporated).

2. Level of Service. The Traffic Impact Study was analyzed by staff using Synchro 7 Software to look at each of the intersections in the development and determine the Levels of Service. Three intersections did not meet the Town's Design, and Construction Standards Manual requirement for a minimum LOS "C" at project build-out. The applicant needs to provide phased improvements to maintain the required LOS for the following Town–maintained intersections:
    a. Route 7 westbound on–ramp and River Creek Parkway
    b. Russell Branch Parkway and Crosstrial Boulevard
    c. Golf Club Road and Russell Branch Parkway SE

Applicant Response: This proposal is subject to Loudoun County LSDO and FSM requirements, not the Town's.

Second Submission Staff Comments: No further discussion needed.

Plan Review

1. Stormwater. The applicant should provide information about how stormwater will drain from the site to ensure that the new stormwater management regulations can be met. Additional notes and conceptual design calculations should be provided for water quality and quantity. Verification should be provided to assure that the size of the planned facilities is sufficient.

   Applicant Response: It is premature to analyze stormwater runoff until the site plan or subdivision plans have been prepared. The application will meet County FSM standards.

   Second Submission Staff Comment: Repeat comment.

2. Phasing Plan. The applicant should provide further information about development phasing for this project. Information about infrastructure phasing as it relates to the proposed development should also be provided.

   Applicant Response: Land Bay 1 will proceed as market demands dictate. Land Bay 2 will be developed in one phase.

   Second Submission Staff Comment: The applicant response was general and did not offer helpful information about how the project and infrastructure will be developed over time. The applicant should submit this information so

that the County and the Town will know how the infrastructure will be phased with the project development.

3. Limestone Overlay. The applicant should show the Limestone Overlay District on Sheet 2.

Applicant Response: The property is not in the LOD.

Second Submission Staff Comment: No further comment.

4. Bridge. Improvements to the bridge at Tuscarora Creek and Cochran Mill Road are currently in the design phase at VDOT. The design is for a 10 year storm. To assure continued access to the residential portion of this project, the bridge should be designed to meet a 100 year storm. This is essential to assure emergency services. Staff recommends that the applicant discuss this issue with VDOT.

   Applicant Response: The applicant will design and construct a half section of a 4-lane major collector along the property frontage of Route 653 to the eastern end of Land Bay 2 and right-of-way to the point of divergence of Cochran Mill Road from the property. Sheet 15 shows a reservation for a 4-lane section. The Land Bay 2 access point has been shifted to the south to meet VDOT spacing requirements and to align with the southern entrance of the fuel supply facility on the west side of Cochran Mill Road.

   Second Submission Staff Comment: Staff continues to recommend that the applicant coordinate with VDOT to assure that the bridge design includes provisions for the 100-year storm and an ultimate 4 lane divided street section including turn lanes. The applicant should construct this section or provide a payment in-lieu provision in the proffers.

5. Golf Club Road (New Comment): The Golf Club Road right-of-way should be clearly delineated on the Concept Development Plan. The frontage improvements should include curb, gutter, sidewalk, and cul-de-sac at its terminus.

Thank you for your consideration of these comments. Please do not hesitate to contact me should you have questions about the Town's comments.

Sincerely,

Susan Berry Hill, AICP

Attachments:

1. Plan Review – Dennis Darnes, Senior Project Manager/Section Chief
2. Utilities – Aref Etemadi, Deputy Director

Cc: Town Council
Town Planning Commission
John Wells, Town Manager
Scott Parker, Assistant Town Manager
Aref Etemadi, Deputy Director, Utilities
Dennis Darnes, Section Chief, Plan Review
Calvin Grow, Transportation Engineer, Public Works
Bill Ference, Parks and Public Space Planner, Parks and Recreation
Marantha Edwards, Director, Economic Development

the hometown of the 21st century

The Town of Leesburg
Utilities Department

To: Susan Berry Hill, Director, Planning and Zoning

From: *AE* Aref Etemadi, Deputy Director of Utilities

Date: March 19, 2014

Subject: Goose Creek Club-ZMAP 2013-0005
SPEX 2013-0017
SPEX2013-0018
SPEX 2013-0019
2nd Submission

Please forward the following comments to the applicant:

1. The applicant must clearly show the means of utility service to this project. I am not in a position to recommend approval of a plan not knowing how utilities will be extended and if they will be acceptable to Town.

2. The extension of Town utilities must be endorsed by town council.

The Town of Leesburg

INTEROFFICE MEMORANDUM
DEPARTMENT OF PLAN REVIEW

TO:	SUSAN BERRY-HILL DEPT. OF PLANNING AND ZONING	DATE:	March 28, 2014
FROM:	DENNIS B. DARNES, P.E. DBD SENIOR PROJECT MANAGER/ SECTION CHIEF DEPT. OF PLAN REVIEW	RE:	TLCR-2013-0002 GOOSE CREEK CLUB ZMAP-2013-0005, SPEX-2013-0017-0019 SECOND SUBMISSION REFERRAL COMMENTS

Recommendation:

The Department of Plan Review (DPR) recommends that the above listed county referral be revised to address the following review comments prior to any action on the application.

Information received by DPR on March 4, 2014:

1. Referral Memorandum/Email	03-04-2014
2. Loudoun County Referral Memorandum	02-14-2014
3. ZMAP and SPEX Plat	02-07-2014
4. Revised Statement of Justification	02-07-2014
5. Proffer Statement	02-07-2014
6. Responses to Comments	02-07-2014

Analysis and Conclusions:

The Department of Plan Review has completed a referral review of the Zoning Map Amendment application forwarded. The following comments are offered for your consideration.

Zoning Map Amendment Issues:

Concept Plan:

1.(1) Provide a conceptual utilities layout plan to show how Leesburg's water and sanitary sewer will be looped through this overall development and to show how stormwater will drain from the site(s) to ensure that the new stormwater management regulations can be met for this development. Provide additional notes and conceptual design calculations to demonstrate how both water quality and water quantity requirements will be met under the new stormwater regulations and to verify the size of the facilities shown are adequate. (It should also be noted that the Town of Leesburg's rainfall intensities have been verified to be higher than average Loudoun County accepted values. Therefore, the Town of Leesburg intensity values should be used in all storm and stormwater management design calculations for this development.) *Repeat comment.*

2.(2) Update the ZMAP to include a Phasing Plan for the proposed development. Specifically, address phasing of the project as it relates to providing required supporting infrastructure. *Project phasing was not included in the latest submission. Comment response only speaks in general terms about construction/infrastructure phasing. Provide a Phasing Plan with the next submission of the application.*

3.(4) The ZMAP currently shows a section of Cochran Mill Road/Russell Branch Parkway across the frontage of the property to be completed "by others". This VDOT project currently proposes to construct a bridge which is capable of passing the 10-yr. storm flow only. The applicant is proposing to add residential uses to the subject property which is currently a commercial use. From an access standpoint, the applicant should be required to upgrade the bridge (and thus the roadway) to be able to pass the 100-yr. storm in order to provide access for emergency services, etc. for the benefit of the new residents. *Additional coordination with VDOT will be required to ensure that the bridge design includes provisions for the 100-yr. storm and an ultimate 4 lane divided street section including any required turn lanes. The applicant should construct or provide payment in lieu of construction to cover their required frontage improvements on Cochran Mill Road to the greatest extent possible.*

4.(5) The applicant shall either dedicate or reserve the ROW and any temporary/permanent easements for the future alignment of the Russell Branch Parkway Extension to the limits of the property with this ZMAP. Coordinate ROW alignment and requirements with VDOT and Loudoun County. *Coordinate ROW alignment of Cochran Mill/Russell Branch Parkway with VDOT and Loudoun County staff. Ensure that a reservation is acceptable in lieu of ROW dedication upon request.*

5.(N) Golf Course Road ROW needs to be clearly delineated on the Concept Development Plan. Also, Golf Course Road frontage improvements are required to include curb, gutter, and sidewalk, as well as a cul-de-sac at it's terminus.

Dennis B. Darnes, P.E.
Department of Plan Review

(#) Indicates comment number outstanding from the DPR comment letter dated September 16, 2013. Updated comment information from second submission is shown in *italics*.

(N) Indicates new comment based on either new, or revised information provided with this submission.

Cc: Scott Parker, AIA, Assistant Town Manager
William R. Ackman, Jr., P.E. Department of Plan Review
Tom Mason, P.E., Department of Public Works
Calvin Grow, P.E., Department of Public Works
Aref Etemadi, Department of Utilities
Chris Murphy, Zoning Administrator

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Town of Leesburg Virginia

Department of Planning & Zoning

25 West Market Street 20176 ■703-771-2765 ■ Fax: 703-771-2724 ■ www.leesburgva.gov

September 25, 2013

Judi Birkitt, Project Manager
Loudoun County Department of Planning
1 Harrison Street, SE
P.O. Box 7000
Leesburg, VA 20177

RE: Referral Request for ZMAP 2013-0005 Goose Creek Club; SPEX 2013-0017, Golf Course; SPEX 2013-0018, Hotel; and SPEX 2013-0019, Restaurant – 1st submission

Dear Ms. Birkitt:

Thank you for the opportunity to provide second submission referral comments on the captioned applications. We have reviewed the following application materials:

- Statement of Justification dated July 19, 2013
- Plat dated July 19, 2013
- Traffic Impact Study dated July 19, 2013

Town staff from the Departments of Utilities, Public Works, Plan Review, Parks and Recreation, Economic Development, and Planning and Zoning has provided comments on these applications.

Proposal: The applicant has proposed to rezone approximately 110.2 acres from JLMA-3 to PD-OP (82.3 acres) and PDH-6 (27.9 acres) to allow 158 units (33 single family detached and 125 townhouse units); 36,000 square feet of office, a 132 room hotel; a 9-hole golf course and a 6,000 square foot restaurant.

The property is designated in the County's Revised General Plan (RGP) for Business Community uses. Business Community uses allow for a mix of office and retail uses and up to 10% of the mixed use composition may be retail. The Town Plan designates the property for Open Space.

The property is currently zoned JLMA-3, Joint Land Management Area - 3 and PD-OP, Planned Development - Office Park. The former is a rural residential district allowing densities of one unit per three acres. The PD-OP district allows for predominantly office development with support retail.

No proffers have been submitted with this initial submittal.

Review comments are attached and consolidated in the comments provided below.

Town Plan

Land Use. The subject property is in the Leesburg Joint Land Management Area. The Town Plan provides land use recommendations in the JLMA "to be used as

the basis for a joint planning effort with Loudoun County…" (Town Plan, p. 6-23). The Town Plan designates the property for Open Space uses which includes recreational use such as a golf course. The proposed 9-hole golf course is consistent with this designation.

The Open Space designation does not anticipate other uses such as the proposed residential, office, hotel and restaurant uses for the property. The proposed plan shows the location of the office, hotel and restaurant uses clustered between Tuscarora Creek and Route 7. Staff has considered the applicant's justification for proposing these uses. The Statement of Justification notes that mixed use development is desired by the Town Plan and references the Village at Leesburg as an example of a mixed use project that has proven to be a positive asset to the town in terms of use, fiscal impact, and which is also attractive and well-designed. The applicant's Statement of Justification continues to state that this type of mixed use community development concept should be extended further eastward to Goose Creek which forms the natural boundary of the JLMA. Staff notes that the Town Plan designates areas within the Town's corporate limits along East Market Street as Regional Office. This designation anticipates office use with support retail including such uses as hotels and restaurants. The Goose Creek application's inclusion of office, hotel and restaurant uses is generally compatible with the Town's vision to have employment and employment supportive uses in the Route 7 corridor outside of the Bypass.

With respect to residential uses, the proposed location is less than ideal. It is adjacent to properties that are currently developed for industrial use including the Luck Stone rock quarry. The proposed residential use is not integrated with the other nonresidential uses on the property and it is relatively remote from those uses as well as the other mixed uses at the Village at Leesburg. The proposed pedestrian trail included in the plan does provide a link between the residential and non-residential components of this plan but it is a weak one at best given the distance between the proposed residential uses and these other uses. For these reasons, staff is not supportive of residential uses at this location.

2. Community Design. This area also serves as an eastern gateway to the Town. The Town Plan notes the following:

   "County decisions about streets and other transportation facilities and service, water and sewer utilities, schools, and parks – as well as County approvals of private development - also affect the Town's community design. There are opportunities to enhance community design through planning in the Joint Land Management Area (JLMA)…" (Town Plan, p. 5-3).

   Staff recommends that the County obtain further information from the applicant about the site planning and building design of the office, hotel, and restaurant

uses. This development is very visible from Route 7 and is an important gateway to the Town.

3. Recreation. A pedestrian trail is shown on the concept plan which links the non-residential component of the plan with the residential area. This trail is proposed to link to an existing trail on Russell Branch Parkway. Staff recommends that the applicant commit to construction of this trail through proffers.

4. Signage. The location of the proposed restaurant and hotel is relatively remote from Route 7 in terms of direct access. Staff wishes to note for the applicant that off-site signage is not permitted through the Leesburg Zoning Ordinance. Should this application be approved, the applicant should not expect the Town approve a request for off- site directional signage for these uses.

Utilities

1. Utility Service. The Town Plan and County Revised General Plan state that properties in the JLMA will be served by the Town. The Town has plant capacity for sewer and water service to this site. However, the proposal does not identify *how* public utility service will be provided. Staff has met with the applicant and representative of the Tuscarora Crossing proposal and the Village at Leesburg, Landbay C developments to discuss service alternatives to this area. A single pump station is recommended to serve all these properties and logically it would be located on this property. The landowner for the Village at Leesburg, Landbay C property has developed plans for a pump station on that property and the design capacity of the pump station does not include the subject property. To date, staff is not aware that a coordinated approach has been agreed to between these property owners. Consequently, there is no sewer outfall currently for this project.
2. Utility Agreement. Plans for the extension of sewer and water to this site must be endorsed by the Town Council.

Public Works - Transportation

1. Cochran Mill Road/Russell Branch Parkway. The site is proposed to be served by the extension of Russell Branch Parkway which transitions into existing Cochran Mill Road. The concept plan shows a full section of this road across the frontage of the property and the Statement of Justification states that this section will be "completed by others". The applicant should dedicate the ROW and any temporary/permanent easements for the future alignment of the RBP extension to the limits of the subject

property. The applicant should provide more information about how this road will be provided and explain what is meant by "completed by others" when the access to the residential development is dependent on this road.

2. Level of Service. The Traffic Impact Study was analyzed by staff using Synchro 7 Software to look at each of the intersections in the development and determine the Levels of Service. Three intersections did not meet the Town's Design, and Construction Standards Manual requirement for a minimum LOS "C" at project build-out. The applicant needs to provide phased improvements to maintain the required LOS for the following Town–maintained intersections:
    a. Route 7 westbound on–ramp and River Creek Parkway
    b. Russell Branch Parkway and Crosstrial Boulevard
    c. Golf Club Road and Russell Branch Parkway SE

Plan Review

1. Stormwater. The applicant should provide information about how stormwater will drain from the site to ensure that the new stormwater management regulations can be met. Additional notes and conceptual design calculations should be provided for water quality and quantity. Verification should be provided to assure that the size of the planned facilities is sufficient.
2. Phasing Plan. The applicant should provide further information about development phasing for this project. Information about infrastructure phasing as it relates to the proposed development should also be provided.
3. Limestone Overlay. The applicant should show the Limestone Overlay District on Sheet 2.
4. Bridge. Improvements to the bridge at Tuscarora Creek and Cochran Mill Road are currently in the design phase at VDOT. The design is for a 10 year storm. To assure continued access to the residential portion of this project, the bridge should be designed to meet a 100 year storm. This is essential to assure emergency services. Staff recommends that the applicant discuss this issue with VDOT.

Thank you for your consideration of these comments. Please do not hesitate to contact me should you have questions about the Town's comments.

Sincerely,

Susan Berry Hill

Susan Berry Hill, AICP

Attachments:
1. Public Works – Transportation, Calving Grow, Transportation Engineer
2. Plan Review – Dennis Darnes, Senior Project Manager/Section Chief
3. Utilities – Aref Etemadi, Deputy Director

Cc: Town Council
Town Planning Commission
John Wells, Town Manager
Scott Parker, Assistant Town Manager
Aref Etemadi, Deputy Director, Utilities
Dennis Darnes, Section Chief, Plan Review
Calvin Grow, Transportation Engineer, Public Works
Bill Ference, Parks and Public Space Planner, Parks and Recreation
Marantha Edwards, Director, Economic Development

The Town of Leesburg
INTEROFFICE MEMORANDUM
DEPARTMENT OF PUBLIC WORKS

TO: Susan Berry Hill, Director of Planning & Zoning

FROM: Calvin K. Grow, P.E., Transportation Engineer CG

DATE: September 6, 2013

RE: Goose Creek Golf Course

The following comments are offered by the Department of Public Works Transportation Division to be incorporated into the Department of Planning & Zoning comments to be addressed by the applicant. Please advise the applicant to revise the plans in accordance with the comments below and resubmit.

The Applicant submitted a Traffic Impact Study (TIS) dated July 19, 2013, that analyzed the traffic impacts of the development proposal on the existing roadway network. The existing roadway network, intersection controls, and traffic volumes discussed in the TIS were entered into Synchro 7 Software to each of the study area intersections in order to determine intersection, approach, and individual movement Levels of Service (LOS). The analysis provided in the TIS identified three (3) study area intersections with LOS deficiencies.

These intersections did not meet the Town's DCSM requirements of LOS "C" at project build-out. Therefore, the Applicant needs to provide recommended phased improvements to maintain the required LOS for the following Town maintained intersections:

1. Route 7 westbound on-ramp & River Creek Parkway
2. Russell Branch Parkway and Crosstrail Boulevard
3. Golf Club Road and Russell Branch Parkway SE

cc: Charles A. Mumaw, P.E., Deputy Director of Public Works

The Town of Leesburg
INTEROFFICE MEMORANDUM
DEPARTMENT OF PLAN REVIEW

RECEIVED
SEP 17 2013
By

TO:	SUSAN BERRY-HILL DEPT. OF PLANNING AND ZONING	DATE:	September 16, 2013
FROM:	DENNIS B. DARNES, P.E. DBD SENIOR PROJECT MANAGER/ SECTION CHIEF DEPT. OF PLAN REVIEW	RE:	TLCR-2013-0002 GOOSE CREEK CLUB ZMAP-2013-0005, SPEX-2013-0017-0019 FIRST SUBMISSION REFERRAL COMMENTS

Recommendation:

The Department of Plan Review (DPR) recommends that the above listed county referral be revised to address the following review comments prior to any action on the application.

Information received by DPR on August 8, 2013:

1. Referral Memorandum/Email	08-08-2013
2. Loudoun County Referral Memorandum	07-31-2013
3. ZMAP and SPEX Plat	06-24-2013
4. Statement of Justification	07-19-2013
5. TIS/Traffic Checklist	07-19-2013

Analysis and Conclusions:

The Department of Plan Review has completed a referral review of the Zoning Map Amendment application forwarded. The following comments are offered for your consideration.

Zoning Map Amendment Issues:

Concept Plan:

1. Provide a conceptual utilities layout plan to show how Leesburg's water and sanitary sewer will be looped through this overall development and to show how stormwater will drain from the site(s) to ensure that the new stormwater management regulations can be met for this development. Provide additional notes and conceptual design calculations to demonstrate how both water quality and water quantity requirements will be met under the new stormwater regulations and to verify the size of the facilities shown are adequate. (It should also be noted that the Town of Leesburg's rainfall intensities have been verified to be higher than average Loudoun County accepted values. Therefore, the Town of Leesburg intensity values should be used in all storm and stormwater management design calculations for this development.)

2. Update the ZMAP to include a Phasing Plan for the proposed development. Specifically, address phasing of the project as it relates to providing required supporting infrastructure.

3. Show the location of the Limestone Overlay District in proximity to this site. (Sht. 2).

4. The ZMAP currently shows a section of Cochran Mill Road/Russell Branch Parkway across the frontage of the property to be completed "by others". This VDOT project currently proposes to construct a bridge which is capable of passing the 10-yr. storm flow only. The applicant is proposing to add residential uses to the subject property which is currently a commercial use. From an access standpoint, the applicant should be required to upgrade the bridge (and thus the roadway) to be able to pass the 100-yr. storm in order to provide access for emergency services, etc. for the benefit of the new residents.

5. The applicant shall either dedicate or reserve the ROW and any temporary/permanent easements for the future alignment of the Russell Branch Parkway Extension to the limits of the property with this ZMAP. Coordinate ROW alignment and requirements with VDOT and Loudoun County.

Dennis B. Darnes, P.E.
Department of Plan Review

Cc: Scott Parker, AIA, Assistant Town Manager
William R. Ackman, Jr., P.E. Department of Plan Review
Tom Mason, P.E., Department of Public Works
Calvin Grow, P.E., Department of Public Works
Aref Etemadi, Department of Utilities
Chris Murphy, Zoning Administrator

J:\Documents\TLCR\TLCR-2013\TLCR-2013-0002 Goose Creek Club\Correspondence\First Sub\DPR\TLCR-2013-0002.1final.dbd.doc

The Town of Leesburg
INTEROFFICE MEMORANDUM
DEPARTMENT OF UTILITIES

To: Susan Berry Hill, Director, Planning and Zoning

From: *AE* Aref Etemadi, Deputy Director of Utilities

Date: August 19, 2013

Subject: Goose Creek Club-ZMAP 2013-0005
SPEX 2013-0017
SPEX2013-0018
SPEX 2013-0019
1st Submission

Please forward the following comments to the applicant:

1. These plans do not depict how this site will be supplied with water and sanitary sewer system. I am assuming that Town will be the provider.
2. The extension of Town utilities must be endorsed by town council.
3. There is currently no planned sewer outfall for this project nor is there available capacity in the receiving sewage pump station proposed by Arcadia development in Land Bay "C" of Village at Leesburg. In a meeting held in town office several months ago with all parties benefiting from this proposed station we informed everyone that they need to work hand in hand with Arcadia to redesign this pumps station for everyone's benefit. As of the date of this review I am not aware of such attempts on the side of other property owners. Therefore this project does not have a sewer outfall at this time.

Virginia Department of Transportation

Cochran Mill Road Bridge over Tuscarora Creek

July 15, 2014
Brian Morrison, P.E.
NOVA District Senior Structural Engineer
(703) 259 - 2606
brian.morrison@vdot.virginia.gov

Purpose & Need

Purpose

Update project status for permanent bridge on Cochran Mill Road Bridge over Tuscarora Creek.

- Existing Bridge Summary
- Bridge Condition
- New Bridge Design Criteria
- Plan and Typical Section
- The Way Ahead

Existing Bridge Summary

- The current structure is a 52-foot long steel beam timber deck superstructure supported on rubble masonry piers/abutments.
- Bridge was constructed in 1932.
- Bridge is currently classified as structurally deficient.
- Bridge is only capable of carrying about half of the current design live load.
- Superstructure is rated as poor due to severe steel deterioration.
- Following a 2012 inspection temporary repairs were completed in lieu of weight restrictions.
- Bridge hydraulic opening does not meet minimum 2-Year DEQ criteria.

Bridge Condition

- Significant rust scale with section loss & holes on beams ends with loss of support.
- Surface rust with isolated areas of section loss throughout beams.
- Bridge railing & approach guardrails do not meet current standards.
- Potholes, deteriorated patching, & depressed areas on wearing surface.
- Edge spalls below beams at pier.
- Voids & cracking in mortar at both abutment breastwalls.
- Scour holes below bridge.

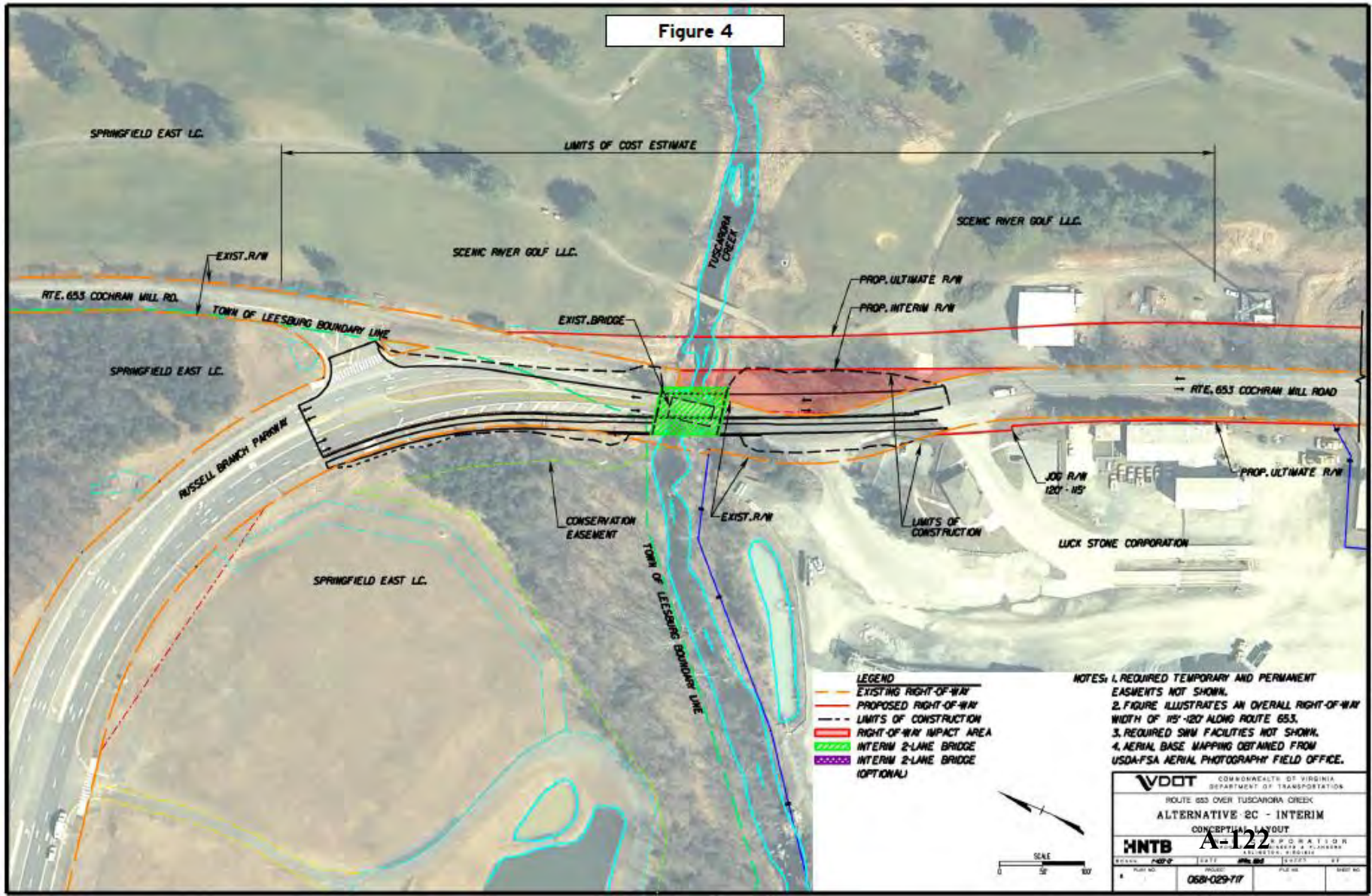
Substructure Condition

- Have a condition rating of fair.
- Are constructed from rubble masonry (no reinforcing steel) and are of unknown capacity.
- Situated in a configuration that does not allow a replacement superstructure to meet minimum hydraulic opening criteria (requires longer bridge and raising profile).
- Are undermined and are scour prone.
- Typically, the above conditions render existing substructures unsuitable for reuse.

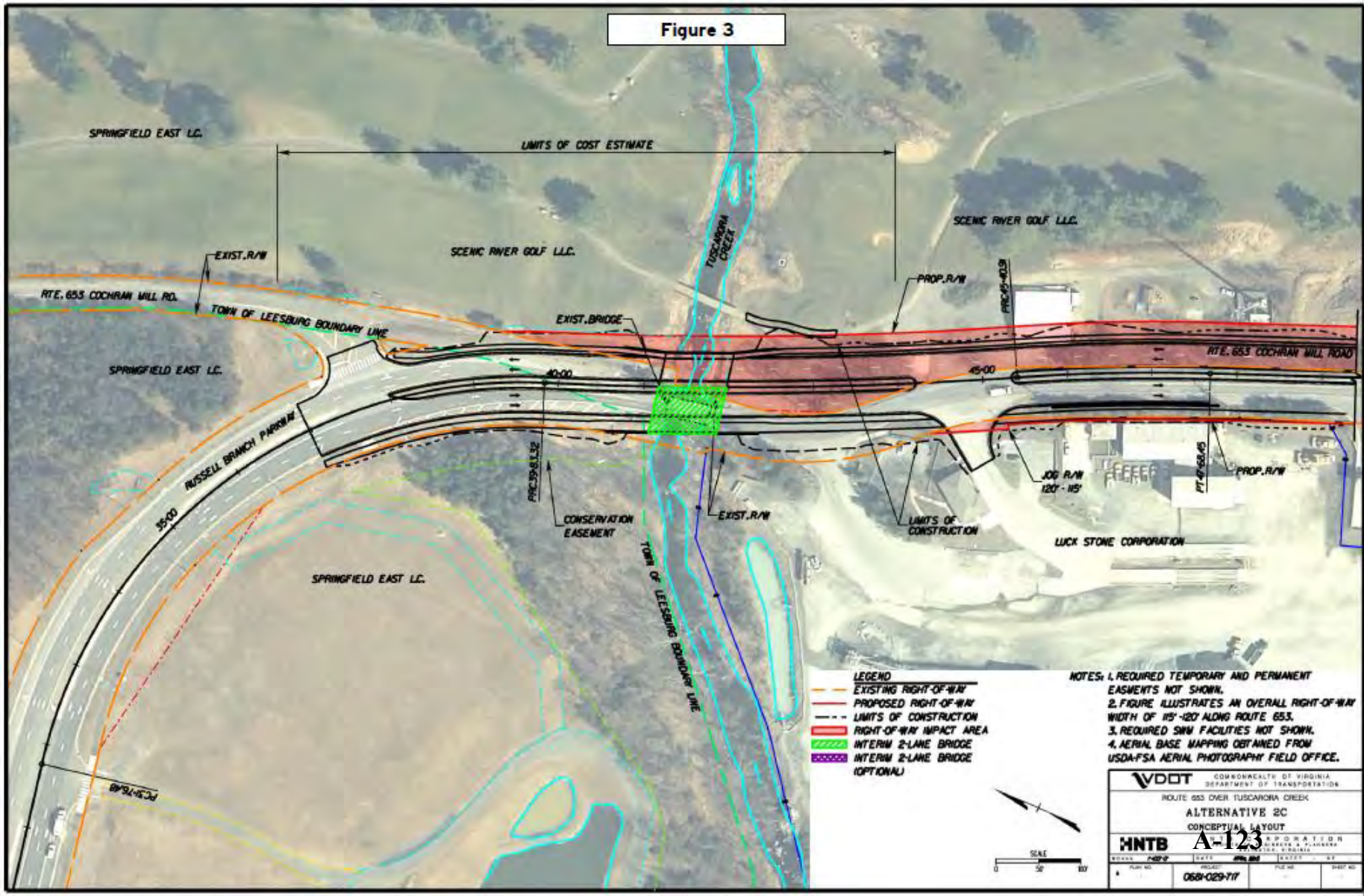
New Bridge Design Criteria

- The bridge section will carry two 12’-0” lanes and 2’-0” shoulders with a 17’-6” wide shared-use path as recommended in the alternatives study report and is consistent with the County comprehensive plan ultimate configuration.
- The bridge opening will be sized to pass a 10-year flood level DEQ Criteria & satisfy FEMA floodplain criteria.
- Cochran Mill Road (ADT 1,600) will be open to traffic during construction and traffic will utilize a temporary one lane (reversible with signals) bridge.
- Incorporate aesthetic features for the approach retaining walls. Details will be coordinated with local stakeholders and finalized after a public hearing.
- Minimize Right-of-Way impacts.

Interim Roadway Plan



Roadway Plan



Construction Phasing

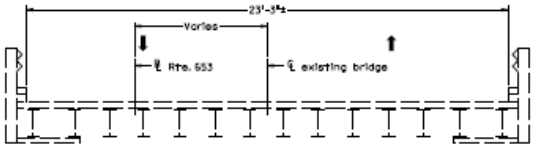
STATE	FEDERAL AID ROUTE	FEDERAL AID PROJECT	STATE ROUTE	STATE PROJECT	SHEET NO.
VA.	—		653	0653-053-6042	3

Notes:

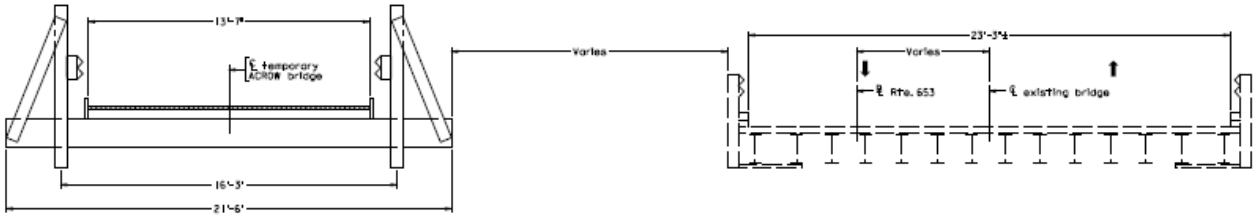
Stage I:
-Construct temporary Acrow Bridge substructure and superstructure.

Stage II:
-Shift traffic to temporary Acrow Bridge (one 13'-7" lane).
-Remove existing structure as shown.

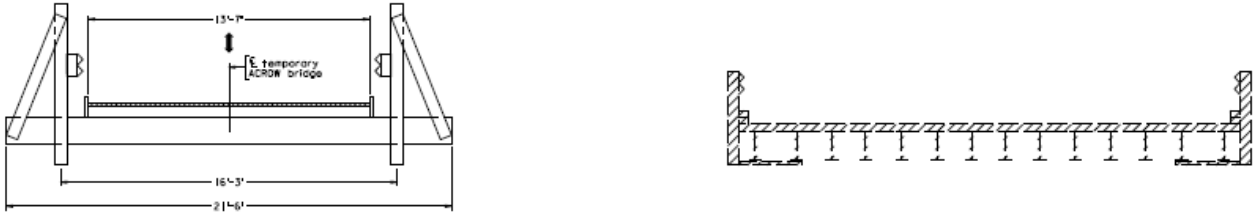
For continuation of Sequence of Construction notes see sheet 4.



EXISTING BRIDGE SECTION



CONSTRUCTION STAGE I



CONSTRUCTION STAGE II

HNTB CORPORATION
ARLINGTON, VA
STRUCTURAL ENGINEER

PRELIMINARY PLANS
THESE PLANS NOT TO BE USED FOR CONSTRUCTION

Scale: 3/8" = 1'-0" unless otherwise noted

© 2013, Commonwealth of Virginia

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF TRANSPORTATION
STRUCTURE AND BRIDGE DIVISION

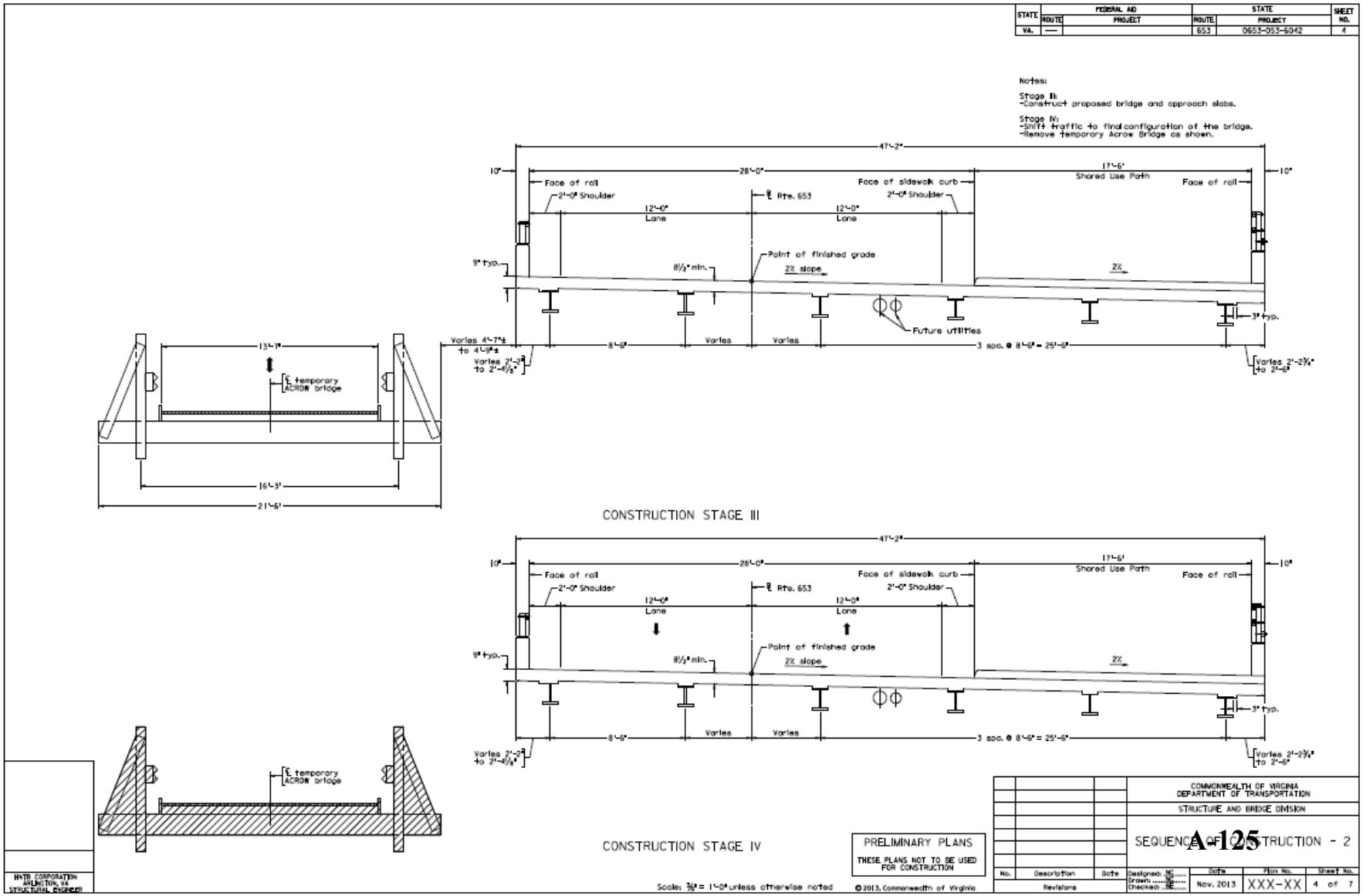
SEQUENCE OF CONSTRUCTION - I

No.	Description	Date
	Revisions	

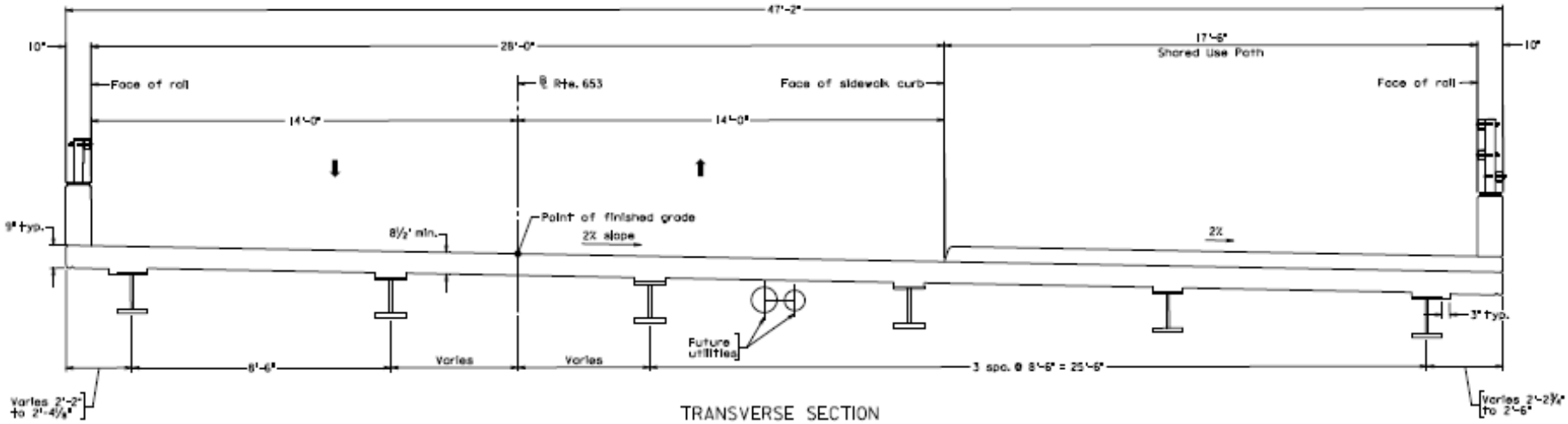
Designed: JC
Drawn: JC
Checked: BE

Date	Plan No.	Sheet No.
Nov. 2013	XXX-XX	3 of 7

Construction Phasing



Interim Typical Section



The Way Ahead

- Preliminary design started in December 2012 with VDOT pre-scoping funds.
- Final design will begin late summer 2014.
- Public Hearing could occur in Winter 2015 and the project could be ready for advertisement in late Spring 2016 if construction is funded. Construction complete Summer 2017.
- Engineering costs: $500,000 (need additional funding)
- Right-of-Way and Utility costs: $40,000
- Construction: $3,200,000 (currently unfunded)
- Total: $3,740,000

- Ultimate 4-Lane Configuration Cost: $2,000,000 increase

QUESTIONS & COMMENTS

Send comments via email to:

Brian Morrison, P.E.
NOVA District Senior Structural Engineer
(703) 259 - 2606
brian.morrison@vdot.virginia.gov

GOOSE CREEK CLUB

Zoning Map Amendment and Special Exception Petition

~ Statement of Justification ~

May 9, 2014

INTRODUCTION

Scenic River Golf, L.L.C., c/o Kettler, Inc. (the "Applicant"), owner of approximately 110.17 acres of real property described as LCTM 61, Parcel 3A (MCPI 150-40-5648), LCTM 49, Parcel 37A (MCPI 149-10-4363), and LCTM 49, Parcel 38 (MCPI 112-15-4506) (collectively the "Goose Creek Property" or the "Property") that is zoned Joint Land Management Area – 3 ("JLMA-3), proposes to rezone 83.15 acres of the Property from JLMA-3 to Planned Development – Office Park ("PD-OP") and 27.71 acres of the Property from JLMA-3 to Planned Development Housing – 6 ("PDH-6") to be administered as R-8 ADU, to create a mixed use development in the Leesburg Joint Land Management Planning Area ("JLMA") southeast of the Village at Leesburg (TLZM-2004-0005) approved by the Town Council of Leesburg (the "Town") on November 8, 2005 (the "Village at Leesburg"). Approval of the Village at Leesburg substantially changed the eastern Town entrance from a 150-acre under-utilized industrial site to a vibrant mixed use town gateway that incorporates: (1) 47.11 acres of I-1 office uses on Land Bays D and E that may be developed with approximately 500,000 square feet of office and/or flex industrial uses; (2) 37.54 acres of PRC zoned property that may be developed in Land Bay C with up to 168 single family attached dwelling units; (3) 36.78 acres of B-4 zoned property that may be developed on Land Bay A with 85 multifamily dwelling units, 155,000 square feet of office uses, 315,000 square feet of retail uses, 28,000 square feet of restaurant uses, a 45,000 square foot commercial recreation facility, and a 62,000 square foot theater; and (4) 21.07 acres of PRC mixed used zoned property that may be developed on Land By B with 250 multifamily dwelling units, 55,440 square feet of office uses and 138,600 square feet of retail uses. The total Village at Leesburg project includes up to 710,440 square feet of office uses, 453,600 square feet

of retail uses, 28,000 square feet of restaurant uses, a 45,000 square foot commercial recreation center, a 62,000 square foot theater, and 503 dwelling units. The Applicant and its partner, Carlyle/Cypress Equities, have successfully developed Land Bays A and B with a Wegmans, a Cobb Theater, an LA Fitness facility and a pedestrian-oriented mixed use development that has generated substantial tax revenues for Loudoun County and the Town of Leesburg. In addition, the Applicant has designed, built and dedicated a grade-separated interchange at the intersection of River Creek Parkway/Crosstrail Boulevard and East Market Street that substantially improves traffic flow at the eastern entrance to the Town, provides linkage with Crosstrail Boulevard that is planned to connect Route 7 with the Dulles Greenway and represents a major transportation improvement for Loudoun County and the Town of Leesburg. The Applicant has constructed a four lane divided section of Russell Branch Parkway from the western end of the Village at Leesburg to the Lower Tuscarora Creek providing superior road access to the Property. The current Loudoun County assessed value of the Village at Leesburg is approximately $105,000,000 which will generate 2014 real estate taxes of $1,200,000. The Village at Leesburg generates annual sales taxes of over $5,000,000. The owners of the project have invested over $250,000,000 in the Village at Leesburg. The town center is investing additional monies in advertising and onsite improvements to lighting, signage, landscaping and programming in an attempt to attract additional retailers and office users. Additional homes in the immediate vicinity of the town center will help vitalize this important town and county asset and result in additional revenue to the county in the form of additional real estate and sales taxes.

Replanning and rezoning the 150 acre Village at Leesburg parcel to permit development of the vibrant mixed use project is a substantial change in circumstances that supports consideration of other possible land use changes that will expand the success of the Village at Leesburg. The Applicant has owned and operated the Goose Creek Property as an attractive eighteen hole golf course and pro shop for many years. The 110 acre property may currently be subdivided into 36 single family detached lots with golf course uses on the balance of the property. When the Goose Creek Golf Course opened Route 7 was a two lane road that crossed Goose Creek over the steel bridge located east of the golf course. Cochran Mill Road was a two lane rural road abutting the Goose Creek Property on the west side that accessed Route 7 by an

intersection with East Market Street. Operation of traffic signals on Route 7 at Cochran Mill Road and River Creek Parkway caused substantial daily delays on East Market Street. Construction by the Applicant of the River Creek/Route 7 grade-separated interchange, combined with a realignment of Cochran Mill Road and construction of Russell Branch Parkway through the Village at Leesburg, provides substantial opportunities for extension onto the Goose Creek Property of the Village at Leesburg mixed use concept development.

PROPOSAL

The Revised Loudoun County General Plan (the "Plan") encourages mixed use development in the existing Town of Leesburg and JLMA areas around the Town to reinforce traditional growth patterns, to reduce auto trips, to minimize the need for additional road improvements, and to encourage walking to employment and shopping. Plan, p. 9-6. Consistent with Town Council's vision for the Village at Leesburg, the Loudoun County General Plan recognizes the Town's intent to create distinct "gateways" into the Town and encourages planning and development of the eastern Leesburg gateway to be coordinated where land in both the Town and the County is part of the gateway. Plan, p. 9-7.

The Goose Creek Property is uniquely located along the western bank of Goose Creek and extends along the eastern edge of Cochran Mill Road to Route 7. The Property is contiguous to Land Bays D and E of the Village at Leesburg and may currently be accessed from the grade-separated Crosstrail Boulevard/Route 7 interchange via a four lane extension of Russell Branch Parkway. The recent approval of Lowes west of the Village at Leesburg will extend Russell Branch Parkway west to Battlefield Parkway providing access to the Goose Creek Property apart from heavily-traveled Route 7/East Market Street. In addition, two existing multiuse trails constructed north and south of Russell Branch Parkway provide pedestrian and bicycle access from the Property through the Village at Leesburg and to other areas of the Town via Crosstrail Boulevard/River Creek Parkway and via Russell Branch Parkway and Battlefield Parkway to the W&OD Trail. The County General Plan classifies the Goose Creek Property as suitable for development of Business Community and Residential Uses. Using the Regional Office Use Policies of the Plan as a guide for development of the Property, the Plan recommends as a

percentage of land area that up to 25% of the Goose Creek Property be developed with high-density residential uses, up to 70% of the Property be developed with regional office uses, that at least 5% of the Property be developed with public and civic uses and that at least 10% of the Property be developed as public parks and open space.

Consistent with Town Plan goals and the County Business Community policies, the Applicant proposes to rezone approximately 27 acres of the Property for PDH-6 uses and 83 acres of the Property for PD-OP uses, including special exception approvals for a commercially owned and operated golf course, a hotel and a restaurant. The portion of the Property between Tuscarora Creek and Route 7 is classified in the County General Plan as appropriate for development of a Residential Community consistent with the residential uses developed in Potomac Station on the north side of Route 7. The planned residential land area on the Goose Creek Property is roughly equivalent to the 27.71 acre Land Bay 2 area the Applicant plans to develop with high density residential uses encouraged in a Regional Office Business Community planned area. Development of PDH-6 zoned uses administered as R-8 meets the planning goals of a Regional Office Business Community that supports development of up to 25% of the land area with high density residential uses. The Applicant proposes a mixture of 33 single family detached dwellings and 125 single family attached dwellings, including up to 20 affordable dwelling units (the "ADU's") at the rate of 12.5% consistent with R-8 ADU regulations set forth in Section 7-800 *et seq.* of the Revised 1993 Loudoun County Zoning Ordinance (the "Zoning Ordinance"). The Applicant plans to develop the balance of the Goose Creek Property with Regional Office and office supportive uses such as a hotel, a sit-down restaurant, and a golf course that will provide an amenity for all uses developed on the Goose Creek Property, the Village at Leesburg, as well as Town of Leesburg and nearby Loudoun County residents.

Through recent land use approvals, Loudoun County has shifted its priorities for development of premier employment uses to the Route 28 and Dulles Greenway corridor as is apparent from the Route 28 Plan Amendment and emphasis upon transit-oriented development served by the Silver Line. Approval of projects such as Loudoun Station, Moorefield Station, One Loudoun, Kincora, Dulles Town Center and Dulles World Center are several examples of mixed use transit oriented developments that are destined to become the employment home for

Loudoun County businesses. The Town of Leesburg recognizes that to remain competitive the Town needs to create an incentive for employers to locate in the Town, but outside the Historic Downtown, in areas that can be served with adequate transportation facilities. The Village at Leesburg is an example of a mixed use destination in the Town that functions today as a new location for Town employment opportunities.

Expansion onto the Goose Creek Property of the successful mixed use principles implemented within the Village at Leesburg is consistent with County Plan goals for the Leesburg JLMA, a County Business Community and the Town Plan. The Applicant has tried for many years to market Land Bays D and E for development of approximately 200,000 square feet of office uses permitted on its adjacent property located in the Town. Due to the 15.7% vacancy rate in Loudoun County and the focus by the County upon development of employment uses in the Route 28 and Silver Line CPAM corridor development of employment uses on the Property and on Land Bays D and E will require a mixture of uses called for in the Town and County Plans. Development of office, office-supportive and residential uses on the Property adjacent to the Village at Leesburg is consistent with current development trends emphasizing mixed use employment-oriented projects that incorporate residential, office and commercial uses to reduce traffic impacts from new development, while enhancing the Loudoun County and Town of Leesburg work environment.

ZONING MAP AMENDMENT FACTORS FOR CONSIDERATION:

Section 6-1210(E) of the Zoning Ordinance outlines various factors for consideration in the review of a request to reclassify real property to a different zoning district on the Loudoun County Zoning Map. What follows is an analysis of factors relevant to the Property:

(1) ***Appropriateness of the proposed uses based on the Comprehensive Plan, trends in growth and development, the current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies and the encouragement of the most appropriate use of land throughout the locality.***

As noted above the Property is located in the Town of Leesburg JLMA. The County Plan encourages mixed use development in the Town JLMA area to reinforce Town growth patterns, to reduce auto trips, to minimize the need for additional road improvements and to encourage walking to employment and shopping. The County planned residential and business community goals will be met by development of approximately 25% of the Property with high density residential uses in excess of eight dwelling units per acre. Plan, p. 11-9. Regional Office planned community policies advocate a mixture of High Density Residential uses with employment related uses as a means of promoting a sustainable and localized living and working environment. Plan, p. 11-13.

As noted above development in the Town of Leesburg of the Village at Leesburg including the substantial regional transportation improvements provided by that project markedly changed the pattern of development at the eastern Town gateway. Consistent with County and Town planning goals the successful mixed use concept developed west of the Property is proposed to be extended east to the eastern Town JLMA boundary at Goose Creek. County Plan goals supporting mixed use developments that allow for more sustainable, walkable and vibrant communities will be fulfilled by extending the mixed use community development from the Village at Leesburg on to the Goose Creek Property. Development of mixed use office, hotel, recreation, restaurant and residential uses on the Goose Creek Property will implement Leesburg JLMA Planning goals as well as Town Plan at-place employment objectives.

The proposed mixed use rezoning of the Goose Creek Property will also address other Plan goals, including preservation of open space, avoidance of major floodplain impacts and wetland areas and provision of right-of-way for regional transportation improvements, dedication of land for recreational trails. The Applicant plans to extend a half section of Russell Branch Parkway to the Land Bay 2 entrance and to offer additional right-of-way for extension by others of Russell Branch Parkway from the Land Bay 2 entrance to Goose Creek. The Applicant plans to construct and dedicate an extension of the multipurpose pedestrian and bicycle trail along the Property and along portions of Goose Creek. The Applicant plans to construct 12.5% of the dwelling units on the Property as affordable dwelling units and to offer such units for sale to qualified individuals consistent with Article 7 of the Zoning Ordinance.

As noted above, Town Council approval of the Town Plan amendment and rezoning for the Village at Leesburg transformed the Town of Leesburg eastern gateway from an underutilized industrial site to a vibrant mixed use center. Construction of substantial office, retail, service and residential uses due west of the Goose Creek Property with improved access via Russell Branch Parkway and Crosstrail Boulevard to Route 7 via a

grade-separated interchange provided substantial impetus to transform the golf course on the Goose Creek Property to a compatible mixed use extension of the Village at Leesburg. The proposed rezoning and related special exception uses are appropriate given the changes in uses developed in the adjacent Village at Leesburg Property.

The range of office and restaurant uses, a hotel, and a golf course with a limited residential component is compatible with the mixture of uses developed in the Village at Leesburg and with County planning goals. The hotel site planned for the Village at Leesburg was developed with a multiplex Cobb Theater. The proposed hotel site on the Goose Creek Property implements Town Plan and Loudoun County planning goals as well as the zoning objectives of the Village at Leesburg. When combined with a golf course and office uses, the hotel site on Land Bay 1 as shown on the enclosed Zoning Concept Plan by Urban Engineering (the "Concept Plan") complements both the Village at Leesburg development goals as well as the goals of the Town Plan and JLMA provisions of the County Plan. Inclusion of a mixture of market rate and affordable dwellings in the midst of the golf course within walking distance of employment, retail, restaurant, service and entertainment uses is most compatible with uses developed in the immediate vicinity of the Goose Creek Property. Other uses abutting the Goose Creek Property will not be impacted by the proposed land use approvals, due to the type of abutting uses that include a quarry, undeveloped Business Community uses and low density JLMA3 uses. The proposed mixed use rezoning will incorporate employment and residential uses at densities consistent with County and Town Plan goals in a setting that implements Business Community and Leesburg JLMA planning goals, while honoring County green infrastructure goals and CTP recommendations.

(2) ***The existing character and use of the subject property and suitability for various uses, compatibility with uses permitted and existing on other property in the immediate vicinity, and conservation of land values.***

As noted above extension onto the Property of the mixed use Village at Leesburg principles will be compatible with uses in the immediate vicinity of the Property. The Applicant has been using the Property as a commercial golf course for many years. Approval of the Village at Leesburg plan amendment/rezoning and relocation of the Route 7 Goose Creek bridge, construction of a grade-separated interchange at Route 7 and River Creek Parkway and relocation of Cochran Mill Road to become Russell Branch Parkway substantially changed the character of the Property. The enclosed noise study indicates highway noise and noise from the quarry will not interfere with the residential uses proposed to be developed on the Property. The impact of quarry uses on the Property will also be addressed by compliance with Section 4-1800, the Quarry

Notification Overlay District. The project proffers commit to berming and/or buffering to address any impacts of road noise on Land Bay 2 of the Project. The 110 acre Property is well-suited for implementation of Business Community land uses proposed with the rezoning application.

(3) Adequacy of sewer and water, transportation, and other infrastructure to serve the uses that would be permitted on the property if it were reclassified to a different zoning district.

The Property is located in the Town of Leesburg JLMA. The County General Plan states the Town of Leesburg will be the provider of public sewer and water in the JLMA. The Town has adequate utility capacity to serve the Property. A manhole for sewer access located on Land Bay E of the Village at Leesburg may accommodate gravity flows for effluent for all uses proposed to be developed on the Property.

As noted in the traffic impact study as revised, construction by Village at Leesburg of a four lane section of Russell Branch Parkway and Crosstrail Boulevard provides superior transportation access from the Goose Creek Property to a developed roadway network including Route 7, River Creek Parkway, Russell Branch Parkway and Battlefield Parkway with adequate capacity to serve the uses proposed to be developed on the Goose Creek Property. In addition, the Goose Creek Property will provide requested right-of-way and widen a section of Russell Branch Parkway to be extended by others from the current terminus in partial fulfillment of Countywide Transportation Plan goals to connect Russell Branch Parkway in the Town of Leesburg with Russell Branch Parkway on Belmont Country Club.

(4) The requirements for airports, housing, schools, parks, playgrounds, recreational areas and other public services.

The project provides substantial recreational opportunities for employment and residential users. Golf course and practice facilities will continue on the Property to provide facilities for employment and residential users from the Village at Leesburg, on-site users and area residents and employees. Retention of the golf course and compliance with proffers preserves the Goose Creek and Tuscarora Creek floodplain and buffer areas and reduces run-off into adjacent creeks. The project will extend the multipurpose trials along Russell Branch Parkway through the Property allowing residents to walk, run or ride to on-site employment and recreation uses as well as employment retail and residential uses in the Village at Leesburg, the Town of Leesburg, and Loudoun County via the trail network along River Creek Parkway and Russell Branch Parkway. The Applicant has included a soccer field for use by Loudoun County soccer league play at the south end of the project and has included parking and trail access for the use. The project includes an expansion of the Keep Loudoun Beautiful Park depicted on the

Concept Plan to incorporate flat and open land at the confluence of Goose Creek and Tuscarora Creek for public view of and access to both creeks. The project proffers include payment of capital facilities funds calculated consistent with General Plan Guidelines. Adequate school capacity exists for the 158 dwelling units proposed in the project. No impact upon the Town Airport or the Washington Dulles Airport will result from development of the Property that is removed from the PD-AI overlay district area.

(5) ***Potential impacts on the environment or natural features including but not limited to wildlife habitat, wetlands, vegetation, water quality (including groundwater), topographic features, air quality, scenic, archaeological, and historic features, and agricultural and forestal lands and any proposed mitigation of those impacts.***

The proffers and Concept Plan address General Plan goals and Zoning Ordinance requirements. The proffers preserve and enhance water quality and reduce impacts to Goose Creek and Tuscarora Creek from current uses on the property.

(6) ***The protection of life and property from impounding structure failures.***

No new impoundments are proposed for the project.

SPECIAL EXCEPTION ISSUES FOR CONSIDERATION

Section 6-1309 of the Zoning Ordinance outlines various factors for consideration in the review of a special exception request. The following is an analysis of these factors in relation to the Property:

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

Three special exception uses are proposed: (1) a four story 132 room hotel (the "Hotel") (2) a 6,000 square foot sit-down restaurant (the "Restaurant"); and (3) a golf course and pro shop (the "Golf Course") on the Concept Plan. (The Concept Plan illustrates the Hotel, Restaurant and the Golf Course are on Land Bay 1.) The three special exception uses (collectively the "Special Exception Uses") as well as the proposed office uses are consistent with the Comprehensive Plan Policies as noted in the above responses.

(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.**

Any glare or light generated by the Hotel, Restaurant or Golf Course will be mitigated to levels consistent with requirements of Section 5-1504 of the Loudoun County Zoning Ordinance. No offensive odor or noise is anticipated from the special exception uses.

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

The proposed special exception uses will be compatible with adjacent uses. The Property is currently used as a golf course. To the west existing quarry uses and undeveloped office and industrial uses are permitted. To the north substantial open space and setbacks as well as Route 7 separate the proposed uses from residential uses. To the east Goose Creek and substantial undeveloped A-3 and PD-OP uses separate the proposed uses from residential development. To the south undeveloped JLMA-3 lands are separated from the proposed uses by substantial golf course and open space uses.

(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 ground water, air quality, topographic, scenic, archaeological or historic features, and agricultural and forestal lands.

The hotel and restaurant uses are outside environmental or natural features on the Property due to their location along existing Golf Course Road with shared access to Russell Branch Parkway at the existing median break. No grading impacts on naturally occurring steep slope areas will result from development of the hotel or restaurant uses. In addition, the hotel and restaurant uses are outside major floodplain areas as well as Scenic Creek Valley and management buffer areas.

The proffers and concept development plan require the golf course operator to reduce impacts upon contiguous creek watershed areas. A nutrient management proffer has been included that will reduce chemical discharges from the golf course into Goose Creek and Lower Tuscarora Creek. In addition, the proffers include tree conservation areas, uses of super silt fencing in the Scenic Creek Valley Buffer areas, preservation of floodplain and a 50 foot wide FOA Management Buffer Area. Approval of the golf course special exception will provide additional environmental protection to golf course areas.

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

The special exception uses will add to the County tax base, while not impacting traffic on area roadways. No impacts upon public schools will result from approval of the special exception uses. The special exception uses are proposed to extend and enhance the nonresidential uses on Land Bays A, B, D and E of the Village at Leesburg and extend compatible uses to the eastern boundary of the Town JLMA as is more fully explained above.

(6) <u>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</u>.

The special exception uses can be served by Golf Course Road, Russell Branch Parkway and Crosstrail Boulevard as is more fully explained in the Wells & Associates Traffic Impact Study dated July 19, 2013, as updated on January 28, 2014. Utilities for the special exception uses will be provided by the Town of Leesburg in locations consistent with the Town Master Utility Plan.

ZONING ORDINANCE MODIFICATION

Section 6-1217 of the Revised Zoning Ordinance permits modifications of the Revised Loudoun County Zoning Ordinance are permissible if the Board of Supervisors finds that such modification to the regulations will achieve an innovative design, improve upon existing regulations or otherwise exceed the public purpose of the existing regulation, and other provisions of Section 6-1217 are met. As part of the rezoning request the following modifications are to be applicable for development of the Property:

ZO § 4-305(B)(2)to permit parking in the PD-OP zoned areas adjacent to JLMA-3 zoned property to facilitate construction of a parking lot for use of golf course patrons. The modification will reduce the required 35 foot parking setback against low density, one house per three acres, zoned areas. The parking lot is on a lower elevation of the Property and is buffered from adjacent residential uses by steep slopes and mature vegetation.

SUMMARY

Development on the Goose Creek Property of up to 33 single family detached dwellings, up to 125 single family attached dwellings, office uses, a 132 room hotel, and a 6,000 square foot sit-down restaurant, connected by golf course uses and trails/sidewalks in close proximity to the Village at Leesburg is consistent with Loudoun County and Town of Leesburg planning goals. The enclosed Concept Plan and other submission materials demonstrate compliance of the application with Business Community, Green Infrastructure and many other planning goals. The Applicant respectfully requests favorable review and a positive recommendation of the enclosed rezoning and special exception application.

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February 7, 2014

Judi Birkitt
Project Manager
Department of Planning
COUNTY OF LOUDOUN
One Harrison Street, S.E., Third Floor
P. O. Box 7000
Leesburg, Virginia 20177-7000

Re: ZMAP 2013-0005, SPEX 2013-0017, SPEX 2013-0018 & SPEX 2013-0019; Goose Creek Club - Golf Course, Hotel and Restaurant

Dear Judi:

The applicant (the "Applicant") for approval of the referenced rezoning and special exception applications (the "Project") through its counsel responds to the referral comments received to date as follows:

Community Planning *(October 17, 2013)*

***Comment 1*: Plan policies do not support the proposed location of the uses. Staff recommends the Applicant revise the proposal to locate each component in the appropriate planned land use area and in a manner prescribed by Plan Policy.**

Response 1: The Revised Loudoun County General Plan (the "Plan") (pp. 9-6/9-7) lists Land Use Policies for towns located in Loudoun County which include the following:

3. *Mixed-use development is encouraged in the existing Towns and JLMA areas around the Towns to reinforce the traditional growth patterns, to reduce auto trips, to minimize the need for additional road improvements, and to encourage walking to employment and shopping. Specific land use plans will be adopted jointly by the County and Towns to cooperatively plan JLMAs or to plan areas around Towns without JLMAs.*

4. *Within JLMAs, the County encourages the development of a variety of housing types in an urban pattern of compact neighborhoods extending in a contiguous, rational and convenient manner from the existing Town.*

6. *Future development will apply appropriate community-design concepts with a variety of lot sizes that complement and enhance the existing development patterns of the Towns. When applicable, new development will incorporate the traditional town-development patterns.*

8. *New residential development will preserve the Green Infrastructure and should incorporate open-space conservation into its design.*

9. *The County will support the strengthening of the commercial areas within the Towns as the preferred, principal location of retail and service businesses, office development, and major civic uses.*

11. *The County will work with the Towns to identify tourism opportunities in and around the Towns and to coordinate action on these opportunities with the countywide tourism objectives.*

15. *Recognizing the Towns' intent to create distinct "gateways" into each community, the County will consult with each Town to ensure that planning and development of these gateways will be coordinated where land in both the Town and the County is part of the gateway.*

16. *The County will work with the Towns to help ensure the protection of unique environmental resources in the vicinity of the Town and in the Town.*

The Town of Leesburg (the "Town") referral states Goose Creek Club is in the Leesburg Joint Land Management Area (the "JLMA") noting the Town Plan recommends the JLMA is to be used as the basis for a joint planning effort with Loudoun County. The Town referral states the proposed office, hotel, restaurant and related 9-hole golf course and driving range are consistent with the Town Plan. The Town referral states:

> *The Town Plan designates the property for Open Space uses which includes recreational uses such as a golf course. The proposed 9-hole golf course is consistent with this designation…..* [T]*he Town Plan designates areas within the Town's corporate limits along East Market Street as Regional Office. This designation anticipates office use with support retail including such uses as hotels and restaurants. The Goose Creek application's inclusion of office, hotel and restaurant uses is generally compatible with the Town's vision to have employment and employment supportive uses in the Route 7 corridor outside of the Bypass.*

The JLMA policies that support inclusion of Town Plan concepts for Goose Creek Club encourage extension of Town Regional Office policies implemented in the Village at Leesburg east along Route 7 to Goose Creek. County Business Community policies recommend up to 25% of the Goose Creek Property for development of high density residential uses with at least 50% of the property to be developed with office and office supportive uses such as a hotel, restaurant and golf course. Retention of golf course uses will preserve the Goose Creek and Tuscarora Creek watershed and provide active recreation uses that support PD-OP and I-1 employment uses in the Route 7 corridor. The 25% residential uses have been clustered on Goose Creek Club outside floodplain areas and away from Route 7 corridor employment uses in a location that is a short walk to office uses on Goose Creek Club and the Village at Leesburg. Goose Creek Club addresses Town Plan and General Plan recommendations by concentrating employment uses along the Route 7 corridor while providing 25% of the project land area

with high density (at least eight dwelling units per acre) in a location that is proximate to employment uses, but preserves environmental features of the property while providing recreation uses.

Locating the commercial component along Route 7 and the residential component removed from Route 7 is good planning and offers the commercial uses on the property the best chance at sustainability. Locating non-residential uses away from Route 7 and further from the Village at Leesburg and regional transportation access is not viable.

The Applicant is proposing berming and plantings along Cochran Mill Rd to mitigate visual and noise impacts from the quarry upon the residential component. The Applicant notes the entire property is proximate to the quarry and falls within the Quarry Notification Overlay District so notification to residential owners would be required no matter where the residential component is constructed.

***Comment 2*: The golf course use is considered an open space land use and is the predominant land use for the business area, contrary to Plan policies. Staff recommends the Applicant revise the application and provide specific acreage and percentages for each use. Staff recommends the Applicant ensure that Regional Office is the predominant land use on the site and the proposal meets the minimum percentage of land required.**

Response 2: Specific acreages are now provided on the Concept Plan for each use. The Town Plan encourages office, restaurant and hotel uses in the locations shown on the Concept Development Plan. Consistent with Town Plan recommendations, the mixed use concept of the Village at Leesburg is proposed to be extended along Route 7 to the eastern end of the Town JLMA as is more fully explained above in response to Comment 1. Retention of the golf course use as a Regional Office compatible use is encouraged in the Town Plan as an amenity for the Village at Leesburg uses, the Business Community uses on the Property, and the general public. Business Community Uses include the mixture of office, hotel, restaurant, golf and residential product illustrated on the Concept Development Plan.

***Comment 3*: With limited detailed provided, Staff is unable to determine if the provided open space will meet the intent of the Plan. Staff recommends the Applicant provide specific acreage and percentages for each use. Staff recommends the Applicant ensure the open space percentage meets plan policy.**

Staff requests better identification of the proposed open space on the Concept Development Plan and information on how these spaces will function within the proposed development to ensure conformance with Plan policies. Staff suggests the Applicant identify and provide calculations for the proposed open space using the following categories: Perimeter Buffers, Natural Open Space (i.e. floodplain, riparian buffers, forested areas etc.), Passive Open Space (i.e. community greens, picnic area and trails) and Active Open Space (i.e. tot lots, playgrounds, and athletic fields).

Response 3: Open space has been better identified on Sheet 18 of the plan, along with calculations for the various open space categories. Active Open Space has been identified. A soccer field, golf practice facility (driving range), golf course and tot lots are now shown on the Concept Development Plan.

***Comment 4*: With limited detailed provided, Staff is unable to determine if the proposal meets Plan policy. Staff recommends the Applicant provide specific acreage and percentages of each civic use for each landbay. Staff recommends the Applicant ensure the civic space percentage meets plan policy.**

Response 4: Specific acreage for open space areas is included on Sheet 18 of the Concept Development Plan. A civic use contiguous to Land Bay 2 that meets plan goals has been provided on the Concept Development Plan in the form of a soccer field and associated parking. The soccer field parcel will be owned by a quasi-public institutional user, will serve the immediate community, and will be compatible with the neighboring residential uses.

***Comment 5*: Staff recommends the residential uses be located within the area planned for residential uses and that site be developed at no more than 4.0 dwelling units per acre, as envisioned for Residential Neighborhoods in the Suburban Policy Area.**

Response 5: Regional Office Policies in planned Business Community areas including Goose Creek Club recommend up to 25% of the land area for development of high density residential uses. General Plan, p. 6-29. The General Plan states high density residential uses should have an overall density range from 8.0 to 24.0 dwelling units per acre. General Plan, p. 11-9. Goose Creek Club proposes 27.71 acres (25% of the total land area) be rezoned PD-H6, administered as R-8, that allows development at eight dwelling units per acre, consistent with high density General Plan policies.

***Comment 6*: Staff recommends the Applicant provide 300' foot no-build buffer for the scenic rivers and identify this buffer on the plans.**

Response 6: Goose Creek Club complies with the Scenic Creek Valley Buffer setbacks along Goose Creek and Tuscarora Creek, as well as the General Plan recommended 300 foot no-build buffer along Goose Creek. The Concept Plan identifies the setback and buffer areas.

***Comment 7*: Staff recommends the Applicant depict at least a 50' foot management buffer for the floodplain and adjacent steep slopes. Staff recommends the jurisdictional status of wetlands on all portions of the property be updated based on the U.S. Army Corps of Engineers' confirmation of the latest delineation. Staff also recommends that the Applicant prepare a Nutrient Management Plan for the continued operation of the golf course.**

Response 7: The Concept Plan depicts the fifty foot wide management buffer for major floodplain areas on the Property. The Concept Plan has provided fifty foot wide management buffers along naturally steep slopes, but not along man-made steep slope areas. The jurisdictional status of wetlands has been updated. The Goose Creek Club proffers include a commitment to prepare a nutrient management plan for the Goose Creek Club golf course.

***Comment 8*: Staff recommends the Applicant incorporate LID techniques on the subject site to mitigate the impacts of the proposed development. Staff recommends that the Applicant commit to a number of LID techniques for the site.**

Response 8: The proffers include a number of LID techniques for Goose Creek Club.

Comment 9: ***Staff recommends that the Applicant work with the County's Urban Forester to determine tree conservation areas (TCA). Staff recommends that the Applicant revise the application to include the specimen trees within Tree Conservation Areas and preserve desirable species. Staff recommends the Applicant depict the TCA on the Special Exception Plat.***

Response 9: Proposed Tree Conservation Areas are now shown on the Conceptual Development Plan.

Comment 10: Plan policies support the protection of Steep Slopes (slopes greater than 25%). The development layout for the subject site is not in conformance with Plan policies. Staff recommends that the Applicant reconfigure the layout based on the land use policy recommendations and avoid impacts to steep slope areas. Man-made slopes should be identified.

Response 10: The Applicant performed soils work on the steep slopes at the rear of the residential component of land bay 2 and found the slopes have been previously disturbed in conjunction with agricultural or golf course activities. With the exception of man-made slopes greater than 25%, all development in the project avoids Steep Slope areas.

Comment 11: Given the application proposes land disturbance predominantly on the existing golf course area, adverse impacts to potential plant and wildlife habitat can be avoided through appropriate buffering of the site's natural resources. Staff recommends that the Applicant revise the application to include the management buffers, no-build buffers, and Tree Conservation Areas discussed above to preserve desirable species. Staff recommends the Applicant depict these areas on the Special Exception Plat. Staff requests a copy of the May 16, 2013 letter from the Virginia Department of Conservation and Recreation (DCR). Staff recommends the application be forwarded to the Virginia Department of Game and Inland Fisheries for evaluation and mitigation recommendations.

Response 11: The Concept Plan and Special Exception Plat have been revised to indicate management and no-build buffers, as well as Tree Conservation Areas.

Comment 12: Staff reviewed the Phase 1 archaeological report for the subject application and concurs with the findings of the report that no further study is warranted.

Response 12: Acknowledged.

Comment 13: The office use, and respective building, should be the more prominent use on the site; however, this issue is not addressed and no assurances are in place to facilitate such a design. Staff recommends the Applicant provide architectural treatment of the buildings for review.

Response 13: The office building and hotel are proximate to the Village at Leesburg along Route 7 in a high visibility area recommended for such uses by the Town. Included in this response are proffered commitments to develop uses consistent with Exhibit B parameters. All commercial buildings will have four sided architecture.

***Comment 14*: Staff recommends exploring opportunities to locate all parking beside or behind the proposed use and to incorporate additional landscaping along parking areas and vehicular travelways. Staff also recommends the Applicant depict proposed access and traffic circulation for review.**

Response 14: The office structure in land bay 1 has been shifted to address this comment. It is important to retain the parking around the hotel for access to both sides of the lobby. Additional landscaping along private parking areas and travelways is illustrated on the Concept Plan. Two way travel is provided at all travel lanes within land bay 1.

***Comment 15*: Staff recommends that the Applicant commit to lighting that is downward directed, fully shielded, provides a glare-free environment, confined to the site, and has illumination levels that are no greater than necessary for a light's intended purpose. All lighting should be mounted as low as practicable and designed to preclude light trespass onto adjoining properties, glare to passerby, skyglow, and deterioration of the nighttime environment.**

Response 15: The proffers include a commitment to construct downward directed lighting that is fully shielded, provides a glare-free on-site environment with illumination levels that are no greater than necessary for the light's purpose.

***Comment 16*: Staff recommends the Applicant provide signage information for review.**

Response 16: The Applicant will provide signage for various uses at the time of site plan approval. The proffers provide that signage will generally be compatible with Section 5-1200 requirements.

***Comment 17*: Staff recommends the Applicant orient the structures towards Russell Branch Parkway/Cochran Mill Road and provide street furniture and site landscaping for review.**

Response 17: As illustrated on exhibits within the concept plan set, office and hotel uses are oriented along Route 7, the major arterial abutting Goose Creek Club consistent with Town Plan recommendations. The portion of Goose Creek Club that abuts Russell Branch Parkway north of Tuscarora Creek which is to be zoned PD-OP abuts floodplain and is not suitable for building construction.

***Comment 18*: Staff recommends the Applicant revise the active recreation path along Cochran Mill Road to state 10' Shared Use Path and note that it shall be constructed in accordance with County policies, AASHTO, and the Americans with Disabilities Act. Staff recommends the plan be revised to state that all pedestrian accommodations, i.e. sidewalks, crosswalk, etc., be constructed in accordance with County policies, AASHTO, and the Americans with Disabilities Act. Staff recommends the Applicant revise the plan to state the ten-foot (10') shared use path shall be for public use. Furthermore, Staff recommends the Applicant provide on-road bicycle facilities and connection(s) across physical barriers and impediments, such as Tuscarora Creek, along the entire frontage of Cochran Mill Road.**

Response 18: A trails plan added to the Conceptual Development Plan shows the location of a ten feet wide shared use path in public right-of-way or outside public right-of-way in HOA areas subject to a public access easement. To the extent feasible due to site terrain the public right of way portions of this trail will comply with AASHTO and ADA recommendations. The portion of the shared use path located outside public right of way will be designed to accommodate AASHTO and ADA recommendations where possible, dependent upon site terrain. No trail is located along Golf Course Road but a ten foot wide shared use path is proposed from Russell Branch Parkway through Land Bay 1 to provide access to the Clubhouse and Goose Creek.

Comment 19*: *Staff recommends the Applicant revise the application consistent with land use policies of the Revised General Plan. While Staff requests revisions to evaluate the proposed residential development, Staff notes that mitigating the impacts on capital facilities by applying the current Capital Intensity Factor is expected with any residential development.

Response 19: . As noted above, Goose Creek Club meets Business Community policies and Town Plan mixed goals. The proffers contain contributions consistent with Capital Facility Guidelines.

Comment 20*: *Staff recommends the Applicant revise the application to provide additional information regarding the units that address unmet housing needs for all segments of the County's income spectrum.

Response 20: The proffers include a commitment to provide 12.5% of the dwelling units as affordable dwelling units and an Unmet Housing Needs payment of $1865.21 per each market rate dwelling unit.

Zoning Administration *(October 11, 2013)*

I. Statement of Justification

Comment 1*: *Throughout the Statement of Justification, references are made to what appears to be plan sheets, such as Plan, P.11-13, Plan, p. 11-9. However, these references do not appear to correlate with the referenced plan sheets. Clarify the references to certain plan sheets within the Statement of Justification.

Response 1: The pagination references were to the Revised General Plan. The Applicant apologizes for any confusion.

Comment 2*: *Note with the adoption of ZOAM-2013-0002, effective September 2, 2013, Article VI of the Zoning Ordinance was amended with regard to Development Process and Administration. As such, Issues for Consideration for Zoning Amendments and Special Exceptions have been changed. All comments for these sections have been based on the previous issues as listed in the applicant's proposal.

Response 2: Acknowledged.

Comment 3: Section 6-1211(E) Issue for Consideration 1 –The applicant has referenced the development of high density residential. Per Section 4-104(C), the R-8 district is a medium density development while high density is R-16 and R-24. Clarify if the applicant intents to develop a portion of the PD-H as R-16 high density. In addition, the proposed development appears to be opposite of the Comprehensive plan with the residential within the area designated as Business and the non-residential/commercial uses within the area designated as Residential. Zoning staff defers to the Department of Planning for further discussion regarding consistency with the Comprehensive Plan.

Response 3: The Revised General Plan classifies residency in excess of seven dwelling units per acre as "high". See Revised General Plan, page 11-9. The reader is respectfully requested to review the responses provided above to similar comments by Community Planning.

Comment 4: Section 6-1211(E) Issue for Consideration 3 – The applicant has not included discussion regarding the impact to the proposed residential and the proximity to a quarry. All of the residential is proposed to be located within the Luck Quarry Notification Overlay District.

Response 4: The proffers provide for compliance with Quarry Notification Overlay District requirements.

Comment 5: Section 6-1211(E) Issue for Consideration 4 – The applicant has acknowledged and labeled the extension of Russell Branch Parkway through the property. Provide a narrative regarding how the design of the proposed golf course within the PD-OP district will accommodate the area necessary for the road improvements.

Response 5: The proffers commit to reservation of right-of-way across Land Bay 1 to Goose Creek for up to ten years and for an extension of Russell Branch Parkway along the property frontage of Cochran Mill Road. Access to the driving range portion of the golf course is available from Cochran Mill Road. See Sheet 5 of the CDP.

Comment 6: Section 6-1211(E) Issue for Consideration 6 – There appears to be hydric soils present within the proposed development area. Include discussion on any affect to hydric soils within the justification.

Response 6: WSSI has confirmed that no hydric soils are located in the proposed development area.

Comment 7: Section 6-1211(E) Issue for Consideration 7 and 16 – Provide a more detailed narrative within the Statement of Justification for each of these criteria.

Response 7: Section 6-1211 requirements have been modified and recodified in Section 6-1210(E). The revised Statement of Justification addresses current Zoning Ordinance requirements.

Comment 8: Section 6-1310(F) – The applicant will need to provide additional details regarding the proposed landscaping of the property. The Statement of Justification states that it is noted on the Concept Plan regarding existing mature trees and understory growth provide adequate screening of

surrounding uses. Clarify where on the concept plan this is noted. Sheet 9 notes no buffering will be provided within the PD-OP zoning district.

Response 8: The revised Statement of Justification addresses all requirements of Section 6-1309. Section 6-1310(F) does not reference landscaping. Sheets 5 and 6 of the Concept Plan illustrate tree-save areas on the Property and the Proffers include a commitment to protect the TCA.

Comment 9: Section 6-1310(I), (J), (O) and (R) Issue for Consideration - A brief narrative should be provided for each Issue for Consideration listed within the Statement of Justification.

Response 9: The current special exception standards for the Zoning Ordinance are stated in Section 6-1309. The revised Statement of Justification addresses these requirements.

Comment 10: Zoning Ordinance Modification – Section 5-611(A)(1) – Based on the layout shown on Sheet 7, Special Exception Plat, the hotel is located with ready access to a major collector roadway. Therefore, the proposed modification of Section 5-611(A)(1) is not required and may be removed from the application.

Response 10: The modification will be withdrawn.

Comment 11: Zoning Ordinance Modification – Section 5-1508 – Per the Article 8 definitions of "Very Steep Slope Area" and "Moderately Steep Slope Area", the Steep Slope Standards do not apply to slopes created by permitted land disturbing activities. The Statement of Justification states portions of Land Bay 2 include manmade slopes. Clarify if all slopes within Land Bay 2 are manmade. Provide more details pertaining to manmade versus natural slopes located on the parcel within the General Notes 9 of sheet 1 as well as Note E of sheet 11.

Response 11: Concept Plan Sheets 5 and 6 indicate the approximate location of man-made slope areas in Land Bay 2 that will be disturbed.

II. PD-OP District Requirements

Comment 1: Throughout the plan set, the most current district regulations have not been listed. For example, the building height is sixty (60) feet with a maximum of 100 feet, listed as 45' on sheet 9. The permitted floor area ratio is .60 maximum, up to 2.0 maximum by Special Exception, listed as 0.40 maximum on sheet 8. Update all sheets that list zoning tabulations to state the current zoning ordinance allowances.

Response 1: The current zoning district requirements have been listed.

Comment 2: Section 4-300 – The purpose of the PD-OP district is primarily for office and necessary supporting accessory uses. The applicant is proposing the majority of the PD-OP land to be developed as golf course, hotel and restaurant with a small portion of office. The applicant should address how the purpose of the PD-OP district is being met with the proposed remapping application.

Response 2: The Revised General Plan recommends the Property be developed with a mixture of residential and non-residential uses that extend the Town development pattern in the Village of Leesburg to Goose Creek as noted above in response to similar comments from Community planning. Consistent with such planning policies the Applicant proposes to preserve open space and recreation opportunities on the Property that will serve as an amenity for office, retail and hotel uses on the Property and the Village at Leesburg. Consistent with Business Community policies, up to 25% of the 110 acre Property (27 acres) is planned to be developed as high density housing so workers in the Village at Leesburg and on the Property have a range of housing opportunities including up to 20 affordable dwelling units. The mixture of uses developed on the Property will extend the successful Village at Leesburg mixture of uses into the Town of Leesburg JLMA, while preserving Goose Creek, enhancing open space, and providing a recreational amenity for office, retail and hotel uses on the Property, and within the Village at Leesburg.

Comment 3: Section 4-305(B)(1) - Provide the yards adjacent to Golf Club Road along the northern property boundary parallel to Route 7. In addition, the setbacks from Route 7 as required by Section 5-900(A)(1)(b)(i) and (ii) need to be shown on all applicable sheets within the plan set.

Response 3: PD-OP yards have been provided. Setbacks required by Section 5-900(A)(1)(b)(i) and (ii) have been provided.

Comment 4: Section 4-305(B)(1) –Provide the yards adjacent to Golf Course Road, formerly Cochran Mill Road, adjacent to the Town of Leesburg corporate limit. These yards will need to be shown on all applicable sheets within the plan set.

Response 4: Yards required by Section 4-305(B)(1) have been provided.

Comment 5: Section 4-305(B)(1) – Provide the yards adjacent to Cochran Mill Road which will become Russell Branch Parkway along the southern portion of the proposed PD-OP portion of the development.

Response 5: Yards required by Section 4-305(B)(1) have been provided.

Comment 6: Section 4-305(B)(2) – For all applicable sheets, provide the yards adjacent to the proposed PD-H district.

Response 6: Yards adjacent to residential uses have been provided.

Comment 7: Section 4-305(B)(2) – For all applicable sheets, provide the yards adjacent to the portions of the property that adjoins the JLMA zoning district.

Response 7: Yards adjacent to JLMA-3 zoned areas have been shown on the CDP.

Comment 8: The applicant has noted the existing golf course clubhouse will continue to be used for golf course and restaurant purposes. Per Sheet 5 of the CDP, some of the parking for this use is located within the right-of-way, therefore off the subject parcel. All required parking for the use must be located on the parcel. Some of the existing parking and building also appears to be located within

the yards as required per Section 4-305(B). Any proposed additions or changes to the parking configuration should be considered at this time. The applicant may wish to consider a modification to Section 4-305(B) to accommodate the existing building/parking within the required yard as well as any future improvements. Zoning staff defers to the Virginia Department of Transportation for comment regarding the parking located within the right-of-way.

Response 8: While parking for the Golf Course Clubhouse is an existing non-conforming use permissible under Section 1-400 of the Zoning Ordinance, any parking in public right of way will be removed and adequate parking for the golf course will be provided..

III. PD-H District and R-8 District Requirements (ADU)

Comment 1: Section 4-101 – The purpose of the Planned Development-Housing district is for a variety of housing plus supporting non-residential uses. The applicant is proposing no supporting non-residential uses within the planned development. Provide details regarding how the purpose of the PD-H development is being met.

Response 1: Section 4-101 does not require non-residential uses: Section 4-101 states , the "district is established to provide for a variety of single and multifamily housing types…, plus supporting non-residential uses." The PD-H district purpose states non-residential uses may be included, but are not required. The language is permissive, not mandatory.

Comment 2: Section 4-104(A) sets the maximum net residential density for PD-H6 to be 6 units per acre, plus the increase of 20% as allowed with Section 7-103(A)(1) allowing a maximum density of 7.2 units per acre. Update the table on sheet 10 as the maximum units of 9.6 for an R-8 district is not applicable to the PD-H.

Response 2: The table has been updated. The actual density is 5.68 du/ac (158 DU on 27.71 AC).

Comment 3: Section 4-110(B) – All streets serving the residential single family detached shall be designed and constructed to VDOT standards for inclusion in the state highway system. The cul-de-sacs serving the single family detached lots will need to be labeled as public streets.

Response 3: The public streets will be labeled. A proffer referencing VDOT standards for streets has been included.

Comment 4: Section 4-110(D) requires two (2) points of vehicular access for developments of more than eighty (80) dwelling units. As proposed, there is only access point to enter/exit the development. If the single proposed public street within the development is blocked, all units within the development will be unable to exit.

Response 4: The Concept Plan illustrates a secondary access point in Land Bay 2 to Cochran Mill Road.

***Comment 5*: Demonstrate compliance with Section 4-110(F), ways for pedestrians and cyclists to be provided to all dwelling units.**

Response 5: The Concept Plan indicates pedestrian trails and/or sidewalks to provide safe access to all lots in Land Bay 2..

***Comment 6*: Section 4-111(A) regulates the Open Space requirements for the PD-H development. Sheets 5 and 6 show hatched areas labeled as open space, however no calculations have been provided for this open space area. Sheet 10 provides the open space tabulations for only trails. The offsite trails located outside of the PD-H district may not be used toward the open space requirement. Section 4-111(A) references open space outside of individual R-district land bay, but the land bays all need to be located within the PD-H district.**

Response 6: Section 4-111(A) calculations are shown on Sheet 18 of the Concept Plan. Multipurpose trails provide pedestrian and bicycle access through the Property to the Village at Leesburg, on site non-residential areas, the golf course, and to hiking, and canoe/kayak opportunities on Goose Creek. In addition, the Applicant has reserved land for soccer and other active recreation uses, and has provided connections to such uses via the trail network.

***Comment 7*: If known at this time, provide details regarding compliance with Section 4-111(B).**

Response 7: The proffers and concept plan commit development of the property to Section 4-111(b) requirements.

***Comment 8*: Section 7-803(E) requires active recreation space. Active recreation space is defined in Article 8 of the Zoning Ordinance as "Recreation Space, Active: Flat, open, well-drained usable space configured in squares or greens. Active recreation space may include facilities such as ballfields, tennis courts, or swimming pools, or tot-lots and other similar type play areas. Active recreation space may also be used for camping, picnicking, boating, fishing, swimming, outdoor games and sports, equestrian activities, and the like, and activities incidental and related to the foregoing, all on a non-commercial basis and to fulfill the requirements of the R-8, R-16, and R-24 zoning districts." The applicant has proposed to provide trails. Trails are listed within the Zoning Ordinance definition of passive recreation space. Trails alone will not meet the active recreation space requirements.**

Response 8: The PD-H area in Land Bay 2 abuts golf course uses and a proposed playing field suitable for soccer, lacrosse or other active recreation uses. Running, hiking and biking activities are facilitated over a variety of trails connecting residential units to the golf course, the athletic fields, the Goose Creek and the Village at Leesburg.

***Comment 9*: The Global Signal Acquisitions lease area for the existing monopole may not be included in the open space hatched area. When providing the calculations for the open space area, be sure to exclude this lease area. It is noted a special exception and commission permit have been obtained for the monopole (SPEX-1995-0022 and CMPT-1995-0006). Any expansion of the use will need to meet the applicable requirements of Section 3-500, 7-800 and 5-618.**

Response 9: The Global Signal cell tower and antennae area has been included in PD-OP Land Bay 1 Area of the Property.

IV. Other Plan Comments

***Comment 1:* Sheet 1 – Update to list all application numbers (ZMAP-2013-0005, SPEX-2013-0017 - Golf Course, SPEX-2013-0018 – Hotel and SPEX-2013-0019 – Restaurant).**

Response 1: Sheet 1 has been updated.

***Comment 2:* Sheet 1 – General Notes 28 is a repeat of the information provided in General Notes 8.**

Response 2: Note 28 has been deleted.

***Comment 3:* Sheet 1 – General Notes 29 references internal private streets. All private streets within the plan set will need to be labeled. Depending upon the district and/or uses being served by such private streets, modifications to permit private streets may be required.**

Response 3: All private streets have been labeled.

***Comment 4:* The limits of the Scenic Creek Valley Buffer should be shown on the CDP and special exception plat.**

Response 4: The Scenic Creek Valley Buffer limits have been shown on the Concept Plan.

***Comment 5:* The building envelope/parking area for the existing golf maintenance buildings currently located within the proposed PD-H area should be noted on the concept plan and special exception plat.**

Response 5: The building envelope/parking area for the golf maintenance buildings has been deleted to accommodate VDOT bridge improvement plans.

***Comment 6:* A note has been added to sheet 5 regarding proposed trail connections to the commercial land bay being subject to a flood plain alteration waiver and final engineering. If a flood plain alteration is not approved for the trail connection, the applicant should consider and discuss alternative connections.**

Response 6: The trail exists today for golf course use. Portions of the trail will continue to be used for golf course uses, but may be removed from the concept plan as trails for non-golf course users. The proposed trail access to the office, restaurant hotel and golf course clubhouse is located outside major flood plain area.

***Comment 7:* The active recreation trail within the PD-OP zoning district shown on sheet 5 is proposed to be located within the parking areas shown on the special exception plat on sheet 7.**

Clarify why the trail is crossing through the parking lot and not being located along the perimeter of the parking lot, adjacent to the 50' management buffer.

Response 7: A portion of the trail is planned to extend to office, restaurant and hotel uses through the parking lot to facilitate pedestrian access to the golf course clubhouse and Goose Creek, promoting connectivity within Land Bay 1 and to Village of Leesburg uses. The existing median break in Russell Branch Parkway and the existing pedestrian crosswalk at Golf Course Road provide a suitable connection point for direct access to and through Land Bay 1 uses..

Comment 8: The density tabulations provided on sheet 6 for Landbay 2 should reference the allowable density of 7.2 units per acre maximum per Section 7-103(A)(1).

Response 8: The density tabulation has been revised.

Comment 9: Should the PD-OP district be subdivided to create individual lots, all zoning ordinance requirements will need to be met for each lot such as required yards, buffering and screening, tree canopy and parking.

Response 9: Acknowledged.

Comment 10: Sheets 9 and 10 should be updated to provide the applicable requirements of Section 5-1300, Tree Planting and Replacement, in particular the tree canopy requirements.

Response 10: Sheets 9 and 10 have been revised.

Comment 11: The determination of required buffer yards at the time of site plan will depend upon parcel boundaries and the adjacent uses. The information provided on sheet 9 assumes the PD-OP will remain a single parcel. The information provided does not speak to the buffering between the PD-OP and the PD-H district. The restaurant and hotel uses appear to be the most intense use of the PD-OP district. Per Table 5-1414(A), a minimum Type 3 buffer will be required adjacent to the PD-H single family detached and single family attached dwellings. Section 5-1403(E) requires a Type 3 buffer adjacent to an existing or planned four-lane divided roadway. More information is requested regarding the proposed landscaping and buffering for the entire rezoning area. Note Section 5-1403(C) allows for modifications of Buffering and Screening requirements may be requested as part of the legislative application.

Response 11: Sheets 9 and 20 indicate required buffer yards between PD-OP and PD-H uses. In the event portions of Land Bay 1 are subdivided, the Applicant will meet buffering requirements of such uses after subdivision.

Comment 12: Sheet 10 should provide information regarding the required parking within the PD-H district for the proposed uses.

Response 12: The parking calculations for Landbay 2 have been included.

***Comment 13*: Sheet 10 should provide information regarding the requirements of Section 5-1300, in particular Section 5-1303(A)(4) and Section 5-1303(B) as it pertains to the required tree canopy for the PD-H district.**

Response 13: The tree canopy information has been provided.

***Comment 14*: Sheet 11 Note C Floodplain should be updated to reference the minor floodplain also present on the property.**

Response 14: The note has been revised.

Parks & Recreation *(September 30, 2013)*

1. ***Comment*: The Loudoun County Department of Parks, Recreation and Community Service (PRCS) are developing a system of interconnected trails along major stream valley corridors. A trail or linear park within the Goose Creek corridor would be consistent with the Loudoun County *Revised General Plan*, which specifically recognizes "Open Space Assets (Greenways and Trails, Parks and Recreation, Public School Sites, and Open Space Easements)" as an important element of the Green Infrastructure. Other relevant policy direction includes the following:**

    - ***Parks, Recreation and Community Services policy #3 "…encourages the contiguous development of regional linear parks, trails, and natural open space corridors to provide pedestrian links and preserve environmental and aesthetic resources."***

    - ***Policy #4…recognizes the role of PRCS in land acquisition and development of trail systems. The plan also recognizes within the framework of the Green Infrastructure, 'Group Three' open space assets to include "Greenways and Trails, Parks and Recreation, Public School Sites, and Open Space Easements."***

    - ***Green Infrastructure Policy #8 state: "The County will…expect all landowners to dedicate land, or provide fees in lieu, for general open space and/or parks. These criteria will be designed to mitigate the impacts of their development and provide open space resources for the future users and occupants of the development."***

    - ***The Green Infrastructure policies further state that "The County will also pursue acquisition of appropriate river and stream corridor assets through open space dedication or easement, purchase of development rights, and other such programs to ensure the protection of these resources for the public good."***

Response: As shown on the Concept Plan, Goose Creek Club has been designed to access to and through Green Infrastructure assets located on the Property and includes proffers to implement such policies.

Comment: ***In addition, PRCS adopted Loudoun County PRCS Strategic Plan 2010-15 identifies the following organizational strategies & objectives:***

- ***Strategy 1.2 - Establish parkland or easements along stream valley corridors to link regional and national trails.***
- ***Strategy 1.3 – Continue efforts to implement the County's Greenways & Trails Plan that links parks and natural and historic resources within Loudoun County.***
- ***Strategy 1.4 - Preserve existing and acquire future open space and natural resources.***
- ***Strategy 3.3 - Continue efforts to complete the section of the Potomac Heritage National Scenic Trail (PHNST) within Loudoun County.***

Response: Consistent with PRCS objectives Goose Creek Club includes a trail network along Cochran Mill Road to Russell Branch Parkway, a trail network connecting Land Bay 1 and Land Bay 2 uses, trails through the property to Goose Creek, as well as a trail reservation along Goose Creek.

Comment: ***A linear park and/or trail easement would offer a connection form Keep Loudoun Beautiful Park to the north and future connection to Philip A. Bolen Memorial park and the W&OD Regional trail to the south.***

Response: The proffers include a pedestrian access opportunity along Goose Creek and a trail through Land Bay 1, affording trail access from Russell Branch Parkway to Goose Creek.

Loudoun County Transportation *(October 18, 2013)*

Transportation Comments and Recommendations

Comment 1: ***The following are issues with the Applicant's TIS which should be remedied and included in future versions of the study for further review:***

a. ***DTCI recommends that the Applicant compare the trips generated from the proposed development to the trips that could be generated as a result of the approved (not only the existing) uses.***

b. ***The traffic study should be revised to include graphics showing the LOS (by lane group) at all intersections under existing, background and future scenarios.***

c. ***The development program as presented in the Applicant's information sheet as well as the plat (36,000 SF of office and 132-room hotel) differs from the development program analyzed in the traffic study (44,000 SF of office and 130-room hotel). The Applicant should clarify the proposed development program, and revise the traffic study if needed.***

d. Currently a two-lane bridge exists along Russell Branch Parkway / Cochran Mill Road across Tuscarora Creek. DTCI seeks clarification from the Applicant regarding the assumption made in the study pertaining to the capacity of the bridge across Tuscarora Creek (i.e., was the analysis conducted assuming a two-lane bridge or a four-lane bridge under the future conditions).

Response 1.: Please see the enclosed comment letter from Wells & Associates and the revised TIS that includes the requested trip comparisons and the graphics and conforms with the development program. The TIS assumed a two lane bridge would be sufficient to accommodate trips generated from the project.

Comment 2:* As noted above, VDOT is planning to replace the existing bridge over Tuscarora Creek on Russell Branch Parkway / Cochran Mill Road, as VDOT has determined the bridge to be structurally deficient and functionally obsolete. According to VDOT, the elevation of new bridge needs to be raised approximately seven (7) feet above the elevation of the existing bridge, and will require the closure of the existing entrance to the Luck Stone Goose Creek Plant nearest the bridge. As such, Luck Stone's entrance will need to be relocated to a point further to the southeast along Cochran Mill Road, which has been tentatively identified as being directly opposite the existing telecommunications tower on the subject property. Due to median crossover spacing requirements, access to the residential portion of the proposed development needs to be relocated to align with the relocated Luck Stone entrance.

Response 2: The Board of Supervisors has endorsed an amended Six Year Plan to include the Cochran Mill Road Bridge replacement project and to transfer unused Gleedsville Road funds for design and construction of a Cochran Mill Road replacement bridge. In response to the VDOT design and funding for replacement of the bridge by the County and VDOT, full movement access to Landbay 2 has been relocated south to align with access for existing uses on the west side of Cochran Mill Road.

***Comment 3:* The Applicant should dedicate ROW along the site frontage consistent with the ultimate configuration of the Tuscarora Creek bridge, as shown on VDOT's conceptual layout (see Attachments 3 & 4), as well as sufficient ROW to accommodate a four-lane median divided roadway, with left- and right-turn lanes at the residential site entrance, along the site frontage. The plat should be revised to depict this ROW dedication. The location of the Applicant's proposed 10-foot wide "active rec trail" shown on Sheets 5 & 6 of the plan set should also be revised accordingly.**

Response 3: The concept plan and proffers indicate a half section of a four lane extension of Russell Branch Parkway from the proposed VDOT bridge along the Property to the end of Land Bay 2 will be provided by the project. The trail location is outside the ROW section at the point of crossing of Lower Tuscarora Creek, but is located within the public roads dedication area as shown on the Concept Plan. The proffers and concept plan indicate right-of-way for a half section and a full section of Russell Branch Parkway to be extended by others from Land Bay 2 across Land Bay 1 to Goose Creek will be offered for dedication.

Comment 4: ***According to VDOT, funding has been identified only for replacement of the Tuscarora Creek bridge with a two-lane span, not the ultimate four-lane structure. Given the location of this site and the fact that the bridge provides the only paved public road access to the proposed residential development, DTCI recommends that the Applicant commit to construct the remaining two lanes of the bridge, consistent with VDOT's ultimate conceptual layout shown in Attachment 4, along with construction of the ultimate section of Russell Branch Parkway along the residential portion of the site frontage (Landbay 2), including left- and right-turn lanes at the residential site entrance. Preliminary cost estimates received from VDOT to expand the bridge from two lanes to four lanes is approximately $1.56 million. Coordination with VDOT is needed regarding the timing of the bridge construction, but given the physical condition of the existing bridge, none of the proposed residential units on site should be occupied until at least a two-lane replacement bridge is in place and open to traffic.***

Response 4: The impact of trips generated from Landbay 2 is not sufficient to warrant construction of a two lane bridge. In addition, it should be noted Cochran Mill Road (Route 653) is not a cul-de-sac, but is a VDOT maintained road from Russell Branch Parkway to Sycolin Road.

Comment 5: ***According to County records, the Applicant's plat, and VDOT's conceptual layout of the Tuscarora Creek bridge project, there is a small area of existing ROW (i.e., the former alignment of Cochran Mill Road near the current intersection of Russell Branch Parkway and Golf Club Road, adjacent to the Leesburg Town Limits, as shown on Attachment 12) that no longer appears to be necessary for public street purposes and/or not needed for the VDOT bridge project. As such, the Applicant should commit to petition the Board of Supervisors to abandon this ROW.***

Response 5: The ROW of Cochran Mill Road should be retained in VDOT's system to permit flexibility and promote safety.

Comment 6: ***The 2010 CTP (Chapter 3, Transportation Demand Management (TDM) Policy 1) calls for land development applications to identify and provide appropriate TDM strategies to reduce the overall number of vehicular trips. Contributions towards the Transit/Rideshare Trust Fund are listed as one of the strategies in the CTP. As such, DTCI recommends that the Applicant provide a transit contribution of $625 per residential unit.***

Response 6: Since the project is within walking distance to employment, retail and recreational uses there is no reasonable relationship to TDM Policy 1. Nevertheless, the applicant has proffered to pay $625.00 per residential unit to address the TDM Policy.

Comment 7: ***Per the 2003 Bike & Ped Plan (Chapter 4, Walkways & Sidewalks Policy 2a), all local/secondary roads are to have sidewalks on both sides. As such, the Applicant should revise the plat to depict five-foot sidewalks along Golf Club Road as well as along all internal streets.***

Response 7: As explained, the above pedestrian connection through Landbay 1 provides suitable access for pedestrians and bicycle riders to uses in Land Bay 1, Land Bay 2 and the Village at Leesburg.

Comment 8: ***Per the 2010 CTP (Chapter 7, Water Quality Policy 1), road crossings of river and stream corridors are to constructed generally perpendicular to the flow of the drainage way in order to minimize environmental impacts. As such, the proposed ROW for future Russell Branch Parkway at the east end of the site should be realigned to allow the future bridge crossing over Goose Creek to be constructed at more of a right angle in order to lessen environmental impacts and potentially reduce the length of the bridge span.***

Response 8: The proposed road alignment reservation area has been revised.

Comment 9: ***The 2010 CTP states that all land development applications adjacent to any existing and/or proposed arterial or major collector road will be designed "to ensure that no residential and other type(s) of noise sensitive use(s) will have traffic noise impacts which occur when the predicted traffic noise levels approach or exceed the noise abatement criteria (contained in the 2010 CTP, Table 7-1), or when the predicted traffic noise levels substantially exceed the existing noise levels" (2010 CTP, Chapter 7, Noise Policy 1). To this end, the Applicant should commit to an evaluation of noise impacts along the site frontage on future Russell Branch Parkway (designated as a major collector by the 2010 CTP), consistent with the Noise Policies in Chapter 7 of the 2010 CTP, in conjunction with the first site plan or construction plan, whichever is first in time, and commit to implement the appropriate highway noise mitigation measures as identified in the noise study. The study shall be conducted by a certified professional engineer using the latest version of the Federal Highway Administration's Highway Traffic Noise Prediction Model. DTCI can provide the Applicant with the most recent ADT traffic volume projections for the CTP horizon year, as well as information regarding the ultimate conditions of future Russell Branch Parkway.***

Response 9: The proffers include a commitment to conduct a noise study.

Virginia Department of Transportation *(November 25, 2013)*

Comment 1: ***It is to be noted that individual intersection peak hours are used in the analysis rather than identifying one system peak hour and using system peak hour for capacity/queue analysis for all intersections.***

Response 1: Please see the enclosed comment responses by Wells & Associates.

Comment 2: ***There is couple of access points recommended to the property. All new proposed intersections should meet the access management standards as defined in Access Management.***

Response 2: The new access points onto public roads will meet VDOT road standards.

Comment 3: ***Ensure that all turn lane length and taper meet VDOT design standards. If not, design waivers will be required.***

Response 3: All proposed turn lanes and tapers meet VDOT standards.

Comment 4: ***Although a signal is intuitively warranted at few intersections for year 2027 based on the analysis for projected traffic by others; however, we recommend that a signal warrant study be reexamined no earlier than one year prior to build out of the project. Signal warrant study needs to be provided in a separate booklet and alternatives other than a traffic signal should be provided in the study. As of July 1, 2009, all warrant studies should be signed and sealed by a professional engineer registered in the Commonwealth of Virginia.***

Response 4: Due to the small number of trips generated from Landbay 2, no traffic signal warranty study is required.

Comment 5: ***Few general comments that have no impact on the results of the analysis;***

a. ***Table of Contents (Section 4); 2017 Traffic Forecasts without developments should be titled as 2027 Traffic Forecasts without developments.***

b. ***Page 4 (last sentence); inaccurate sentence -----with both the-----.***

c. ***Page 10 (last paragraph); Trailview Boulevard would be would be… (would be written twice).***

d. ***It is to be noted that the report does not include a plan at an engineering scale of the existing and proposed site uses.***

e. ***It is to be noted that the report contain Level of Service (LOS) per lane group in tabular form only and does not include LOS per lane group graphically***

Response 5: Please see the enclosed response letter by Wells & Associates.

Loudoun County Department of Fire, Rescue and Emergency Management *(September 26, 2013)*

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

PIN	Leesburg, Stations 20 & 13 Travel Time
112-15-4506	4 minutes, 37 seconds (fire) 5 minutes, 40 seconds (rescue)

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

Approximate Response Time for Leesburg, Stations 20 & 13
6 minutes, 37 seconds (fire) 7 minutes, 40 seconds (rescue)

Since the submitted plans do not provide sufficient detail, the Fire and Rescue Planning Staff respectfully requests that the Applicant demonstrates adequate access and circulation of emergency vehicles to all areas of the proposed development, including all sides of buildings and any parking structures. Staff understands that this concern may be best addressed at the time of site plan.

Response: Adequate access and circulation of emergency vehicles to all areas of Landbays 1 and 2 have been analyzed and will be met at the time of approval of site plans or subdivisions for various portions of the property.

Environmental Health *(August 6, 2013)*

Comment: ***The above referenced project meets the requirements of Section 1245.10 of the LSDO. Health Department Staff has not identified any outstanding issues and supports the application. The existing wells are not shown on the "existing conditions/rezoning" plat (sheets 3 and 4).***
The plat, submitted by Urban, dated 19 July 2013, is adequate.

Response: Acknowledged.

Department of Building and Development *(September 30, 2013)*

Comment 1: ***Parking.***

a. ***Please provide more details regarding how residential parking requirements will be fulfilled. Specifically, please identify how many spaces will be garage spaces, driveway spaces, on-street parking, and parking in common areas.***

b. ***Please identify the number of parking spaces to be provided for non-residential uses.***

Response 1: Details concerning portions for Land Bays 1 and 2 have been provided on the Concept Plan.

Comment 2: ***Frontage. Two townhouse parcels, located respectively in the northeast and southwest edges of the residential development area, appear to lack roadway frontage and should be adjusted in order to comply with the minimum frontages required by Section 7-800(B) of the Revised 1993 Loudoun County Zoning Ordinance (RZO).***

Response 2: The referenced townhouse parcels have been revised to illustrate adequate roadway frontage for such lots.

Comment: ***Open Space.***

a. ***Please note that the RZO defines "Recreation Space, Active" as follows:***

> ***Flat, open, well-drained usable space configured in squares or greens. Active recreation space may include facilities such as ballfields, tennis courts, or swimming pools, or tot-lots and other similar type play areas. Active recreation space may also be used for camping, picnicking, boating, fishing, swimming, outdoor games and sports, equestrian activities, and the like, and activities incidental and related to the foregoing, all on a non-commercial basis and to fulfill the requirements of the R-8, R-16, and R-24 zoning districts.***

Please note that the Zoning staff has previously found that walking paths do not constitute active recreation space. The applicant should confirm with Zoning staff whether or not the proposed recreational trail will satisfy the zoning district requirements for active recreation space.

b. ***Several of the small open space parcels within the interior of the residential development area include common parking areas, some of which are located very close to proposed residential lots. Noise and headlights from the parking area could impact the quality of life of the adjacent residents. Staff recommends adjusting the site layout to locate common parking areas at a greater distance from any residential lot, or to reconfigure these parking spaces to be located parallel (rather than perpendicular) to adjacent residential units.***

c. ***Most of the open space parcels within the interior of the residential development area appear to be too small to be practically usable. Please identify how these small open areas are to be used. The applicant may want to consider adjusting the layout of the development to consolidate these smaller areas into larger open space parcels.***

d. ***The property is proposed to be developed in accordance with the R-8 zoning district standards of Section 7-800 of the RZO. Regarding the requirements for active recreation space, Section 7-803(E) requires that "All such space shall be accessible to all residents by means of internal pedestrian walkways." Accordingly, the Concept Plan should show that all homes have a pedestrian connection (such as a sidewalk) linking each home with the active recreation space.***

Response 3: a. Paths suitable for jogging and bicycle riding accommodate active recreation activities. The application has included land for a soccer field and other outdoor recreational activities.

b. Please see the revised concept plan for Landbay 2.

c. Common open space areas have been located throughout Landbay 2 to provide walkable gathering and recreational opportunities for residents.

d. Please see the Concept Plan for pedestrian access opportunities.

Comment 4: Alleys. Please clarify whether or not the alleys will function as two-way routes. Please also confirm that alleys will meet the applicable width requirements of the Facilities Standards Manual.

Response 4: Alleys will function as two-way routes.

Comment 5: Golf Course. The Concept Plan should clarify the proposed new boundaries of the golf course.

Response 5: Please see the Concept Plan for the limits of the golf course.

Comment 6: Stormwater Management Pond. Staff notes that the boundary line separating the proposed new zoning districts would bisect the stormwater pond. Please confirm with Environmental Review staff that the pond can be located in both a residential zoning district and a commercial zoning district.

Response 6: A stormwater detention facility is permitted in PD-H and PD-OP districts.

Comment 7: Parcel Identification. The Concept Plan should clearly identify and delineate the three parcels that compose the proposed development.

Response 7: Please see the Concept Plan.

Comment 8: Proffers. Staff requests to review the proposed proffers for this development prior to approval.

Response 8: Please see the enclosed draft proffers.

Comment 9: Development Review Process. Please note prior to approval of subdivision or site plan applications for the proposed development, all County ordinances including the Land Subdivision and Development Ordinance, Facilities Standards Manual, and Revised 1993 Loudoun County Zoning Ordinance shall be met unless otherwise modified with this legislative application.

Response 9: Acknowledged.

Loudoun County Public Schools ***(August 20, 2013)***

Comment: ***Based on 2012 Loudoun County Public Schools student generation factors, the proposed 33 single family detached and 125 multifamily units will generate a total of 88 school-age children: 43 elementary school-age children (grades K-5), 20 middle school-age children (grades 6-8), and 25 high school-age children (grades 9-12).***

New students generate substantial operational and capital expenses. The costs are evident in the County's budgets; the School Board Adopted FY 2014 through FY 2018 Capital Improvement Program and the School Board Adopted FY 2014 Operating Budgets underscore the financial effects that student growth has on Loudoun County. Approval of this zoning application will generate estimated capital costs of $3,501,663 and annual operational costs estimated at $1,020,360 to fund the educational services alone for Goose Creek Club (see attached project assessment). The School Board is cognizant that these projected costs do not reflect anticipated revenues from real estate taxes, personal property taxes, and sales taxes. Nevertheless, the financial costs of residential rezonings are not only significant but also generate ongoing expenses that continue to increase with the passage of time.

A review of approved residential development suggests that Loudoun County Public Schools can anticipate an additional 8,600 students over the next five years. This calculation does not embody children who are presently being served by Loudoun County Public Schools nor does it include future potential students from by-right developments. School-age children from currently approved development in the Leesburg/Central Loudoun area alone will more than fill the area schools.

Applicants with residential rezoning projects often indicate in their justification comments that a given area is supported by existing and planned infrastructure. However, students from approved by-right and rezoned subdivisions add a significant load to the existing and planned school facilities which make it difficult to keep pace with the respective service demands. The misconception that residential projects can be supported by existing and planned public infrastructure must be addressed.

The recent addition of Frederick Douglass Elementary School has created near term relief in the Leesburg area; however, additional residential development from new rezonings and by-right developments will place the schools in further jeopardy from a capacity perspective. The proposed Goose Creek Club project, along with other active residential rezonings, will upset the enrollment balance in Leesburg in such a manner that the students will not be accommodated either in the current school attendance zones or with a redistribution of students in the Leesburg area.

As current capital facility proffer calculations indicate that public schools account for approximately 80 percent of Loudoun's estimated capital costs, and in order to minimize the potential impact of Goose Creek Club on Loudoun County Public Schools, School Board staff requests a proportionate share of the Goose Creek Club capital facility contribution be set aside for public school capital projects in the Leesburg subarea. Capital facility monies may be necessary, in whole or part, for additions and/or renovations at existing Leesburg schools in order to offset school capacity shortages for future students.

Lastly, safe walking paths remain an important concern for the School Board, staff, and parents of children who attend our schools. The lack of safe walking paths for students within subdivisions creates a growing safety hazard and increases operational costs. In rural areas of Loudoun, each house becomes a bus stop. Similar circumstances are emerging in the county's new subdivisions. Students residing within a school's walk zone must be transported to school because there are either no sidewalks or the sidewalks are only constructed on one side of the street. Should new subdivisions contain sidewalks on both sides of the street, children could safely walk to a bus stop or school. Sidewalks not only increase operational efficiency but also ultimately mean less time on the school bus for Loudoun's children. In order to ensure that students residing within Goose Creek Club can safely walk to and from school bus stop locations, pedestrian walkways should be provided and allow for public access easements.

The Loudoun County School Board is concerned about all land development applications. Capital facility expenditures and operational costs are significantly impacted by each approved residential project, and both can be anticipated to increase with each additional school-age child that resides in Loudoun County.

Response: The Concept Plan illustrates a pedestrian network suitable for student access to and from school bus stops. The enclosed proffers propose payment of capital facilities contributions that conform with Loudoun County General Plan policies.

Loudoun Water *(September 30, 2013)*

Comment 1: The concept Development Plan, Sheet 5 of 13, notes a "Bridge Project by Others" where Cochran Mill Road crosses Tuscarora Creek. Cochran Mill Road will provide access to Loudoun Water's future water treatment plant as well as to existing industrial uses. It is requested that any bridge improvement project meet or exceed current bridge conditions, elevating Cochran Mill Road over the 100 year Tuscarora Creek floodplain and continuing to insure that heavy construction, delivery and general industrial vehicles have access along the bridge to points south.

Response 1: VDOT and Loudoun County have acknowledged the need for improvements to the existing two lane Cochran Mill Road Bridge that is listed on the Six Year Plan and has been partially funded by VDOT.

Comment 2: Loudoun Water will not serve this project. It is in the service area of Town of Leesburg.

Response 2: Acknowledged.

Town of Leesburg *(September 25, 2013)*

Town Plan

***Comment 1*: *Land Use*. The subject property is in the Leesburg Joint Land Management Area. The Town Plan provides land use recommendations in the JLMA "to be used as the basis for a joint planning effort with Loudoun County ... " (Town Plan, p. 6-23). The Town Plan designates the property for Open Space uses which includes recreational use such as a golf course. The proposed 9-hole golf course is consistent with this designation.**

The Open Space designation does not anticipate other uses such as the proposed residential, office, hotel and restaurant uses for the property. The proposed plan shows the location of the office, hotel and restaurant uses clustered between Tuscarora Creek and Route 7. Staff has considered the applicant's justification for proposing these uses. The Statement of Justification notes that mixed use development is desired by the Town Plan and references the Village at Leesburg as an example of a mixed use project that has proven to be a positive asset to the town in terms of use, fiscal impact, and which is also attractive and well-designed. The applicant's Statement of Justification continues to state that this type of mixed use community development concept should be extended further eastward to Goose Creek which forms the natural boundary of the JLMA. Staff notes that the Town Plan designates areas within the Town's corporate limits along East Market Street as Regional Office. This designation anticipates office use with support retail including such uses as hotels and restaurants. The Goose Creek application's inclusion of office, hotel and restaurant uses is generally compatible with the Town's vision to have employment and employment supportive uses in the Route 7 corridor outside of the Bypass.

With respect to residential uses, the proposed location is less than ideal. It is adjacent to properties that are currently developed for industrial use including the Luck Stone rock quarry. The proposed residential use is not integrated with the other non-residential uses on the property and it is relatively remote from those uses as well as the other mixed uses at the Village at Leesburg. The proposed pedestrian trail included in the plan does provide a link between the residential and non-residential components of this plan but it is a weak one at best given the distance between the proposed residential uses and these other uses. For these reasons, staff is not supportive of residential uses at this location.

Response 1: Please see the response to Loudoun County Comprehensive Planning which explains the benefits of the proposed extension of the mixture of uses in the Village at Leesburg to the eastern end of the Town JLMA boundary at Goose Creek. Loudoun County General Plan Business Community policies encourages a mixture of uses on the Property including 25% residential. The proposed residential uses include no more than 25% of the land area of the Property and afford an opportunity for employees to live in market rate and affordable dwelling units in proximity to office, recreational and commercial uses. The mixed use development proposed upon the Property has been shown to absorb office uses more quickly than single use employment districts. Residential uses have been included consistent with General Plan policies, market parameters and the uses developed at the contiguous Village at Leesburg project.

***Comment 2*: *Community Design*. This area also serves as an eastern gateway to the Town. The Town Plan notes the following:**

> ***"County decisions about streets and other transportation facilities and service, water and sewer utilities, schools, and parks- as well as County approvals of private development - also affect the Town's community design. There are opportunities to enhance community design through planning in the Joint Land Management Area (JLMA) ... " (Town Plan, p. 5-3).***

Staff recommends that the County obtain further information from the applicant about the site planning and building design of the office, hotel, and restaurant uses. This development is very visible from Route 7 and is an important gateway to the Town.

Response 2: Please see the revised concept plan and proffers that include compliance with Village at Leesburg Design Guidelines.

Comment 3: Recreation. A pedestrian trail is shown on the concept plan which links the non-residential component of the plan with the residential area. This trail is proposed to link to an existing trail on Russell Branch Parkway. Staff recommends that the applicant commit to construction of this trail through proffers.

Response 3: See proffer commitment to construct the multiuse trail and reserve access through the property along Goose Creek.

Comment 4: Signage. The location of the proposed restaurant and hotel is relatively remote from Route 7 in terms of direct access. Staff wishes to note for the applicant that off-site signage is not permitted through the Leesburg Zoning Ordinance. Should this application be approved, the applicant should not expect the Town approve a request for off- site directional. signage for these uses.

Response 4: Acknowledged.

Utilities

Comment 1: Utility Service. The Town Plan and County Revised General Plan state that properties in the JLMA will be served by the Town. The Town has plant capacity for sewer and water service to this site. However, the proposal does not identify how public utility service will be provided. Staff has met with the applicant and representative of the Tuscarora Crossing proposal and the Village at Leesburg, Landbay C developments to discuss service alternatives to this area. A single pump station is recommended to serve all these properties and logically it would be located on this property. The landowner for the Village at Leesburg, Landbay C property has developed plans for a pump station on that property and the design capacity of the pump station does not include the subject property. To date, staff is not aware that a coordinated approach has been agreed to between these property owners. Consequently, there is no sewer outfall currently for this project.

Response 1: The applicant plans to connect development in Landbays 1 and 2 to the pump station on Landbay E shown on the concept plan for Landbay C of the Village at Leesburg. It is the applicant's understanding that the proffered Landbay E pump station location is the approved location for such use and that a concept plan amendment would be required to alter the current pump station location.

Comment 2: Utility Agreement. Plans for the extension of sewer and water to this site must be endorsed by the Town Council.

Response 2: The Town of Leesburg is the provider of utilities for Leesburg JLMA locations. The Town Master Utility Plan acknowledges the property will be served by Town utilities.

Public Works – Transportation

Comment 1: Cochran Mill Road/Russell Branch Parkway. The site is proposed to be served by the extension of Russell Branch Parkway which transitions into existing Cochran Mill Road. The concept plan shows a full section of this road across the frontage of the property and the Statement of Justification states that this section will be "completed by others". The applicant should dedicate the ROW and any temporary/permanent easements for the future alignment of the RBP extension to the limits of the subject property. The applicant should provide more information about how this road will be provided and explain what is meant by "completed by others" when the access to the residential development is dependent on this road.

Response 1: VDOT and Loudoun County have approved replacement of the Cochran Mill Road Bridge in the Six Year Plan. VDOT and Loudoun County have authorized unused funds for Gleedsville Road Bridge to be allocated to the Cochran Mill Road Bridge replacement project which is currently being designed by consultants for VDOT. Replacement of an existing VDOT bridge is not reasonably related in proportion to the 158 units proposed for Landbay 2. The Applicant is providing right-of-way for and is constructing a half section of a four lane divided 90 foot divided roadway from the proposed Tuscarora Creek Bridge along the east side of Cochran Mill Road to the southern end of Land Bay 2,

right-of-way to the point of divergence of such road from the Property and a full section of right-of-way across Land Bay 1 to Goose Creek as shown on Sheet 15 of the Concept Plan..

***Comment 2*: *Level of Service*. The Traffic Impact Study was analyzed by staff using Synchro 7 Software to look at each of the intersections in the development and determine the Levels of Service. Three intersections did not meet the Town's Design, and Construction Standards Manual requirement for a minimum LOS "C" at project build-out. The applicant needs to provide phased improvements to maintain the required LOS for the following Town-maintained intersections:**

a. Route 7 westbound on-ramp and River Creek Parkway

b. Russell Branch Parkway and Crosstrail Boulevard

c. Golf Club Road and Russell Branch Parkway SE

Response 2: Goose Creek Club is a Loudoun County rezoning and special exception application that conforms with Loudoun County planning, zoning, LSDO and FSM requirements.

Plan Review

***Comment 1*: *Stormwater*. The applicant should provide information about how stormwater will drain from the site to ensure that the new stormwater management regulations can be met. Additional notes and conceptual design calculations should be provided for water quality and quantity. Verification should be provided to assure that the size of the planned facilities is sufficient.**

Response 1: It is premature to analyze stormwater runoff for Goose Creek Club until site plan or subdivision plans have been prepared. The applicant has proffered to meet Loudoun County FSM requirements for stormwater management.

***Comment 2*: *Phasing Plan*. The applicant should provide further information about development phasing for this project. Information about infrastructure phasing as it relates to the proposed development should also be provided.**

Response 2: Development of Landbay 1 will proceed as market demands dictate independently from Landbay 2. Landbay 2 will be developed in one phase.

***Comment 3*: *Limestone Overlay*. The applicant should show the Limestone Overlay District on Sheet 2.**

Response 3: The Loudoun County Zoning Ordinance does not include Goose Creek Club in the Limestone Overlay District.

***Comment 4*: *Bridge*. Improvements to the bridge at Tuscarora Creek and Cochran Mill Road are currently in the design phase at VDOT. The design is for a 10 year storm. To assure continued**

access to the residential portion of this project, the bridge should be designed to meet a 100 year storm. This is essential to assure emergency services. Staff recommends that the applicant discuss this issue with VDOT.

Response 4: The Applicant has discussed the design of the VDOT proposed replacement of Cochran Mill Road Bridge and has accommodated such design by dedication and construction of a half section of a four lane major collector along the property frontage of Route 653 to the eastern end of Land bay 2 and right-of-way to the point of divergence of Cochran Mill Road from the property. A reservation for a four lane section of a major collector from Cochran Mill Road to Goose Creek as shown on Sheet 15 of the Concept Plan. The applicant has shifted the Landbay 2 access south to meet VDOT spacing requirements and to align with the southerly entrance of the fuel supply facility on the west side of Cochran Mill Road.

Thank you for sending the comments. Please let me know if you or others reviewing this application have questions about the response stated in this letter or the revised materials included with the applicant's responses.

Very truly yours,

Michael A. Banzhaf

MAB/bmb

Enclosures

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May 9, 2014

Judi Birkitt
Project Manager
Department of Planning
COUNTY OF LOUDOUN
One Harrison Street, S.E., Third Floor
P. O. Box 7000
Leesburg, Virginia 20177-7000

Re: ZMAP 2013-0005, SPEX 2013-0017, SPEX 2013-0018 & SPEX 2013-0019; Goose Creek Club - Golf Course, Hotel and Restaurant

Dear Judi:

Thank you for sending the second set of referral comments concerning the subject project. In response to such comments the Applicant has revised the application materials enclosed with this letter with the understanding that the application may be advertised for the June 17, 2014, Planning Commission public hearing.

The enclosed revised materials demonstrate Goose Creek Club is an application staff and the Planning Commission can recommend for approval based upon the following:

- The Applicant, as owner of the 110 acre JLMA-3 zoned property and the office-zoned Land Bays D and E of the Village at Leesburg, seeks to accelerate development of employment uses between Crosstrail Boulevard and the eastern edge of the Town of Leesburg Joint Land Management Area. The site is currently zoned JLMA-3 which allows development of 36 single family detached residences and the existing commercial golf course. Since approval of the Village at Leesburg the Applicant has not been able to obtain a user for Land Bay D or E even though such parcels have superior access to all of the amenities in the Village at Leesburg as well as the Route 7/Crosstrail Boulevard interchange. Mixed use principles in the Regional Office planning category advocate a mix of High Density Residential uses as a means of promoting a sustainable and localized living and working environment. Goose Creek Club seeks to implement Regional Office goals by development of office, hotel, restaurant and golf course uses on 75% of the 110 acre property with the remaining 25% of the property to be developed with high density residential uses. Implementation of Regional Office goals on the Goose Creek property will also accelerate development of employment uses on adjacent Land Bays D and E of the Village at Leesburg.

  The current Loudoun County assessed value of the Village at Leesburg is approximately $105,000,000 which will generate 2014 real estate taxes of $1,200,000. The Village at

Leesburg generates annual sales taxes of over $5,000,000. The owners of the project have invested over $250,000,000 in the Village at Leesburg. The town center is investing additional monies in advertising and onsite improvements to lighting, signage, landscaping and programming in an attempt to attract additional retailers and office users. Additional homes in the immediate vicinity of the town center will help vitalize this important town and county asset and result in additional revenue to the county in the form of additional real estate and sales taxes.

- Town Plan and Loudoun County General Plan (the "General Plan" or the "County Plan") policies recommend development of non-residential(commercial) uses along major arterial or collector roads such as Route 7. The Loudoun County Revised General Plan encourages development of land in town gateway areas to be consistent with Town Plan goals. Loudoun County and Town of Leesburg planning documents encourage expansion of the mixed use employment, retail, entertainment and residential uses from the Village at Leesburg to the eastern edge of the Leesburg Joint Land Management Area.

- The General Plan implementation policies advocate preservation of substantial portions of developable land as open space with no limit on the amount of open space that may be preserved in a Regional Office community. The General Plan states that open space areas should be designated for public or private use and include active and passive uses such as ball fields, tot lots, trails, picnic or fishing areas and golf courses. The Goose Creek Club concept plan has been revised to incorporate a youth soccer league field to help off-set the loss of athletic fields from Lansdowne High School as well as expansion of the Keep Loudoun Beautiful Park. Goose Creek Club integrates its office, hotel, restaurant, golf course and residential uses with a trail network that permits project owners, occupants and their guests to use and enjoy project open space features as well as Village at Leesburg employment retail and recreational uses.

- The Revised General Plan encourages protection of natural resources such as stream and creek valleys, existing tree cover and wild life habitat. Sheet 18 of the concept development plan illustrates that over 75 acres of the 110 acres of the Goose Creek Club property will be preserved in natural open space, passive open space and active open space. The Goose Creek Club proffers commit the project to be developed with substantial Tree Conservation Areas and state of the art storm water management and best practices facilities,. New trail access to and along Goose Creek will be available to encourage appropriate protection and use of Goose Creek. The enclosed noise study conducted for the property indicates residential and nonresidential uses on Goose Creek Club will not be impacted by existing quarry operations.

The following detailed responses are consistent with the foregoing summary of project planning principles.

COMMUNITY PLANNING *(April 1, 2014)*

***Comment 1*: Plan policies do not support the application. In the first referral, Staff advised the Applicant of Plan policies and provided recommendations to assist the Applicant design a proposal in conformance with the Revised General Plan. The first referral recommendations, as well as those found above, identify the outstanding issues for the application specifically as it relates to land use, land use mix, density, open space/parks open space allocations, and public/civic uses for each landbay.**

Given the application's fundamental conflicts with adopted land use policies, for both the residential and commercial components, recommendations regarding the site design, site layout, building architecture, design implementation, circulation, capital facilities, unmet housing needs and the proffers pertaining to each are not provided.

Staff recommends denial of the proposed application given its nonconformance with the policies of the County's Revised General Plan.

Response 1: The Loudoun County General Plan and the Town Plan encourage development of Regional Office uses on the Property. Regional Office uses in the County Plan allow 50-70% of the land area to be developed with office uses, ten percent of the land area to be developed with commercial and retail service uses, 25% of the land area to be developed with high density residential uses, and an unlimited amount of the land area to be developed with parks, civic and open space uses. Town Staff notes that, "the Town Plan designates areas within the Town's corporate limits along East Market Street as Regional Office. This designation anticipates office use with support retail including such uses as hotels and restaurants. The Goose Creek application's inclusion of office, hotel and restaurant uses is generally compatible with the Town's vision to have employment and employment supportive uses in the Route 7 Corridor outside of the Bypass." P. 2 of Town of Leesburg referral letter dated April 10, 2014.

The County Plan provides non-residential uses will front major arterial or collector roads and states Regional office uses will be the prominent features of the community when viewed from periphery roads. The General Plan states the primary purpose of a Regional Office Community is to accommodate a mix of similar and compatible office, light industrial, related business uses, and accessory commercial uses in conjunction with compatible residential development.

Consistent with Town Plan and General Plan policies, the Applicant proposes to extend the office uses permissible in Land Bays D and E of the Village at Leesburg along Route 7 to the eastern limits of the Town of Leesburg JLMA, with golf and open space uses on land envisioned to be developed with such uses. The 27.71 acre balance of the Property is planned to be developed with high density residential uses consistent with the County Plan Land Use Mix parameters. Regional Office guidelines advocate a mix of High Density Residential uses as a means of promoting a sustainable and localized living and working environment. High Density Residential communities are envisioned in the General Plan to include a mixture of dwelling units including affordable dwelling units at an overall density range of 8.0 to 16.0 units per acre in mixed use areas located outside the Dulles Greenway Corridor.

In response to General Plan and Town Plan policies that encourage extension of Regional Office use along Route 7 to Goose Creek, construction of golf course uses, and inclusion of high density uses, the application proposes to add 64.74 acres of PD-OP uses including office, hotel, restaurant and golf course uses to the 47 acres of I-1 uses on Land Bays D and E of the contiguous Village at Leesburg, with no more than 25% of the Goose Creek Club property to be developed with High Density Residential uses under R-8 ADU regulations. The application preserves approximately 68% of the 110 acre Goose Creek Club property in open space uses. The result is a mixture of nonresidential and residential uses developed to form a sustainable community that is consistent with Loudoun County and Town of Leesburg planning guidelines and accelerates absorption of employment uses in the Village at Leesburg and the Town JLMA. The proposed rezoning cannot fairly be classified as inconsistent with General Plan or Town Plan policies.

Comment 2: ***Staff recommends the Applicant define the 300-foot no-build buffer for the scenic rivers as described in Plan Policy and identify permitted uses according to Plan Policy in the proffers. Staff recommends the Applicant commit to the proffers.***

Response 2: The 300 foot buffer area that falls within the Floodplain Overlay ("FOD") restrictions of Section 4-1500, *et seq.,* is depicted on Sheets 5, 6, 18 and 19 of the Concept Plan. The proffers require substantial conformance with the concept plan elements.

Comment 3: ***Plan policies support the protection of natural slopes greater than 25%. The development layout for the subject site is not in conformance with Plan policies. Staff recommends that the Applicant place the very steep slopes in the 50-foot management buffer and avoid impacts to very steep slope areas.***

The subject site includes wetlands that may be affected by the proposed project; Staff recommends the Applicant commit to preserving wetlands consistent with Plan policy and commit to mitigation measures to meet the County's goal of no net loss of wetlands.

Staff recommends that the Applicant commit to the submitted proffer stating a Nutrient Management Plan will be prepared for the continued operation of the golf course.

Response 3: Slopes on the property in excess of 25% are either manmade slopes or are located in floodplain areas that will be developed consistent with FOD requirements. The concept plan illustrates very steep slope areas are located within the 50 foot management buffer area. The Concept Development Plan does not indicate any wetland areas will be disturbed by proposed development in Land Bays 1 and 2 of the Property. The proffers commit the Property to be developed consistent with Corps of Engineer requirements. A proffer has been included to require preparation and submission of a nutrient management plan for operation of the golf course prior to approval of a site plan for any portion of the golf course.

Comment 4: ***Staff recommends the Applicant commit to a minimum number of LID techniques to be incorporated on the subject site.***

Response 4: The proffers include an obligation to incorporate low impact design and best management practices techniques to filter on-site runoff and protect the water quality of Goose Creek. The proffers require use of site specific water quality control techniques as recommended in the latest edition of the Virginia Stormwater Handbook and the FSM, consistent with Loudoun County policies.

Comment 5: ***Staff recommends that the Applicant revise the proposed TCA to expand its inclusion of all the environmental buffers onsite, to include the Scenic Creek Valley buffers, the 50-foot management buffers and floodplains.***

Staff recommends that the Applicant revise the proffers to include language that preserves healthy specimen trees within Tree Conservation Areas and preserve a higher percentage of tree canopy, preferably 100%, given the limited amount of tree canopy onsite.

Response 5: The Tree Conservation Area ("TCA") is an area of the Property where eighty percent of the canopy of healthy trees will be preserved. The TCA will be administered by the Urban Forester who is not qualified to regulate the requirements of the Scenic Creek Valley buffer or the 50 foot management buffers and floodplain areas that are regulated by the County Department of Building and Development and the County Zoning Administrator.

Comment 6: ***Given the application proposes land disturbance predominantly on the existing golf course area, adverse impacts to potential plant and wildlife habitat can be avoided through appropriate buffering of the site's natural resources. Staff recommends that the Applicant revise the application to include the management buffers, no-build buffers, and Tree Conservation Areas as discussed above to preserve desirable species and potential habitat. Staff recommends the Applicant depict the buffer areas on the Plats and commit to proffers preserving these areas.***

Response 6: The Applicant plans to continue to operate the golf course in the area shown on the plans, subject to compliance with the proffers that show the Tree Conservation Area,, buffering and setbacks, nutrient management and compliance with FSM and state stormwater regulations. A certain amount of work must be done on the golf course to reconfigure it to a 9 hole course. The design depicted on the proffered Concept Plan has used the existing course configuration to minimize disturbance of the existing tree canopy. All of the tree buffer along Goose Creek will remain. Approximately 2,134,000 square feet (49 acres) of the TCA is shown on the proffered Concept Plan. All Scenic River and Creek buffers have been provided as encouraged by the County Plan. Management buffers have been provided along all flood plain lines.

ZONING ADMINISTRATION *(March 21, 2014)*

Critical Issues

Comment 1: ***Statement of Justification - The proposed zoning modifications section has been removed from the Statement of Justification dated February 7, 2014. Any proposed zoning modifications will need to be included in the Statement of Justification along with a narrative on how the modification meets Section 6-1217. Specifically, any request for modification should demonstrate how the proposed modification will achieve an innovating design, improve upon the existing***

regulations, or otherwise exceed the public purpose of the existing regulation as well as demonstrate how the modification will be used in the design of the project.

Response 1: The Statement of Justification includes a description of the requested modifications as well as a narrative on how the modifications meet Section 6-1217 requirements.

Comment 2: ***Statement of Justification - Section 6-1210(E)(4). Within this section of the Statement of Justification, the applicant has introduced the addition of the soccer field and associated parking. As proposed, the soccer field is considered a recreation establishment, outdoor, which is a use not permitted in the PD-OP zoning district.***

Response 2: The Zoning Ordinance defines a "Recreation Establishment, Outdoor" as any "establishment operated as a commercial enterprise in which seasonal facilities directed to outdoor recreation are provide for all or any of the following: … outdoor games and sports". The soccer field is more accurately defined by the Ordinance as "Open space, active recreation" because the field will be owned and operated by Loudoun Youth Soccer Association, a 501(c)(3) nonprofit organization. The field has been moved from the PD-OP portion of the proposal to the PD-H6 zoned area of the property.

Comment 3: ***Section 4-305(B)(2) – Sheet 9 of the CDP references a proposed modification to the required yards within the PD-OP district adjacent to agricultural and residential districts and land bays allowing residential uses. The applicant has not provided the required justification for this request nor has this request been included in the Statement of Justification. It is assumed the proposed reduction is for the 20 +/- parking area shown on Sheet 6. Within the justification for the modification, include the intended use of this parking area. Clarify how the extension of Russell Branch Parkway affects this parking area, including access to the parking area.***

Response 3: The proposed modification is for the parking area noted by Staff**.** The Statement of Justification now includes the basis for the requested modification of the parking setback yard from 35 feet to 10 feet where PD-OP zoned ground abuts a residential district. At such time as Russell Branch Parkway is extended as a raised median 4 lane roadway through the property, the entrance to this parking area will become a right in right out only entrance. The current design anticipates this.

Comment 4: ***Section 7-803(E) – With regard to the required active recreation space within the PD-H district, Sheet 10 of the CDP lists the provided space as including tot lot, trails and the soccer field adjacent to the residential district. As previously commented, trails are listed within the Zoning Ordinance definition of passive recreation space. As the soccer field is not provided in the PD-H6 (administered R-8) zoning district, it does not count toward the active recreation requirement. Sheet 18 will also need to be updated to remove the soccer field from the active space. The pavilion area in Land Bay 2 may be included in the active recreation space. Sheet 18 indicates only 5,500 sf of the required 28,500 sf of active recreation space is provided in the PD-H.***

Response 4: The soccer field has been moved to the PD-H6 district.

Comment 5: ***Proffers – The preamble to the proffers references a zoning ordinance modification to Section 5-1414(A) of the Type 3 buffer for PHD-6 areas adjacent to PD-OP areas and adjacent to a planned four lane roadway. It is unclear exactly what is being requested as there is no statement of justification for this request nor is the request detailed on Sheet 10 of the CDP. Section 5-1414 refers to the buffer yard and screening matrix which determines buffer yards based on use. The requirement for a Type 3 buffer adjacent to a four lane divided roadway is required by Section 5-1403(E). The sections being modified as well as the area of modification need to be justified as well as depicted on the applicable CDP sheets. Clarify what is being proposed in lieu of the Type 3 buffer.***

Response 5: The Statement of Justification includes the basis of support for modification of Section 6-1414(A) of the Zoning Ordinance.

Statement of Justification

Comment 1: ***Zoning Ordinance Modification – Section 5-1508 – All information within the application indicates the slopes present on the site are manmade; therefore the requested modification would not be necessary. Staff requests the applicant to clarify if there are any steep slopes on the site that are not manmade where a modification of the standards would be necessary. Should the medication need to be requested, provide justification within the SOJ pursuant to Section 6-1217.***

Response 1: No naturally occurring steep slopes on the Property will be disturbed by the development.

Comment 2: ***Within the introduction of the Statement of Justification, the second parenthesis is missing from the MCPI number for parcel 37A.***

Response 2: The missing second parenthesis has been added.

Comment 3: ***Within the proposal section of the Statement of Justification, there is no mention of the proposed soccer field as part of the development.***

Response 3: The Statement of Justification now includes a description of the soccer field.

PD-OP District Requirements

Comment 1: ***Section 4-300 – Staff previously commented the purpose of the PD-OP district is primarily for office and necessary supporting accessory uses. The applicant is proposing the majority of the PD-OP land to be developed as golf course, hotel and restaurant with a small portion of office. The applicant has responded based on planned policy and speaks to the 25% residential development. The applicant should address how the proposal meets the purpose and intent of the PD-OP district as the majority of the PD-OP district is for the golf course use and not creating primarily office and necessary supporting uses.***

Response 1: The preamble in this letter as well as the response to Comprehensive Planning comments explains how the PD-OP zoning district implements Regional Office planning recommendations of the General Plan and the Town Plan. The purpose of a planned development office park is to provide

offices and necessary supporting accessory uses and facilities with a park like atmosphere and environmentally sensitive design to accommodate and complement existing and natural features including extensive landscaping, low ground coverage by buildings, buildings of moderate height and careful attention to such aesthetic considerations as location and size of signs, lighting, parking and service areas and the like.

One Hundred percent of the usable ground in Land Bay 1 is proposed as commercial, with a large percentage of office. The remainder of Land Bay 1 is proposed to continue as a 9 hole golf course, also a commercial enterprise, while preserving open space along both Tuscarora and Goose Creeks.

Sheet 18 of the Concept Plan indicates approximately 68 acres of the PD-OP portion of the Property will be preserved in open space uses, which are unlimited in the General Plan Regional Office category applicable to the Property. Town Planning staff encourages retention of the golf course use on the Property. County and Town Plans encourage extension of the nonresidential uses permitted in the PD-OP District along Route 7. As noted above, the Applicant has tried for many years to market Land Bays D and E for development of approximately 200,000 square feet of office uses permitted on the adjacent Town property. Due to the 15.7% office vacancy rate in Loudoun County and the focus by the County Board of Supervisors on development of employment uses in the Route 28 and Silver Line CMAP corridors, development of employment uses on the Property will require a mixture of uses called for in the Town and County Plans. Development of High Density Residential, hotel, restaurant and golf course uses will increase the absorption of office uses on Land Bays D and E of the Village at Leesburg as well as on the Goose Creek Club Property.

Comment 2: ***Section 4-305(B)(1) / Section 5-900(A)(1)(b)(i) and (ii) - The 300' building setback should be shown across the entire northern portion of the property which is parallel to Route 7. Verify if any portion of the property is also subject to the parking setback from Route 7.***

Response 2: The 300 foot building setback is more clearly shown across the portion of the Property that is parallel to Route 7.

Comment 3: ***It is noted the Global Signal Acquisitions lease area for the existing monopole is now removed from the PD-H district and is now within the PD-OP district. The area should be expanded to include the entire setback radius within the PD-OP as the setback required per Section 5-618 is to the property line. In addition, the CDP will need to be updated to depict the PD-OP yard requirements of Section 4-305(B)(2) adjacent to the Global Signal Acquisitions.***

Response 3: The area has been expanded as required by Section 5-618.

Comment 4: ***Regarding existing parking for the Golf Course Clubhouse, the applicant has indicated any parking in the right-of-way will be removed and adequate parking will be provided. Note any relocated/future parking will need to meet all zoning ordinance requirements.***

Response 4: Comment noted.

PD-H District and R-8 District Requirements (ADU)

Comment 1: ***Update the table on Sheet 18 to provide the area of open space within the PD-H as required per Section 4-111(A). Thirty percent (30%) of the land area within the PD-H district, excluding the area designated for road rights-of-way, shall be devoted to open space.***

Response 1: The table on Sheet 18 has been updated to provide the area required by Section 4-111(A).

Other Plan Comments

Comment 1: ***As previously commented, the determination of required buffer yards at the time of site plan will depend upon parcel boundaries and the adjacent uses. Sheet 9 gives buffer yards as it relates to only the golf course use adjacent to the single family dwelling units. As the restaurant and hotel uses appear to be the most intense use of the PD-OP district, Table 5-1414(A) requires a minimum Type 3 buffer adjacent to single family detached and single family attached dwellings. Update the table on Sheet 9 to state buffer yards will be provided as required at the time of site plan as implied within the applicant's response to first submission comments.***

Response 1: Restaurant and hotel uses do not abut residential uses. The buffer yard for a golf course adjacent to residential uses is consistent with the three special exception areas shown on the Concept Plan which confine the location of the hotel and restaurant uses.

Comment 2: ***Sheet 18 provides labeling for "active open space". Clarify if this shaded area is to be counted as the "active recreation space" required within the PD-H district. If so, update the labeling to use the correct terminology.***

Response 2: The shading on Sheet 18 has been clarified.

Proffer Comments

Comment 1: ***Throughout the proffer statement, replace the word "will" with the word "shall".***

Response 1: The proffers have been modified as requested.

Comment 2: ***All proffers triggered at the time of occupancy permit should be changed to zoning permit, especially those proffers which require a monetary contribution.***

Response 2: The proffers have been modified as requested.

Comment 3: ***Within the Preamble, in addition to the PIN numbers, include the tax map numbers for each parcel.***

Response 3: Tax map numbers have been added.

Comment 4: ***The preamble to the proffer statement lists a portion of the proposed zoning ordinance modifications but not all of them. Be consistent by listing all proposed modifications.***

Response 4: All modifications are listed in the proffers.

Comment 5: ***The second paragraph of the preamble states condominium or condominium plats or any other document that legally divides the property shall be included in the proffer triggers. Appropriate proffer triggers must be tied to applications which are reviewed by County agencies. Edit this paragraph to only list those applications which are reviewed and approved by Loudoun County.***

Response 5: The Applicant limited the application as requested.

Comment 6: ***Proffer II.A. – Per Section 7-104(C), affordable dwelling units should be interspersed among market rates units in the proposed development. Per this proffer, the ADU's are to only be provided within the single family attached dwelling area.***

Response 6: County practice has been to allow the single family detached affordable dwelling units to be provided in the single family attached product, so Applicant has not revised the proffer.

Comment 7: ***Proffer II.B. – Throughout the application, Land Bay 2 is referenced with the number 2. The title of this proffer should be consistent with the nomenclature used for Land Bay 2.***

Response 7: Consistent nomenclature for Land Bay 2 will be utilized throughout the proffers.

Comment 8: ***Proffer II.B. – The listed proffers in this section would seem more appropriate as Design Guidelines.***

Response 8: The title has been revised.

Comment 9: ***Proffer II.B. – The referenced "Exhibit B" will need to be labeled with title, page numbers and date within the proffer documents. In addition, update the proffer subsections such as 3 and 7 to list the correct figure and exhibit.***

Response 9: Exhibit B is now labeled with title, page numbers and date.

Comment 10: ***Proffer II.B.8. – This proffer prohibits the use of palladium windows on any building yet it does permit arch windows on building rears. This proffer is conflicting as palladium windows are a type of arch window.***

Response 10: The proffer has been revised to address the inconsistency.

Comment 11: ***Proffer II.B.9. – The proffer requires a colonial color pallet to be used in Land Bay 2. The referenced Exhibit B should include the desired colonial color pallet.***

Response 11: Exhibit B now includes the desired color pallet.

Comment 12: ***Proffer II.B.11. – This proffer prohibits the use of unpainted wood on any building. Clarify if this prohibition includes the construction of unpainted wood decks.***

Response 12: The proffer clarifies that unpainted wood decks are prohibited.

Comment 13: ***Proffer II.B.12. – Lamp posts are shown in the attached exhibit but trash receptacles and benches are not detailed. Ensure all referenced details are included within exhibit B.***

Response 13: All referenced details are now included within Exhibit B.

Comment 14: ***Proffer II.C.4. – Land Bay 1 signage should not be a part of Land Bay 2 covenants, conditions and restrictions documents.***

Response 14: The proffer has been modified to remove the reference to Land Bay 1.

Comment 15: ***Proffer VI.A. - The font for this heading is larger than the font used in other proffers.***

Response 15: The font has been revised for consistency.

Comment 16: ***Proffer VII. – As each paragraph addresses the owners associations in each land bay, update the heading to be more generic, such as "Owners' Association" with the first paragraph being Proffer VII.A. specific to Land Bay 2 and the second paragraph Proffer VIII.B. specific to Land Bay 1. Chronologically, Land Bay 1 should be listed before Land Bay 2.***

Response 16: The heading of Paragraph VII has been revised and sub headings added for each Land Bay.

Comment 17: ***Proffer VII. – The proffer language regarding the Owners' Association in Land Bay 1 should include language regarding County review and approval. Replace the term "may" with "shall".***

Response 17: The proffer has been revised to require County review and approval of the Owners' Association documents

Comment 18: ***Proffer VIII.B. – Provide a more exact trigger for this proffer. Detail time certain for completion of the road construction.***

Response 18: The trigger in Proffer VIII.B has been revised to require construction of the improvements through base paving prior to issuance of any residential occupancy permit in Land Bay 2.

Comment 19: ***Proffer VIII.C. – The proffer allows for a reservation period of 10 years for the Russell Branch Parkway extension. This does not appear to be an adequate amount of time. As this road is shown on the Countywide Transportation Plan, a dedication of right-of-way in lieu of a reservation would seem more appropriate. Zoning staff defers to the Department of Transportation and Capital***

Infrastructure for further comment on the time period of reservation. The date of approval of the rezoning should be the starting time, not the date of the proffer document.

Response 19: The reservation period in the proffers has been extended to twenty years from the date of approval of ZMAP 2013-0005.

Comment 20: ***Proffer IX.B. – The title of this proffer should be updated as the soccer field in Land Bay 2 does not count toward active recreation requirements in Land Bay 1.***

Response 20: The soccer field is now included in the PD-H land area. .

Comment 21: ***Proffer IX.C. – Clarify what is meant by "par course exercise equipment" shown on Exhibit B. Exhibit B shows "fitness station equipment" but not "par course exercise equipment". Any exercise equipment should be located in a manner where it can be maintained by the HOA, not the County or VDOT.***

Response 21: The par course exercise equipment has been eliminated from the proposal.

Comment 22: ***Proffer X.C. – First record plat should be included with first site plan or construction plan for Land Bay 2 as a trigger for submission of the noise study.***

Response 22: The trigger for submission of the noise study has been revised to include the first site plan or record plat for Land Bay 2.

Comment 23: ***Proffer X.F. – Section 4-1804 speaks to full disclosure required for all residential and non-residential structures constructed within the Quarry Notification Overlay District. Update the proffer to include the non-residential notice requirements.***

Response 23: The proffer has been revised to include notification of residential and nonresidential properties.

DEPARTMENT OF BUILDING & DEVELOPMENT *(March 14, 2014)*

Proffers

Comment 1: ***The 2010 Revised Countywide Transportation Plan shows the segment of Russell Branch Parkway east of Cochran Mill Road as having a right-of-way of 120 feet; however, Proffer VIII.C (Regional Road Improvements) (p 9) states that a 90 foot reservation will be provided. This dimension is also shown on the Concept Development Plan. Please confirm the appropriate right-of-way dimension with Department of Transportation and Capital Infrastructure staff.***

Response: The Applicant has proffered to dedicate its half of the required right-of-way (from existing centerline) along Cochran Mill Road for its property frontage sufficient to construct a U4M roadway. The Applicant has further proffered to reserve a 90' right-of-way through its property for the

extension of Russell Branch Parkway across Goose Creek, and had demonstrated on Sheet 10 that a four lane divided section with a 10' wide trail can be accommodated with the proposed 90' right-of-way.

Comment 2: ***In Proffer II.A (pg. 2), delete "up to" from the end of the third line, or affirmatively state the number of ADUs that will be provided. As currently written, Proffer II.A implies that the applicant could choose to provide a smaller percentage of ADUs than required.***

Response: Proffer II.A. has been revised to state the number of affordable dwelling units to be provided consistent with Article 7 requirements.

Comment 3: ***In Proffer IV (pg. 6), third line, replace the words "issuance of an initial occupancy permit" with "time of zoning permit".***

Response: Performance of the payment of monetary proffers has been tied to issuance of a zoning permit.

Comment 4: ***In Proffer V (pg. 7), sixth and seventh lines, replace "issuance of each initial market rate residential occupancy permit" with "time of zoning permit for each market rate residential unit".***

Response: Performance of the payment of monetary proffers has been tied to issuance of a zoning permit.

Comment 5: ***In Proffer VI.A (pg. 7), delete the word "initial" from the first and third lines and replace the three instances of the word "occupancy" (second and third lines) with the word "zoning".***

Response: The word "zoning" has been substituted for "initial".

Comment 6: ***In Proffer VII (pg. 8), replace "occupancy permit" with "record plat".***

Response: In Proffer VII "record plat" will replace "occupancy permit".

Comment 7: ***Proffer VIII.B (pg. 9) is ambiguous as to when construction must be completed in relation to record plat approval. In order to clarify, please delete the last sentence ("said improvements… of Land Bay 2") and revise the second line to add the words "and bond or construct" after the word "design".***

Response: Proffer VIII.B has been revised to refine the trigger for construction..

Comment 8: ***Proffer VIII.C (pg. 9) states that the right-of-way reservation for Russell Branch Parkway will "remain for a period of ten years from the date of the Proffers and will expire at that time if neither the County nor VDOT has commenced construction of the roadway." Because road projects often require several years before construction can begin, staff recommends that the reservation remain in place for a longer period of time, such as twenty years.***

Response: The reservation period has been extended to 20 years from approval of ZMAP 2013-0005.

Comment 9: ***Replace the word "occupancy" with the word "zoning" in the following locations:***

a. first line of Proffer VIII.D (pg. 9)
b. first line of Proffer IX.C. (pg. 10)
c. line 14 of Proffer X.C (pg. 14)

Response: The word "occupancy" has been replaced with "zoning" in Proffer VIII.D and Proffer X.C. The timing of performance of Proffer IX.C has been linked to road construction as is appropriate for trail construction.

Comment 10: ***Please clarify when Proffer IX.C.2 (pg. 11) must be completed.***

Response: A time for performance has been included in Proffer I.C.2.

Comment 11: ***In Proffer X.A (p. 11), is the requirement to depict tree conservation areas on record plats intended to require the establishment of actual tree conservation easements?***

Response: The proffered concept plan sheets will be the enforcement vehicle for Proffer X.A. obligations.

Comment 12: ***In Proffer X.A (p. 12) , there appears to be a word missing from a sentence in the last paragraph ("The homeowners association documents shall [ ] tree removal…").***

Response: The word "shall" has been removed.

Comment 13: ***Please identify "Exhibit B", which is referenced in numerous proffers. Staff assumes that "Exhibit B" refers to the photos on pages 19 through 23 of the proffers; however, no text specifically states this.***

Response: Exhibit B is identified in Proffer II.B.1.

Concept Development Plan

Comment 14: (***First review comment, updated) A townhouse parcel located at the southwest edge of the residential development area appears to lack roadway frontage and should be adjusted in order to comply with the minimum frontages required by Section 7-800(B) of the Revised 1993 Loudoun County Zoning Ordinance (RZO).***

Response 14: The Concept Plan has been revised.

Comment 15: ***(First review comment, updated) On Sheets 2 and 3, please change the line weight so that the boundaries of the two smaller parcels within the proposed development area (PIN 112-15-4506 and PIN 149-10-4363) can be readily distinguished from other features.***

Response 15: Sheet 2 and 3 line weight has been changed.

Comment 16: ***Please include a note that the area of right-of-way dedication or reservation may vary from what is shown on the plan, based on amendments to the Countywide Transportation Plan and/or VDOT requirements.***

Response 16: The Applicant has proffered to dedicate along Cochran Mill Road half section right-of-way based on the existing centerline consistent with Sheet 16 of the Concept Development Plan.

Comment 17: ***The parking for the soccer field consists of a large parking lot and a smaller remote lot. Considering that the small parking lot is entirely within the floodplain and will eventually be impacted by construction of the Russell Branch Parkway extension, could the large parking lot instead be expanded slightly to eliminate the need for the secondary lot and the connecting road?***

Response 17: The parking lots serve separate functions: the large lot provides parking for soccer and falls within the PD-H portion of the Property; the smaller lot provides parking for golf course practice facilities within the PD-OP portion of the Property. The parking lot for the golf course has been illustrated to accommodate the extension of Russell Branch Parkway.

Comment 18: ***Some lots in Land Bay 2 are shown as having no required rear yards. For consistency, please show required rear yards for all lots.***

Response 18: All yards have been shown on the plan.

Comment 19: ***As the Tot Lot area is located in the center of a block with no direct road access, Sheet 19 should be revised to show a sidewalk/trail running north-south through the block to provide neighborhood access from either side of the block.***

Response 19: The tot lot access has been illustrated on the Concept Plan.

LOUDOUN COUNTY PUBLIC SCHOOLS *(February 19, 2014)*

Comment: ***With the exception of providing an updated project assessment chart and acknowledging the provision of pedestrian pathways and sidewalks, staff offers no further comments from those originally conveyed on August 20, 2013.***

Response: The proffers include capital facility contributions that are consistent with County General Plan implementation policies that exceed the project's capital costs stated on the Project Assessment Sheet. The Building Program capacity for schools forecast to be attended by students from the project fall within Loudoun County Public School projections. Real estate taxes paid from the Property exceed the estimated annual operational costs stated in the referral form.

PARKS, RECREATION AND COMMUNITY SERVICES *(March 11, 2014)*

Comment 1: ***The Loudoun County Department of Parks, Recreation and Community Service (PRCS) are developing a system of interconnected trails along major stream valley corridors. A trail or linear park within the Goose Creek corridor would be consistent with the Loudoun County Revised General Plan, which specifically recognizes "Open Space Assets (Greenways and Trails, Parks and Recreation, Public School Sites, and Open Space Easements)" as an important element of the Green Infrastructure. Other relevant policy direction includes the following:***

- ***Parks, Recreation and Community Services policy #3 "…encourages the contiguous development of regional linear parks, trails, and natural open space corridors to provide pedestrian links and preserve environmental and aesthetic resources."***

- ***Policy #4…recognizes the role of PRCS in land acquisition and development of trail systems. The plan also recognizes within the framework of the Green Infrastructure, 'Group Three' open space assets to include "Greenways and Trails, Parks and Recreation, Public School Sites, and Open Space Easements."***

- ***Green Infrastructure Policy #8 state: "The County will…expect all landowners to dedicate land, or provide fees in lieu, for general open space and/or parks. These criteria will be designed to mitigate the impacts of their development and provide open space resources for the future users and occupants of the development."***

- ***The Green Infrastructure policies further state that "The County will also pursue acquisition of appropriate river and stream corridor assets through open space dedication or easement, purchase of development rights, and other such programs to ensure the protection of these resources for the public good."***

Applicant Response: ***As shown on the Concept Plan, Goose Creek Club has been designed to access to and through Green Infrastructure assets located on the Property and includes proffers to implement such policies.***

Issue Status: ***Acknowledged.***

Response 1: Goose Creek Club provides a trail network designed to promote connectivity of residential and employment uses in the project and to the Village at Leesburg. The project also provides public access to and along Goose Creek to facilitate development of contiguous regional linear parks, trails and natural open space corridors. The project includes 68 acres of open space and substantial active recreation facilities such as a 64 acre golf course area and a soccer field with trails and sidewalks through the project to provide pedestrian access to and through such facilities.

Comment 2: ***In addition, PRCS adopted Loudoun County PRCS Strategic Plan 2010-15 identifies the following organizational strategies & objectives:***

- ***Strategy 1.2* - Establish parkland or easements along stream valley corridors to link regional and national trails.**
- ***Strategy 1.3* – Continue efforts to implement the County's Greenways & Trails Plan that links parks and natural and historic resources within Loudoun County.**
- ***Strategy 1.4 -* Preserve existing and acquire future open space and natural resources.**
- ***Strategy 3.3 -* Continue efforts to complete the section of the Potomac Heritage National Scenic Trail (PHNST) within Loudoun County.**

***Applicant Response:* Consistent with PRCS objectives Goose Creek Club includes a trail network along Cochran Mill Road to Russell Branch Parkway, a trail network connecting Land Bay 1 and Land Bay 2 uses, trails through the property to Goose Creek, as well as a trail reservation along Goose Creek.**

***Issue Status:* Please clarify the trail reservation. PRCS request that the Applicant proffer to convey the 30 foot reservation along Goose Creek to the County as a linier park or place in a trial easement to the County.**

Response 2: The trail network along public right-of-way will be created at the time of approval of the first zoning permit in Land Bay 2. The trail network in Land Bay 1, including a 30 foot wide easement along Goose Creek, will be created at the time of approval of the first site plan in Land Bay 1.

Comment 3: ***A linear park and/or trail easement would offer a connection form Keep Loudoun Beautiful Park to the north and future connection to Philip A. Bolen Memorial park and the W&OD Regional trail to the south.***

***Applicant Response:* The proffers include a pedestrian access opportunity along Goose Creek and a trail through Land Bay 1, affording trail access from Russell Branch Parkway to Goose Creek.**

***Issue Status:* See response to comment #2 above.**

Response 3: The proffered thirty foot wide trail will be located in an easement to Loudoun County.

Comment 4: ***The Applicant is proffering to construct and convey to a qualified nonprofit organization a soccer field.***

a. ***PRCS adopted standards typically do not include stand-alone fields. However, non-standard facilities with one field have been accepted should the Applicant consider conveyance to the County.***
b. ***Please explain what is meant by convey. Does this included the land for the field?***
c. ***Please provide more information on how parking for the soccer field is provided.***
d. ***The location of the field is in close proximity to the reservation for future Russell Branch Parkway as shown on sheet 6 of the concept plan. This could be safety concern when Russell Branch Parkway is constructed.***

e. ***The north end of the soccer field is proximity 70' from the proposed townhomes. The Applicant should be aware residents from these units will be impacted by sight and sound.***

Response 4: The Loudoun Youth Soccer Association ("Loudoun Soccer") is a qualified not-for-profit organization founded in 1978 to serve youth and adult soccer players and parents in Loudoun County. Loudoun Soccer is particularly interested in owning and maintaining the proposed soccer field that will help offset the athletic fields lost to construction of the Lansdowne High School. The soccer field and associated parking lot will be conveyed in fee simple unencumbered at no cost to Loudoun Soccer which has substantial resources and expertise to ensure the soccer field is properly maintained. The soccer field is set back from the edge of pavement of existing Cochran Mill Rd approximately 45' and a row of trees separates it from the roadway. If Russell Branch Pkwy is extended and widened, the existing curve in the road adjacent to the soccer field should be removed, moving the road west and further from the soccer field.

VIRGINIA DEPARTMENT OF TRANSPORTATION *(March 19, 2014)*

Comment 1: ***Frontage improvements should be consistent with the approved TIA. There is only one thru lane shown on the half section to be provided by the applicant whereas the TIA shows two thru lanes.***

Response 1: The Applicant is providing frontage improvements consistent with the results and recommendations of its traffic consultant. Frontage improvements south of the entrance to Land Bay 2 are not appropriate because the majority of the traffic from Land Bay 2 is from the north. Furthermore, the alignment of future Russell Branch Parkway is not set. There is a curve at PIN 150-20-5895 (Oak Mill LP) which should be improved with the extension of Russell Branch Parkway.

Comment 2: ***Frontage improvements should be extended throughout the property frontage consistent with the Loudoun County comprehensive plan.***

Response 2: The Applicant is providing frontage improvements consistent with the results and recommendations of the TIA. Frontage improvements south of the entrance to Land Bay 2 are not appropriate because the majority of the traffic from Land Bay 2 is anticipated in the TIA to access the site via Russell Branch Parkway. Furthermore, the alignment of future Russell Branch Parkway is not set. There is a curve at PIN 150-20-5895 (Oak Mill LP) which should be improved with the extension of Russell Branch Parkway.

DEPARTMENT OF TRANSPORTATION AND CAPITAL INFRASTRUCTURE

(April 15, 2014)

Comment 1: ***a. The Applicant has provided the requested trip generation comparison between the approved and proposed uses for the site; see Attachment 1. Comment addressed.***

b. The Applicant has provided the requested levels of service graphics for all scenarios analyzed by the TIS; see Attachment 2. Comment addressed.

c. Comment addressed.

d. The Applicant has clarified that the intersections on either side of a two-lane bridge over Tuscarora Creek would operate at acceptable LOS under both buildout (2017) and buildout plus 10 years (2027) conditions; see Attachment 3. Comment addressed with respect to the traffic study. See also Comment #4 below regarding the replacement of the existing bridge at this location.

Response 1: No response required.

Comment 2: ***The location of the proposed full-movement residential access intersection has been relocated approximately 150 feet further to the south. DTCI defers to VDOT as to whether this location is acceptable with respect to the location of the replacement entrance proposed for the Luck Stone facility (due to the bridge project) on the west side of Cochran Mill Road and future median crossover locations.***

Response 2: The Land Bay 2 entrance location is coordinated per the VDOT bridge project plans and the entrance meets VDOT Access Management criteria. .

Comment 3: ***The addition of Sheets 15 and 16 to the plan set depicting the Applicant's proposed ROW reservation, dedication and roadway improvements is helpful. However, the proposed location of the ROW along the Landbay 2 frontage is not consistent with the VDOT plans referenced in the first DTCI referral, and it does not appear possible to construct a U4M road section within the ROW proposed by the Applicant without redevelopment of the Luck Stone site on the west side of Cochran Mill Road. DTCI reiterates its previous comment that the Applicant revise the proposed ROW dedication along the site frontage to be consistent with the VDOT plans referenced the first DTCI referral. With regard to the proposed ROW reservation for the future alignment of Russell Branch Parkway at the east end of the site, the proffers should be revised to extend the ROW reservation period to a minimum of 20 years, consistent with other recent applications.***

Response 3: Applicant has proffered to dedicate the necessary right-of-way along the existing Cochran Mill Road centerline to construct its half of a U4M road section. The Applicant does not control the future development of the Luck Stone site. The right-of-way reservation for the extension by

others of Russell Branch Parkway has been increased to twenty years from approval of ZMAP 2013-0005.

Comment 4: ***DTCI notes that while the replacement bridge over Tuscarora Creek has been added to the VDOT Secondary Six-Year Plan in January 2014, the only funding allocated to the project is approximately $300,000.00 for design. As of this writing, there is neither funding allocated nor a schedule established for construction of a new bridge along the site frontage. As such, DTCI continues to recommend that the Applicant commit to construct a two-lane bridge over Tuscarora Creek, or provide a cash-in-lieu contribution should the bridge be constructed by others. Given that the existing bridge is both structurally deficient and functionally obsolete, no new uses on either Landbay 2 or the portion of Landbay 1 east of Tuscarora Creek should be permitted until a new two-lane bridge is in place and open to traffic.***

Response 4: The impact of trips generated from 158 dwelling units is not reasonably related to construction of a replacement bridge already accepted into the VDOT system for operation and maintenance. VDOT has recently improved the bridge which is in daily use. The Applicant will proffer regional transportation fees consistent with County policies and practices that can be used for bridge construction by VDOT or for other regional transportation improvements. While the existing bridge may have been added to the VDOT Secondary Six Year Plan in January 2014, the bridge is structurally sound with capacity per the TIA to accommodate the minor traffic generated by development of Land Bay 2.

Comment 5: ***Upon further review, DTCI concurs with the Applicant that this existing public ROW should be retained. Comment addressed.***

Response 5: No response required.

Comment 6: ***Comment addressed.***

Response 6: No response required.

Comment 7: ***Per the above-referenced policy, the Applicant should also construct a sidewalk on the east side of Golf Club Road along the frontage of the proposed hotel and restaurant sites.***

Response 7: Pedestrian access from Russell Branch Parkway to Golf Course Road will be provided through Land Bay 1 in the locations shown on Sheet 18 of the Concept Plan. Golf Club Road is an existing state road, portions of which were reconstructed with the construction of the Route 7/Crosstrail Boulevard interchange and Russell Branch Parkway. The road currently provides access only to the golf course and the Keep Loudoun Beautiful Park. No new uses are proposed in Goose Creek Club that will use Golf Club Road for access. Accordingly, there is no reasonable relationship between the uses proposed in ZMAP 2013-0005 and the requested road improvements.

Comment 8: ***Comment addressed.***

Response: No response required.

Comment 9: ***Comment addressed.***

Response: No response required.

Comment 10: ***Given the new proposal to construct a soccer field and associated parking within the southern portion of Landbay 1 adjacent to existing Cochran Mill Road, the Applicant should commit to extend frontage improvements, including a shared use path, south along existing Cochran Mill Road (future Russell Branch Parkway) to the proposed parking lot entrance. These improvements should be consistent with the improvements proposed by the Applicant along the Landbay 2 frontage, per to the revisions recommended in Comment #3 above.***

Response 10: The Applicant is providing frontage improvements consistent with the results and recommendations of its traffic consultant. Frontage improvements south of the entrance to Land Bay 2 are not appropriate because the majority of the traffic from Land Bay 2 is forecast in the TIA to access the site from the north. Furthermore, the alignment of future Russell Branch Parkway is not set. There is a curve at PIN 150-20-5895 (Oak Mill LP) which should be improved with the extension of Russell Branch Parkway.

TOWN OF LEESBURG *(April 10, 2014)*

Comment 1: ***(Page 2) The property is currently zoned JLMA 3 and PD-OP.***

Response 1: The property is currently zoned JLMA 3 and permitting subdivision of the property into 36 clustered single family detached lots and golf course uses.

Town Plan

Comment 1: ***Second Submission Staff Comments: Staff continues to have concerns about the location of residential uses as shown in the proposal. Heavy industrial uses currently exist in this area of the JLMA including a rock quarry, fueling station, and concrete plant all across Cochran Mill Road to the west. Despite the applicant's proposal to buffer the industrial uses from the residential uses with berms and vegetation, impacts from noise, dust, vibration, and other nuisances emanating from the industrial uses will impact the residential uses at Goose Creek Club. Also, dump trucks, semi-tractor trailers and concrete mixing trucks regularly use Cochran Mill Road. The mixture of this heavy industrial traffic with residential traffic and school bus traffic is not recommended. The applicant contends that the proposal is a mixed use design with opportunities for employees to live in units that are proximate to office, recreational and commercial uses. However, the proposed pocket of 158 units is not physically integrated with these employment uses through a true mixed use site design. Further, the proffers do not assure that nonresidential uses arc constructed in a phased manner with the residential uses. So there is no assurance that business employment uses will be built and in all likelihood, the project would develop as a residential-only development in a location that is not optimum for residential development.***

Response 1: Loudoun County General Plan policies encourage Regional Office uses along major collector roads such as Route 7. Regional Office policies are to have a mixture of housing, active recreation, open and civic space and limited retail uses. Residential uses are not encouraged along major collector roads such as Route 7. In an effort to preserve floodplain and open space areas while providing the mixture of uses called for in the Regional Office policies and removing residential uses from the Route 7 Corridor, the High Density Residential uses called for in Regional Office Land Use Policies are located south of Lower Tuscarora Creek outside of floodplain areas and adjacent to active recreation uses such as the golf course, soccer field and internal tot lots and open spaces. The Applicant has proffered to comply with the County Quarry Notification Overlay District, Section 4-1800, *et seq.*, consistent with County planning and zoning regulations administered on the east side of Goose Creek along the Route 659 Corridor in developments such as Belmont Country Club and Belmont Greene that are similarly situated mixed use developments. The Applicant notes the property is already zoned for residential uses. Additionally, the Applicant has operated the golf course for many years. Nuisances from industrial uses are just not there. There is occasional noise, but virtually no dust or vibrations. The enclosed recent sound study which shows the project will meet Town and County noise requirements. Mixed uses in Goose Creek Club area accessible by trails and sidewalks as well as Russell Branch Parkway and Cochran Mill Road. It is not possible to develop Land Bay 2 residential uses adjacent to Land Bay 1 and Land Bays D and E office uses due to the Tuscarora Creek floodplain. Public improvements are phased with development of uses in Land Bays 1 and 2 consistent with Loudoun County policies.

Comment 2: ***Second Submission Staff Comment: Section II B. of the proffers addresses design parameters for Land Bay 2, the residential area of the proposal. Neither the draft proffers, nor the Concept Development Plan reference design guidelines for non-residential uses proposed in Land Bay 1 as was stated in the applicant's response.***

Response 2: Design commitments for Land Bay 1 structures have been included in the proffers.

Comment 3: ***Second Submission Staff Comment: The applicant should clarify the location of the trail per the right-of-way and thus, clarity the maintenance commitment of this facility. Additionally, the trail in Land Bay 2 is proposed to connect with an existing trail in Land Bay 1. However, there is no commitment in the proffers to assure that the section of trail that is in Land Bay 1 will be maintained. The applicant has touted the pedestrian connectivity proposed between the residential and non-residential components of this proposal to promote walkability and to justify the residential component of this plan. Proffer commitment should be made to assure that a trail network will be provided throughout the proposed development.***

A soccer field is now shown on the Concept Development Plan in Land Bay 2 and two parking fields are shown to service this facility. The proffers state (IX B.) that the soccer field and associated parking will be built and conveyed to a non-profit entity. Staff defers to the County, but questions whether maintenance responsibilities for these facilities would be acceptable and/or feasible for local non-profits.

Response 3: The Proffers clarify that trails will be provided by the Applicant at the time of development of the associated Land Bays and will be maintained by VDOT or the appropriate

association. Proffer language has been added regarding maintenance of trails on private property. The soccer field will be conveyed to Loudoun Soccer, a qualified nonprofit organization founded in 1978 that serves youth and adult soccer players and parents throughout Loudoun County. Loudoun Soccer is a well-financed reputable organization that is capable of owning, maintaining and operating soccer facilities on the Goose Creek Club field.

Comment 4: ***Acknowledged.***

Response 4: Signage for Land Bay 1 uses will be constructed in Land Bay 1.

Utilities

Comment 1: ***Second Submission Staff Comment: While the proffers state that the property will be served by public water and sanitary sewer service by the Town, the proposal does not describe how this will be accomplished. The applicant's response letter states that the pump station planned on Land Bay E of the Village at Leesburg will serve this property but there is no further explanation about how service will be provided. Staff recommends that the applicant contact Town Utility staff to discuss this proposal and better define how utility service is envisioned. The plans and proffers should be revised to clearly describe how the applicant proposes to provide utility service.***

Response 1: Minutes of meetings with representatives of the Town, the Applicant, Arcadia and the Hunter Trust indicate a series of coordinated meetings have focused upon provision of utility service for Goose Creek Club, Land Bays C, D and E of the Village at Leesburg and Tuscarora Crossing. Town and County planning documents state the Town will be the provider of public utilities in the Leesburg JLMA. The pump station on Land Bay E located on land owned by an affiliate of the Applicant will be designed and paid for by users of such facility and will be dedicated to the Town for operation and maintenance consistent with Town DCSM requirements. The pump station location will permit all uses developed on Land Bays 1 and 2 of Goose Creek Club to be served by Town wastewater treatment facilities.

Public Works – Transportation

Comment 1: ***Second Submission Staff Comment: Funding has been identified for 2 of the 4 lanes for Cochran Mill bridge. Staff continues to recommend that the applicant fund the remaining 2 lanes and that the applicant provide frontage improvements or proffer to pay in lieu of doing the frontage improvements for Cochran Mill Road. Staff continues to recommend that the applicant dedicate the right-of-way for the future alignment of Russell Branch Parkway. Staff recommends that the proffers be revised to state that the right-of-way will be dedicated upon request of the County, VDOT or the Town (if the property is incorporated).***

Response 1: Consistent with Loudoun County and VDOT practices as well as Virginia legal precedent the Applicant will construct a half section of Route 653 on its property measured from the centerline of Cochran Mill Road, together with required turn lanes, as shown on Sheet 16 of the Concept Plan. The western half section of Route 653 will have to be provided by owners on the west side of the Cochran Mill Road. The volume of traffic generated by Land Bay 2 does not warrant any additional improvements to Route 653 or Russell Branch Parkway. The Applicant has proffered to reserve for 20 years from approval of ZMAP 2013-0005 a 90 foot wide right-of-way for extension of Russell Branch Parkway to Goose Creek.

Comment 2: ***Staff Comments: No further discussion needed.***

Response: No additional response is required.

Plan Review

Comment 1: ***Stormwater. The applicant should provide information about how stormwater will drain from the site to ensure that the new stormwater management regulations can be met. Additional notes and conceptual design calculations should be provided for water quality and quantity. Verification should be provided to assure that the size of the planned facilities is sufficient.***

Response 1: The project will be designed to conform with County of Loudoun FSM requirements.

Comment 2: ***Second Submission Staff Comment: The applicant response was general and did not offer helpful information about how the project and infrastructure will be developed over time. The applicant should submit this information so that the County and the Town will know how the infrastructure will be phased with the project development.***

Response 2: Project infrastructure such as roads, trails, sidewalks, utilities, parks and open space will be provided concurrently with construction of approved uses in Land Bays 1 and 2 as stated in the proffers, consistent with Loudoun County Plan implementation policies and state law.

Comment 3: ***Second Submission Staff Comment: No further comment.***

Response 3: No additional response required.

Comment 4: ***Second Submission Staff Comment: Staff continues to recommend that the applicant coordinate with VDOT to assure that the bridge design includes provisions for the 100-year storm and an ultimate 4 lane divided street section including turn lanes. The applicant should construct this section or provide a payment in-lieu provision in the proffers.***

Response 4: The Applicant has coordinated its road design with the VDOT plans to upgrade the existing Cochran Mill Bridge. The Applicant will proffer regional transportation payments.

ReedSmith

Comment 5: ***Golf Club Road (New Comment):*** ***The Golf Club Road right-of-way should be clearly delineated on the Concept Development Plan. The frontage improvements should include curb, gutter, sidewalk, and cul-de-sac at its terminus.***

Response: Portions of Golf Club Road were constructed at the time of construction of the Route 7/Crosstrail Boulevard interchange and the extension of Russell Branch Parkway. Since Golf Course Road serves only the golf course and Keep Loudoun Beautiful Park, and no new uses proposed with ZMAP 2013-0005 warrant provision of frontage improvements including curbing, a sidewalk and a cul-de-sac. The Applicant will provide access to Land Bay 1 from Russell Branch Parkway and will provide a pedestrian trail from Russell Branch Parkway through restaurant, office and hotel uses in Land Bay 1 as shown on Sheet 18 of the Concept Plan.

Thank you for sending the comments. Please let me know if you or others reviewing this application have questions about the response stated in this letter or the revised materials included with the Applicant's responses.

Very truly yours,

Michael A. Banzhaf

MAB/bmb

WELLS + ASSOCIATES

MEMORANDUM

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www.mjwells.com

To: Alex Faghri
Traffic Engineer
Virginia Department of Transportation

From: Chris L. Kabatt, P.E.
Kevin A. Berger

Re: Goose Creek Club Golf Course

Subject: Traffic Impact Study Comments and Responses
Loudoun County Application Number ZMAP 2013-0005

Date: March 25, 2014

INTRODUCTION

This memorandum summarizes the comments and responses from the Virginia Department of Transportation (VDOT) regarding the Goose Creek Club Traffic Impact Study (TIS) dated July 19, 2013. It is based on the VDOT letter to Loudoun County Department of Transportation and Capital Infrastructure (DTCI) for the Loudoun County Application Number ZMAP 2013-0005; SPEX 13-0017_0019, dated March 19, 2014. A response to the comments is provided below.

Comment 1. Frontage improvements should be consistent with the approved TIA. There is only one thru lane shown in the half section to be provided by the applicant whereas the TIA shows two thru lanes.

Comment 2. Frontage improvements should be extended throughout the property frontage consistent with the Loudoun County comprehensive plan.

Response. The analysis in the study assumed a four-lane section of Russell Branch Parkway (currently the existing Cochran Mill Road alignment) constructed by others continuing from the site commercial (Golf Club Road) street through the site residential street, which would also assume the bridge across Tuscarora Creek as a four-lane section. However, improvements to the south and east are not warranted as 98 percent of the site trips would travel to the north and west to Crosstrail Boulevard and

Route 7 and the traffic forecast does not support a four-lane section.

Since the traffic study was completed, a separate analysis has been completed to analyze the capacity of future Russell Branch Parkway (currently the existing Cochran Mill Road alignment) at the site residential street as a two-lane section south of Tuscarora Creek, assuming shared turning movements in and out of the new residential street. As indicated by the table included as Attachment I, the turning movements would still operate at acceptable levels of service (LOS "D" or better.). Therefore, based on the capacity analysis the existing two-lane bridge and a two-lane section along the property frontage would accommodate the traffic forecast in 2017 and 2027.

Questions regarding this document should be directed to Wells + Associates.

Attachment I
Goose Creek Golf Course
Intersection Level of Service Summary

Intersection	Intersection Control	Critical Movement	Existing 2013 Conditions		Future 2017 Conditions without the Development		Future 2017 Conditions with the Development		Future 2027 Conditions without the Development		Future 2027 Conditions with the Development	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
9. Russell Branch Parkway/	STOP	EBL	n/a	n/a	n/a	n/a	A [7.8]	A [7.7]	n/a	n/a	A [8.0]	A [8.1]
West Site Driveway (Commercial)		EBT	n/a	n/a	n/a	n/a	A [0.0]	A [0.0]	n/a	n/a	A [0.0]	A [0.0]
		WBTR	n/a	n/a	n/a	n/a	A [0.0]	A [0.0]	n/a	n/a	A [0.0]	A [0.0]
		SBLR	n/a	n/a	n/a	n/a	A [9.1]	A [9.4]	n/a	n/a	A [9.8]	B [10.5]
With two-lane bridge over Tuscarora Creek.	*STOP*	*EBL*	*n/a*	*n/a*	*n/a*	*n/a*	*A [7.8]*	*A [7.7]*	*n/a*	*n/a*	*A [8.0]*	*A [8.1]*
		EBT	*n/a*	*n/a*	*n/a*	*n/a*	*A [0.0]*	*A [0.0]*	*n/a*	*n/a*	*A [0.0]*	*A [0.0]*
		WBTR	*n/a*	*n/a*	*n/a*	*n/a*	*A [0.0]*	*A [0.0]*	*n/a*	*n/a*	*A [0.0]*	*A [0.0]*
		SBLR	*n/a*	*n/a*	*n/a*	*n/a*	*A [9.1]*	*A [9.4]*	*n/a*	*n/a*	*A [9.8]*	*B [10.5]*
10. Russell Branch Parkway/	STOP	EBL	n/a	n/a	n/a	n/a	A [7.4]	A [7.6]	n/a	n/a	A [7.6]	A [8.0]
East Site Driveway (Residential)		EBT	n/a	n/a	n/a	n/a	A [0.0]	A [0.0]	n/a	n/a	A [0.0]	A [0.0]
		WBT	n/a	n/a	n/a	n/a	A [0.0]	A [0.0]	n/a	n/a	A [0.0]	A [0.0]
		WBR	n/a	n/a	n/a	n/a	A [0.0]	A [0.0]	n/a	n/a	A [0.0]	A [0.0]
		SBLR	n/a	n/a	n/a	n/a	A [8.9]	A [8.9]	n/a	n/a	A [9.4]	A [9.7]
With two-lane bridge over Tuscarora Creek.	*STOP*	*EBLT*	*n/a*	*n/a*	*n/a*	*n/a*	*A [1.3]*	*A [4.5]*	*n/a*	*n/a*	*A [0.8]*	*A [2.4]*
		WBTR	*n/a*	*n/a*	*n/a*	*n/a*	*A [0.0]*	*A [0.0]*	*n/a*	*n/a*	*A [0.0]*	*A [0.0]*
		SBLR	*n/a*	*n/a*	*n/a*	*n/a*	*A [9.2]*	*A [9.1]*	*n/a*	*n/a*	*A [9.9]*	*B [10.4]*

Notes:
(1) Numbers in parentheses indicate average delay in seconds per vehicle for signal controlled intersections.
(2) Numbers in brackets indicate average delay in seconds per vehicle for unsignalized intersections.

Fiscal Impact Analysis for Goose Creek Club
Loudoun County, Virginia

Scenic River Golf L.L.C. | October 1, 2014

RCLCO

ROBERT CHARLES LESSER & CO. REAL ESTATE ADVISORS

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SCENIC RIVER GOLF L.L.C.

STUDY OBJECTIVE AND KEY FINDINGS

Scenic River Golf L.L.C. engaged RCLCO (Robert Charles Lesser & Co.), a national real estate advisory firm based in Bethesda, Maryland, to analyze the fiscal impact on Loudoun County, Virginia, of a proposed rezoning for the Goose Creek Club mixed-use development, which will be a redevelopment of the existing 18-hole Goose Creek Golf Club. Assuming the property is rezoned according to the application, the proposed development will consist of 33 single-family detached homes; 125 townhomes (including 20 affordable dwelling units); 36,000 square feet of office space; 6,000 square feet of restaurant space; a hotel with 125 keys (100,000 square feet); and a nine-hole golf course ("Rezoning Scenario"). Alternatively, the site could be redeveloped by-right with 36 single-family detached homes ("By-Right Scenario"). RCLCO analyzed the fiscal impact of development under both the Rezoning Scenario and the By-Right Scenario. This report revised the report we prepared dated August 4, 2014, to reflect the most recent proffers.

Between 2014 and 2033, the typical 20-year time period for which RCLCO conducts fiscal impact analyses in Loudoun County, RCLCO estimates that the property will generate tax revenues of approximately $57,980,000 under the Rezoning Scenario and $12,900,000 under the By-Right Scenario against expenditures of $44,230,000 and $13,800,000 respectively, resulting in a positive net fiscal impact of $13,750,000 under the Rezoning Scenario and a net negative fiscal impact of $918,000 under the By-Right Scenario—an **increase of $14.7 million with the rezoning**. Real property taxes account for the largest share of revenues in both scenarios. (See Figure 1 and Exhibit 1.) The fiscal impact by year for each scenario is shown on Exhibit 2, and the cumulative net fiscal impact for each scenario is graphed on Exhibit 3.

RCLCO used the same approach as we have used in working directly for Loudoun County, and have incorporated the assumptions specified in the 2013 Loudoun County Fiscal Impact Committee Guidelines adopted by the Board of Supervisors.

SCENIC RIVER GOLF L.L.C.

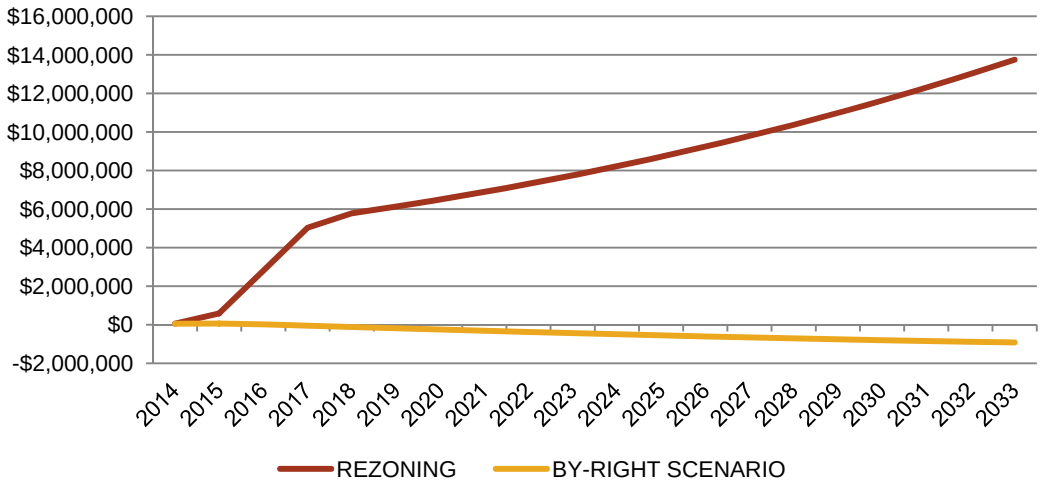
Figure 1

Summary of Fiscal Impact Analysis
Goose Creek Club, 2014–2033

LOUDOUN COUNTY				
Estimated Revenues	**Rezoning**	**Distribution**	**By-Right**	**Distribution**
Real Property Tax	$28,129,000	49%	$7,996,000	62%
Personal Property Tax	$7,235,000	12%	$958,000	7%
Sales Tax	$2,101,000	4%	$153,000	1%
BPOL Tax	$1,423,000	2%	$41,000	0%
Transient Occupancy Tax	$2,030,000	4%	$0	0%
Recordation Tax	$111,000	0%	$43,000	0%
Utility Tax	$551,000	1%	$136,000	1%
Miscellaneous Revenues	$2,838,000	5%	$813,000	6%
State and Federal Education Aid	$8,342,000	14%	$2,759,000	21%
CIF/Proffers	$5,221,000	9%	$0	0%
Total	$57,980,000	100%	$12,900,000	100%

Estimated Expenditures	**Rezoning**	**Distribution**	**By-Right**	**Distribution**
Total Operating Expenditures	$35,900,000	81%	$11,209,000	81%
Total Capital Expenditures	$8,330,000	19%	$2,609,000	19%
Total Expenditures	$44,230,000	100%	$13,818,000	100%
Net Fiscal Impact	**$13,750,000**		**-$918,000**	

Increase Due to Rezoning **$14,668,000**



Sensitivity of Results to Alternative Assumptions

Although we used budget and tax rate assumptions from the recently approved 2013 Fiscal Impact Committee Guidelines, which is the way RCLCO has been instructed to conduct fiscal impact analyses when we have worked for the County, we also tested what the effects on our results would be if we were to assume the recently adopted lower real property tax rate. At a rate of $1.155 per $100, the Rezoning Scenario would still be much more fiscally beneficial to the County than the By-Right Scenario, with a total positive net fiscal impact of $12.6 million under the Rezoning Scenario and a negative net fiscal impact of $1.3 million under the By-Right Scenario, or a **difference of $13.8 million**. Even with an extremely low hypothetical rate of $1.000 per $100, **the Rezoning Scenario would be $11.2 million more fiscally positive than the By-Right Scenario**.

ASSUMPTIONS AND METHODOLOGY

All assumptions used are shown in Exhibit 4 and are discussed below. The detailed fiscal impact models are in Exhibit 5 (Rezoning Scenario) and Exhibit 6 (By-Right Scenario).

Revenues

Real Property Tax Revenues

RCLCO determined the current site's value from the Loudoun County Property Assessment database. Home prices for the homes to be built under each scenario were provided by Kettler, based on home prices achieved at nearby River Pointe Estates. Office and retail assessments per square foot were obtained from the 2013 Fiscal Impact Committee Guidelines. The likely hotel assessment per room was obtained from Kettler. We assumed that the nine-hole golf course would have an assessed value of 50% of the current assessed value of improvements at the Goose Creek Golf Club. Assessed values were assumed to increase by a 2.5% rate of inflation each year, plus additional annual home price appreciation of 0.3% as specified in the 2013 Fiscal Impact Committee Guidelines. From the 2013 Fiscal Impact Committee Guidelines, Loudoun County's FY 2013 tax rate of $1.205 per $100 in assessed value was applied to the estimated assessed value to estimate the Real Property Tax in each year.

Personal Property Tax Revenues

RCLCO estimated that each household in the County pays, on average, $858 per household per year in personal property tax. This was adjusted based on estimated household income and data from a review of the BLS Consumer Expenditure Survey, which shows that expenditures for vehicle purchases are related to household income. Annual tax revenues were calculated by multiplying the annual occupied households by the average personal property tax per household, which is assumed to increase by 2.5% annually. Business personal property taxes were estimated to be $1.15 per square foot, plus inflation, based on CAFR data.

Sales Tax

RCLCO estimated the generation of sales taxes from five sources: spending on materials for construction of the project, retail spending by residents, on-site retail spending, revenues subject to sales taxes at the golf club, and annual hotel room revenue. RCLCO estimated the construction costs based on information provided by the NAHB and a homebuilder active in the area. We estimated that 25% of these expenditures would occur in the County. RCLCO determined annual household retail spending from the BLS Consumer Expenditure Survey, with 69% of retail spending estimated to be in Loudoun County and not at Goose Creek Club. RCLCO estimated that the restaurant space would generate sales of $400 per square foot. Kettler provided an estimated

hotel average daily rate of $150 and occupancy rate of 75%. RCLCO assumed that the nine-hole golf course will have 50% of the revenues subject to sales tax as the 18-hole course currently has, based on data provided by the client. The estimates of annual taxable retail sales in Loudoun County were multiplied by the County sales tax rate of 1% to determine the actual sales tax receipts. Retail sales were assumed to increase at the 2.5% rate of inflation every year.

BPOL Tax

RCLCO assumed BPOL tax generation from six sources. The first is from the receipts of contractors involved in the construction of the project. RCLCO estimated construction costs based on data from the NAHB and information from a builder active in the County. The BPOL tax rate of $0.13 per $100 of gross receipts was applied to the estimate of construction costs. The second source is retail sales receipts in the County generated by residents and the on-site retail. The total receipts amount is assumed to equal the amount estimated for purposes of the sales tax calculation described above. The BPOL tax rate of $0.17 per $100 in gross receipts was applied to these receipts. The third source of BPOL tax revenue is the businesses that locate in the office space. Based on data from the 2007 economic census, RCLCO estimated that each for-profit employee in the office space would generate $200,000 in taxable revenue and that 65% of the total occupied space would be occupied by for-profit companies, as opposed to non-profits, institutions, or government entities. The average of the BPOL tax rate for professional services and business services was applied to the projected receipts from office tenants. Fourth, the property owner must pay a BPOL tax of $0.16 per $100 in gross receipts for rental income. For this purpose, RCLCO assumed a rental rate of $25 per square foot for office space, and that restaurant space would not be leased. Fifth, the owner of the hotel must pay a BPOL tax of $0.23 per $100 in gross receipts on hotel room revenue. The total hotel receipts amount is assumed to equal the amount estimated for purposes of the sales tax calculation described above. Finally, the gross receipts subject to various categories of BPOL tax were estimated based on financial statements for the existing 18-hole course and the assumption that the nine-hole course would generate 50% of these receipts.

Recordation Tax Revenues

Recordation tax revenues were assumed to be collected for two sales: the initial home sale, and resale homes. RCLCO estimated the turnover rate for resale homes based on an analysis of American Community Survey data. This turnover rate was applied to the total value of occupied homes per year. The recordation tax is 0.083% of the sale price and is collected in the year the home is sold. Sales prices are assumed to increase as specified in the 2013 Fiscal Impact Committee Guidelines, as discussed above.

Utility Tax Revenue

The total consumer utility tax revenue in the County, as reported in the 2013 CAFR, was divided by the total number of employees and residents to arrive at an average amount per employee and resident. The average amount of $43 was applied to the estimated number of residents and employees under each scenario. This amount was assumed to increase by an inflation rate of 2.5% per year.

Miscellaneous Revenues

To forecast miscellaneous revenues, which include a variety of revenue items, such as fines and fees, and charges for specific services, RCLCO typically identifies the total amount collected in a given year and estimates the portion of those revenues that are likely attributable to employees in the County and the portion attributable to residents, using the same assumptions as were used in RCLCO's work with Loudoun County for the rail extension analysis. On that basis, an average amount of miscellaneous revenue per resident and employee can be calculated. RCLCO followed a similar approach for this report. Details are shown on Exhibit 7. Miscellaneous revenues were assumed to increase by 2.5% per year.

State and Federal Education Aid

In both the Rezoning and By-Right Scenarios, RCLCO determined the educational aid Loudoun County received from the state and federal governments on a per student basis. This aid was applied to the total number of students to determine total revenue from the state and federal governments for education. Educational aid was increased by the inflation rate of 2.5% each year.

Capital Intensity Factors/Proffers

This analysis assumes that Goose Creek Club will pay proffers as shown on Exhibit 5. These proffers in the Rezoning Scenario include payments based on the Loudoun County Capital Intensity Factors (for non-ADU units in excess of the by-right units), along with contributions for fire and rescue of $280 per unit and $0.21 per square foot of non-residential development (in 2014 dollars), unmet housing needs of $1,957 per unit, transit service of $625 per unit, and regional roads of $5,000 per unit. No proffers would be paid under the By-Right Scenario.

Expenditures

Operating Expenditures

The estimation of operating expenditures follows a similar methodology to that of miscellaneous revenues. The total County expenditures, as shown in the 2013 Fiscal Impact Committee Guidelines, were divided among the estimated number of residents, employees, and students in the County to arrive at average expenditure estimates per resident, employee, and student, using the same assumptions as were used in RCLCO's work with Loudoun County for the rail extension analysis. Details are shown on Exhibit 8. Average operating expenditures per resident were assumed to increase by 2.5% per year. RCLCO relied on the 2013 Loudoun County Fiscal Impact Committee Guidelines for its assumptions regarding the number of students and residents per unit.

Capital Expenditures

RCLCO relied on Loudoun County's Capital Intensity Factors in the "Central" region to estimate the County's capital expenditures associated with both the Rezoning and By-Right Scenario. RCLCO has assumed that Loudoun County would finance each capital expenditure with the issuance of a 20-year bond at a 4.5% interest rate, thus spreading the required payments out over time.

* * * * *

This engagement was conducted by Leonard Bogorad, Managing Director. If you have any questions regarding the conclusions and recommendations included herein, or wish to learn about other RCLCO advisory services, please call (240) 644-1300.

GENERAL LIMITING CONDITIONS

Reasonable efforts have been made to ensure that the data contained in this study reflect accurate and timely information and are believed to be reliable. This study is based on estimates, assumptions, and other information developed by RCLCO from its independent research effort, general knowledge of the industry, and consultations with the client and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agent, and representatives or in any other data source used in preparing or presenting this study. This report is based on information that to our knowledge was current as of the date of this report, and RCLCO has not undertaken any update of its research effort since such date.

Our report may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular time, but such information, estimates, or opinions are not offered as predictions or assurances that a particular level of income or profit will be achieved, that particular events will occur, or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analysis may vary from those described in our report, and the variations may be material. Therefore, no warranty or representation is made by RCLCO that any of the projected values or results contained in this study will be achieved.

Possession of this study does not carry with it the right of publication thereof or to use the name of "Robert Charles Lesser & Co." or "RCLCO" in any manner without first obtaining the prior written consent of RCLCO. No abstracting, excerpting, or summarization of this study may be made without first obtaining the prior written consent of RCLCO. This report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it may be relied upon to any degree by any person other than the client without first obtaining the prior written consent of RCLCO. This study may not be used for any purpose other than that for which it is prepared or for which prior written consent has first been obtained from RCLCO.

CRITICAL ASSUMPTIONS

Our conclusions are based on our analysis of the information available from our own sources and from the client as of the date of this report. We assume that the information is correct, complete, and reliable.

We made certain assumptions about the future performance of the global, national, and local economy and real estate market, and on other factors similarly outside either our control or that of the client. We analyzed trends and the information available to us in drawing these conclusions. However, given the fluid and dynamic nature of the economy and real estate markets, as well as the uncertainty surrounding particularly the near-term future, it is critical to monitor the economy and markets continuously and to revisit the aforementioned conclusions periodically to ensure that they are reflective of changing market conditions.

We assume that the economy and real estate markets will grow at a stable and moderate rate to 2020 and beyond. However, stable and moderate growth patterns are historically not sustainable over extended periods of time, the economy is cyclical, and real estate markets are typically highly sensitive to business cycles. Further, it is very difficult to predict when an economic and real estate upturn will end.

With the above in mind, we assume that the long term average absorption rates and price changes will be as projected, realizing that most of the time performance will be either above or below said average rates.

Our analysis does not consider the potential impact of future economic shocks on the national and/or local economy, and does not consider the potential benefits from major "booms" that may occur. Similarly, the analysis does not reflect the residual impact on the real estate market and the competitive environment of such a shock or boom. Also, it is important to note that it is difficult to predict changing consumer and market psychology.

As such, we recommend the close monitoring of the economy and the marketplace, and updating this analysis as appropriate.

Further, the project and investment economics should be “stress tested” to ensure that potential fluctuations in revenue and cost assumptions resulting from alternative scenarios regarding the economy and real estate market conditions will not cause failure.

In addition, we assume that the following will occur in accordance with current expectations:

- Economic, employment, and household growth.
- Other forecasts of trends and demographic and economic patterns, including consumer confidence levels.
- The cost of development and construction.
- Tax laws (i.e., property and income tax rates, deductibility of mortgage interest, and so forth).
- Availability and cost of capital and mortgage financing for real estate developers, owners and buyers.
- Competitive projects will be developed as planned (active and future) and that a reasonable stream of supply offerings will satisfy real estate demand.
- Major public works projects occur and are completed as planned.

Should any of the above change, this analysis should be updated, with the conclusions reviewed accordingly (and possibly revised).

APPENDIX: SUPPORTING EXHIBITS

LIST OF EXHIBITS

Exhibit 1	Net Fiscal Impact Summary; Goose Creek Club; 2014-2033
Exhibit 2	Total Revenues and Expenditures by Year; Goose Creek Club; 2014-2033
Exhibit 3	Cumulative Net Fiscal Impact; Goose Creek Club; 2014-2033
Exhibit 4	Overall Assumptions; Loudoun County; August 2014
Exhibit 5	Fiscal Impact Analysis – Rezoning; Goose Creek Club; 2014-2033
Exhibit 6	Fiscal Impact Analysis – By-Right; Goose Creek Club; 2014-2033
Exhibit 7	Allocation of County Revenues
Exhibit 8	Allocation of County Expenditures

SCENIC RIVER GOLF L.L.C.

Exhibit 1

NET FISCAL IMPACT SUMMARY
GOOSE CREEK CLUB
2014-2033

LOUDOUN COUNTY				
Estimated Revenues	**Rezoning**	**Distribution**	**By-Right**	**Distribution**
Real Property Tax	$28,129,000	49%	$7,996,000	62%
Personal Property Tax	$7,235,000	12%	$958,000	7%
Sales Tax	$2,101,000	4%	$153,000	1%
BPOL Tax	$1,423,000	2%	$41,000	0%
Transient Occupancy Tax	$2,030,000	4%	$0	0%
Recordation Tax	$111,000	0%	$43,000	0%
Utility Tax	$551,000	1%	$136,000	1%
Miscellaneous Revenues	$2,838,000	5%	$813,000	6%
State and Federal Education Aid	$8,342,000	14%	$2,759,000	21%
CIF/Proffers	$5,221,000	9%	$0	0%
Total	$57,980,000	100%	$12,900,000	100%
Estimated Expenditures	**Rezoning**	**Distribution**	**By-Right**	**Distribution**
Total Operating Expenditures	$35,900,000	81%	$11,209,000	81%
Total Capital Expenditures	$8,330,000	19%	$2,609,000	19%
Total Expenditures	$44,230,000	100%	$13,818,000	100%
Net Fiscal Impact	**$13,750,000**		**-$918,000**	
Increase Due to Rezoning	**$14,668,000**			

SOURCE: RCLCO

SCENIC RIVER GOLF L.L.C.

Exhibit 2

TOTAL REVENUES AND EXPENDITURES BY YEAR
GOOSE CREEK CLUB
2014-2033

	REZONING				BY-RIGHT SCENARIO			
	Total Revenues	Total Expenditures	Net Fiscal Impact	Cumulative NFI	Total Revenues	Total Expenditures	Net Fiscal Impact	Cumulative NFI
2014	$55,000	$0	$55,000	$55,000	$45,000	$0	$45,000	$45,000
2015	$760,000	$226,000	$534,000	$589,000	$120,000	$106,000	$14,000	$59,000
2016	$3,428,000	$1,208,000	$2,220,000	$2,809,000	$499,000	$537,000	-$38,000	$21,000
2017	$4,197,000	$1,978,000	$2,219,000	$5,028,000	$590,000	$658,000	-$68,000	-$47,000
2018	$2,946,000	$2,191,000	$755,000	$5,783,000	$601,000	$671,000	-$70,000	-$117,000
2019	$2,576,000	$2,231,000	$345,000	$6,128,000	$616,000	$684,000	-$68,000	-$185,000
2020	$2,643,000	$2,275,000	$368,000	$6,496,000	$631,000	$698,000	-$67,000	-$252,000
2021	$2,713,000	$2,321,000	$392,000	$6,888,000	$647,000	$712,000	-$65,000	-$317,000
2022	$2,784,000	$2,367,000	$417,000	$7,305,000	$663,000	$726,000	-$63,000	-$380,000
2023	$2,857,000	$2,414,000	$443,000	$7,748,000	$680,000	$740,000	-$60,000	-$440,000
2024	$2,932,000	$2,463,000	$469,000	$8,217,000	$697,000	$755,000	-$58,000	-$498,000
2025	$3,008,000	$2,512,000	$496,000	$8,713,000	$714,000	$770,000	-$56,000	-$554,000
2026	$3,087,000	$2,563,000	$524,000	$9,237,000	$732,000	$786,000	-$54,000	-$608,000
2027	$3,168,000	$2,616,000	$552,000	$9,789,000	$750,000	$802,000	-$52,000	-$660,000
2028	$3,251,000	$2,669,000	$582,000	$10,371,000	$769,000	$819,000	-$50,000	-$710,000
2029	$3,336,000	$2,724,000	$612,000	$10,983,000	$788,000	$835,000	-$47,000	-$757,000
2030	$3,423,000	$2,780,000	$643,000	$11,626,000	$808,000	$853,000	-$45,000	-$802,000
2031	$3,513,000	$2,838,000	$675,000	$12,301,000	$828,000	$870,000	-$42,000	-$844,000
2032	$3,605,000	$2,897,000	$708,000	$13,009,000	$849,000	$888,000	-$39,000	-$883,000
2033	$3,699,000	$2,958,000	$741,000	$13,750,000	$870,000	$907,000	-$37,000	-$920,000
Total	**$57,981,000**	**$44,231,000**	**$13,750,000**		**$12,897,000**	**$13,817,000**	**-$920,000**	

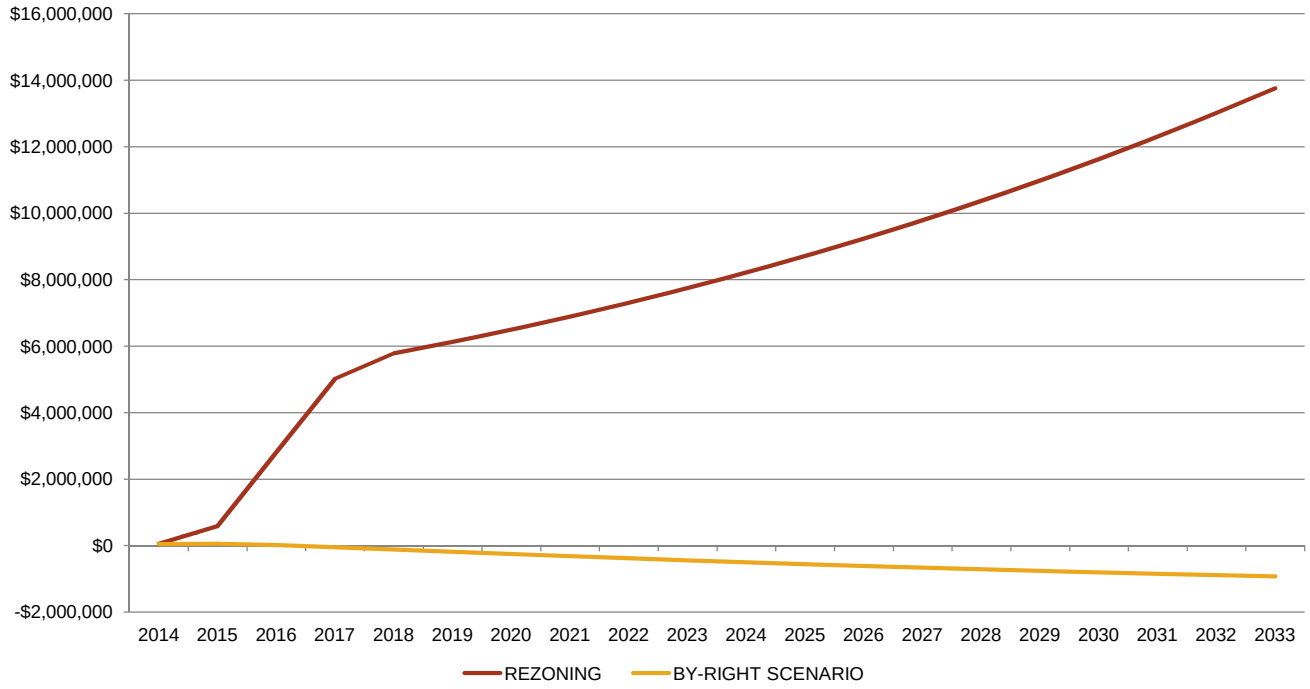
NOTE: Rounding accounts for slight variance between Exhibit 1 and Exhibit 2.

SOURCE: RCLCO

SCENIC RIVER GOLF L.L.C.

Exhibit 3

CUMULATIVE NET FISCAL IMPACT
GOOSE CREEK CLUB
2014-2033



SCENIC RIVER GOLF L.L.C.

Exhibit 4

OVERALL ASSUMPTIONS
LOUDOUN COUNTY
AUGUST 2014

ASSUMPTION		SOURCE
Inflation Rate	2.50%	RCLCO
Residential Appreciation (Beyond Inflation)	0.30%	Loudoun Fiscal Impact Guidelines 2013
Real Property Taxes		
Real Property Tax Rate	$1.205 per $100 AV	Loudoun Fiscal Impact Guidelines 2013
Personal Property Taxes		
Personal Property Tax Rate	$4.20 per $100 AV	Loudoun Fiscal Impact Guidelines 2013
Business Property Tax Rate	$4.20 per $100 AV	Loudoun Fiscal Impact Guidelines 2013
Avg. Pers. Prop. Tax Rev. per HH[1]	$858	Loudoun County 2011 CAFR
Avg. Bus. Pers. Prop. Tax per FAR SF	$1.15	Loudoun County 2011 CAFR
BPOL		
BPOL Tax Rate: Rental by Owner	$0.16 per $100 Gross Receipts	Loudoun County 2014
BPOL Tax Rate: Professional Services	$0.33 per $100 Gross Receipts	Loudoun County 2014
BPOL Tax Rate: Retail Merchant	$0.17 per $100 Gross Receipts	Loudoun County 2014
BPOL Tax Rate: Builder/Developer	$0.13 per $100 Gross Receipts	Loudoun County 2014
BPOL Tax Rate: Business Services	$0.17 per $100 Gross Receipts	Loudoun County 2014
BPOL Tax Rate: Hotels	$0.23 per $100 Gross Receipts	Loudoun County 2014
BPOL Tax Rate: Golf Course	$0.21 per $100 Gross Receipts	Loudoun County 2014
State/Shared Tax		
Sales Tax	1.00%	Loudoun County 2014
Recordation Tax: Deeds	0.083%	Loudoun County 2014
Recordation Tax: Mortgages	0.083%	Loudoun County 2014
Utility Tax Revenues per Emp. and Res.[2]	$43	Loudoun County 2013 CAFR
Misc. Revenues		
Per Resident	$259	See Exhibit 7
Per Student	$3,867	See Exhibit 7
Per Employee	$110	See Exhibit 7
Expenditures		
Capital Expenditures per SFD	$49,734	Loudoun County Capital Intensity Factors
Capital Expenditures per SFA	$33,303	Loudoun County Capital Intensity Factors
Capital Expenditures per MF	$19,359	Loudoun County Capital Intensity Factors
Operating Expenditures		
Per Resident	$858	See Exhibit 8
School Expenditures per Student	$11,940	See Exhibit 8
Per Employee	$612	See Exhibit 8
Per Age-Restricted Resident	$1,094	See Exhibit 8
Avg. Residents per SFD	3.78	Loudoun Fiscal Impact Guidelines 2013
Avg Residents per SFA	2.88	Loudoun Fiscal Impact Guidelines 2013
Avg. Residents per Active Adult SFA	2.00	RCLCO
Avg. Residents per Active Adult Condo	1.89	RCLCO
Avg. Students per SFD	0.86	Loudoun Fiscal Impact Guidelines 2013
Avg. Students per SFA	0.54	Loudoun Fiscal Impact Guidelines 2013
Total County Population	340,112	Loudoun Fiscal Impact Guidelines 2013
Total Employees in the County	155,215	Loudoun Fiscal Impact Guidelines 2013
Total Households	113,587	Loudoun Fiscal Impact Guidelines 2013
Total Students	68,289	Loudoun Fiscal Impact Guidelines 2013

ASSUMPTION		SOURCE
Stabilized SFD Occupancy	98%	Loudoun Fiscal Impact Guidelines 2013
Stabilized SFA Occupancy	97%	Loudoun Fiscal Impact Guidelines 2013
Stabilized MF Occupancy	93%	Loudoun Fiscal Impact Guidelines 2013
Stabilized Office Occupancy	91%	Loudoun Fiscal Impact Guidelines 2013
Stabilized Retail Occupancy	93%	Loudoun Fiscal Impact Guidelines 2013
Stabilized Flex Occupancy	89%	Loudoun Fiscal Impact Guidelines 2013
Avg Office Assessed Value per SF	$178	Loudoun Fiscal Impact Guidelines 2013
Avg Retail Assessed Value per SF	$201	Loudoun Fiscal Impact Guidelines 2013
Avg. Flex Assessed Value per SF	$97	Loudoun Fiscal Impact Guidelines 2013
Note: different vacancy rates in earlier years are also reflected in the model		Loudoun Fiscal Impact Guidelines 2013
Square Feet per Employee		
Low Density Office	315	
Retail	667	
Flex	465	
Sales per Square Foot		
Other	$400	

[1] County personal property tax attributable to households (59%) divided by total county households as reported in the 2011 CAFR.
Consistent with value used by RCLCO and approved by Loudoun County staff in RCLCO's analysis of the fiscal impact of the Phase 2 Extension of Metrorail.

[2] Total consumer utility taxes as reported in the 2013 CAFR divided by the total quantity of residents and employees.
Consistent with value used by RCLCO and approved by Loudoun County staff in RCLCO's analysis of the fiscal impact of the Phase 2 Extension of Metrorail.

SCENIC RIVER GOLF L.L.C.

Exhibit 5

FISCAL IMPACT ANALYSIS - REZONING
GOOSE CREEK CLUB
2014-2033

Year	Assumption	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Inflation	2.50%	1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	1.25
Residential Price Appreciation	0.30%	1.00	1.03	1.06	1.086374	1.12	1.15	1.18	1.21	1.25	1.28
Undeveloped Site Value	$3,258,030	$3,258,030	$38,800	$0	$0	$0	$0	$0	$0	$0	$0
Townhomes	$450,000	$450,000	$462,600	$475,553	$488,868	$502,557	$516,628	$531,094	$545,964	$561,251	$576,966
ADU Townhomes	$164,500	$164,500	$169,106	$173,841	$178,709	$183,712	$188,856	$194,144	$199,580	$205,169	$210,913
Single-Family Detached	$645,000	$645,000	$663,060	$681,626	$700,711	$720,331	$740,500	$761,234	$782,549	$804,460	$826,985
Office per SF	$178	$178	$182	$187	$192	$196	$201	$206	$212	$217	$222
Retail per SF	$201	$201	$206	$211	$216	$222	$227	$233	$239	$245	$251
Hotel per Key	$150,000	$150,000	$153,750	$157,594	$161,534	$165,572	$169,711	$173,954	$178,303	$182,760	$187,329
Golf Course	$1,047,380	$0	$1,073,565	$1,100,404	$1,127,914	$1,156,112	$1,185,014	$1,214,640	$1,245,006	$1,276,131	$1,308,034
	Annual Absorption Potential										
Townhomes	105		10	41	42	12	0	0	0	0	0
ADU Townhomes	20	0	2	9	8	1	0	0	0	0	0
Single-Family Detached	33	0	5	22	6	0	0	0	0	0	0
ADU Single-Family Detached	0	0	0	0	0	0	0	0	0	0	0
Total Annual Res. Units Delivered	158	0	17	72	56	13	0	0	0	0	0
Office Completion (SF)	36,000	0	0	0	18,000	18,000	0	0	0	0	0
Retail Completion (SF)	6,000	0	0	0	6,000	0	0	0	0	0	0
Hotel Completion (Keys)	125	0	0	0	125	0	0	0	0	0	0
Hotel Completion (SF)	100,000	0	0	0	100,000	0	0	0	0	0	0
Cumulative Development	Devt. Totals										
Townhomes	105	0	10	51	93	105	105	105	105	105	105
ADU Townhomes	20	0	2	11	19	20	20	20	20	20	20
Single-Family Detached	33	0	5	27	33	33	33	33	33	33	33
ADU Single-Family Detached	0	0	0	0	0	0	0	0	0	0	0
Total Cumulative Res. Development	158	0	17	89	145	158	158	158	158	158	158
	Devt. Totals										8002714
Cumulative Office Development (SF)	36,000	0	0	0	18,000	36,000	36,000	36,000	36,000	36,000	36,000
Cumulative Retail Development (SF)	6,000	0	0	0	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Cumulative Hotel Completion (Keys)	125	0	0	0	125	125	125	125	125	125	125
Cumulative Hotel Completion (SF)	100,000	0	0	0	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Total Non-Residential Development (SF)	142,000	0	0	0	124,000	142,000	142,000	142,000	142,000	142,000	142,000
Townhome Occupancy Rate	97%	97.4%	97.2%	97%	97%	97%	97%	97%	97%	97%	97%
Single-Family Detached Occupancy Rate	98%	98.5%	98.3%	98%	98%	98%	98%	98%	98%	98%	98%
Retail Occupancy Rate	93%	95.0%	95.0%	94.5%	94.5%	94%	94%	94%	93%	93%	93%
Office Occupancy Rate	91%	88.0%	88.0%	90%	90%	90%	90%	90%	91%	91%	91%

SCENIC RIVER GOLF L.L.C.

Exhibit 5

FISCAL IMPACT ANALYSIS - REZONING
GOOSE CREEK CLUB
2014-2033

Year	Assumption	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Real Property Tax											
Total Residential Property Value		$0	$8,279,512	$44,569,337	$71,983,681	$80,213,616	$82,459,597	$84,768,466	$87,141,983	$89,581,958	$92,090,253
Total Commercial Property Value		$0	$1,073,565	$1,100,404	$26,068,701	$30,257,035	$31,013,460	$31,788,797	$32,583,517	$33,398,105	$34,233,057
Total Assessed Real Property Value		$3,258,030	$9,391,877	$45,669,740	$98,052,382	$110,470,650	$113,473,057	$116,557,263	$119,725,500	$122,980,063	$126,323,311
Real Property Tax Revenue	$1.205 per $100 AV	$39,259	$113,172	$550,320	$1,181,531	$1,331,171	$1,367,350	$1,404,515	$1,442,692	$1,481,910	$1,522,196
Personal Property Tax											
Avg. Personal Property Tax per TH HH	$858										
Est. Annual Income of TH HHs	$112,500										
Income-Based Adjustment	27%										
Avg. Personal Property Tax per HH	$1,091	$1,091	$1,118	$1,146	$1,174	$1,204	$1,234	$1,265	$1,296	$1,329	$1,362
Personal Property Tax Revenue		$0	$10,866	$56,685	$105,951	$122,612	$125,678	$128,820	$132,040	$135,341	$138,725
Avg. Personal Property Tax per TH HH	$858										
Est. Annual Income of ADU TH HHs	$41,125										
Income-Based Adjustment	-58%										
Avg. Personal Property Tax per HH	$361	$361	$370	$379	$388	$398	$408	$418	$429	$439	$450
Personal Property Tax Revenue		$0	$718	$4,041	$7,155	$7,720	$7,913	$8,111	$8,313	$8,521	$8,734
Avg. Personal Property Tax per HH	$858										
Est. Annual Income of Single-Family Detached HHs	$161,250										
Income-Based Adjustment	35%										
Avg. Personal Property Tax per HH	$1,154	$1,154	$1,183	$1,213	$1,243	$1,274	$1,306	$1,339	$1,372	$1,407	$1,442
Personal Property Tax Revenue		$0	$5,816	$32,093	$40,205	$41,210	$42,240	$43,296	$44,379	$45,488	$46,625
Avg. Personal Property Tax per HH	$858										
Est. Annual Income of ADU SFD Hs	$50,000										
Income-Based Adjustment	-36%										
Avg. Personal Property Tax per HH	$550	$550	$564	$578	$592	$607	$622	$638	$654	$670	$687
Personal Property Tax Revenue		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Residential Personal Property Tax Revenue		$0	$17,400	$92,819	$153,311	$171,542	$175,831	$180,227	$184,733	$189,351	$194,085
Business Personal Property											
Average Personal Property Revenue per FAR SF	$1.15	$1.15	$1.18	$1.21	$1.24	$1.27	$1.30	$1.33	$1.37	$1.40	$1.44
Business Personal Property Revenue		$0	$0	$0	$153,565	$180,253	$184,759	$189,378	$194,112	$198,965	$203,939
Total Personal Property Tax		$0	$17,400	$92,819	$306,875	$351,795	$360,590	$369,605	$378,845	$388,316	$398,024

SCENIC RIVER GOLF L.L.C.

Exhibit 5

FISCAL IMPACT ANALYSIS - REZONING
GOOSE CREEK CLUB
2014-2033

Year	Assumption		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sales Tax												
Construction Cost % of Home Price	40%		$3,311,805	$14,423,199	$10,466,561	$2,485,757	$0	$0	$0	$0	$0	$0
% Materials	55%		$1,821,493	$7,932,760	$5,756,609	$1,367,166	$0	$0	$0	$0	$0	$0
% in Loudoun County	25%		$455,373	$1,983,190	$1,439,152	$341,792	$0	$0	$0	$0	$0	$0
Commercial Construction Cost per SF	$125		$125	$128	$131	$135	$138	$141	$145	$149	$152	$156
Total Commercial Construction Costs			$0	$0	$0	$16,691,805	$2,483,579	$0	$0	$0	$0	$0
% Materials	55%		$0	$0	$0	$9,180,493	$1,365,968	$0	$0	$0	$0	$0
% in Loudoun County	25%		$0	$0	$0	$2,295,123	$341,492	$0	$0	$0	$0	$0
Retail Spending per TH	$19,394	17%	$19,394	$19,879	$20,376	$20,885	$21,407	$21,942	$22,491	$23,053	$23,630	$24,220
Retail Spending per ADU TH	$10,142	25%	$10,142	$10,396	$10,656	$10,922	$11,195	$11,475	$11,762	$12,056	$12,357	$12,666
Retail Spending per SFD	$19,497	12%	$19,497	$19,985	$20,485	$20,997	$21,522	$22,060	$22,611	$23,176	$23,756	$24,350
Retail Spending per ADU SFD	$10,650	21%	$10,650	$10,916	$11,189	$11,469	$11,755	$12,049	$12,350	$12,659	$12,976	$13,300
Total Retail Spending by Residents			$0	$311,657	$1,663,707	$2,764,377	$3,093,527	$3,170,865	$3,250,137	$3,331,390	$3,414,675	$3,500,042
% in Loudoun County and Off-Site	69%		69%	69%	69%	69%	69%	69%	69%	69%	69%	69%
Total Taxable Sales from Residents			$0	$215,044	$1,147,958	$1,907,420	$2,134,533	$2,187,897	$2,242,594	$2,298,659	$2,356,126	$2,415,029
Retail Occupancy Rate			95.0%	95.0%	94.5%	94.5%	94%	94%	94%	93%	93%	93%
Occupied Retail SF	93%		0	0	0	5,670	5,640	5,640	5,610	5,580	5,580	5,580
Retail Sales per SF	$400		$400	$410	$420	$431	$442	$453	$464	$475	$487	$500
Total Retail Sales			$0	$0	$0	$2,442,388	$2,490,202	$2,552,457	$2,602,352	$2,653,147	$2,719,475	$2,787,462
Total Annual Hotel Room Revenue			$0	$0	$0	$4,864,180	$4,985,785	$5,110,429	$5,238,190	$5,369,145	$5,503,374	$5,640,958
Golf Course Revenues Subject to Sales Tax	$252,666		$505,333	$388,475	$265,458	$272,094	$278,896	$285,869	$293,016	$300,341	$307,849	$315,546
Total Taxable Retail Sales			$960,706	$2,586,708	$2,852,568	$12,122,997	$10,230,909	$10,136,652	$10,376,152	$10,621,292	$10,886,824	$11,158,994
	Sales Tax Rate											
Total Sales Tax Revenue	1.00%		$9,607	$25,867	$28,526	$121,230	$102,309	$101,367	$103,762	$106,213	$108,868	$111,590

SCENIC RIVER GOLF L.L.C.

Exhibit 5

FISCAL IMPACT ANALYSIS - REZONING
GOOSE CREEK CLUB
2014-2033

Year	Assumption	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
BPOL Tax											
Construction Cost		$3,311,805	$14,423,199	$10,466,561	$19,177,561	$2,483,579	$0	$0	$0	$0	$0
BPOL Rate on Building/Development	$0.13 per $100 Gross Receipts	$4,305	$18,750	$13,607	$24,931	$3,229	$0	$0	$0	$0	$0
Total Retail Sales		$960,706	$2,586,708	$2,852,568	$12,122,997	$10,230,909	$10,136,652	$10,376,152	$10,621,292	$10,886,824	$11,158,994
Business Receipts from Retail Spending	$0.17 per $100 Gross Receipts	$1,633	$4,397	$4,849	$20,609	$17,393	$17,232	$17,639	$18,056	$18,508	$18,970
Business Receipts from Office Tenants											
Occupied SF		0	0	0	16,200	32,400	32,400	32,400	32,760	32,760	32,760
Employees	315 SF per Employee	0	0	0	51	103	103	103	104	104	104
% Revenue Generating	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%
Gross Receipts per Employee	$200,000	$200,000	$205,000	$210,125	$215,378	$220,763	$226,282	$231,939	$237,737	$243,681	$249,773
Gross Receipts Subject to BPOL		$0	$0	$0	$7,189,343	$14,738,154	$15,106,608	$15,484,273	$16,047,728	$16,448,922	$16,860,145
BPOL Rate on Office (Avg. Prof./Bus. Services)	$0.25 per $100 Gross Receipts	$0	$0	$0	$17,973	$36,845	$37,767	$38,711	$40,119	$41,122	$42,150
Landlord Leasing Revenue											
Occupied Office SF		0	0	0	16,200	32,400	32,400	32,400	32,760	32,760	32,760
Office Lease Rate	$25 per SF	$25	$26	$26	$27	$28	$28	$29	$30	$30	$31
Office Lease Revenue		$0	$0	$0	$436,141	$894,088	$916,441	$939,352	$973,534	$997,872	$1,022,819
BPOL Rate on Real Estate Rental	$0.16 per $100 Gross Receipts	$0	$0	$0	$698	$1,431	$1,466	$1,503	$1,558	$1,597	$1,637
Occupied Retail SF		0	0	0	5,670	5,640	5,640	5,610	5,580	5,580	5,580
Retail Lease Rate	$0 per SF	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Retail Lease Revenue		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
BPOL Rate on Retail Real Estate Rental	$0.17 per $100 Gross Receipts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Annual Hotel Room Revenue		$0	$0	$0	$4,864,180	$4,985,785	$5,110,429	$5,238,190	$5,369,145	$5,503,374	$5,640,958
BPOL Rate on Hotel Revenues	$0.23 per $100 Gross Receipts	$0	$0	$0	$11,188	$11,467	$11,754	$12,048	$12,349	$12,658	$12,974
Total Annual Golf Course Revenues	$519,577	$1,039,154	$798,850	$545,881	$559,528	$573,516	$587,854	$602,550	$617,614	$633,054	$648,880
BPOL Rate on Golf Course Revenues	$0.21 per $100 Gross Receipts	$2,182	$1,678	$1,146	$1,175	$1,204	$1,234	$1,265	$1,297	$1,329	$1,363
Total BPOL Taxes		$5,939	$23,148	$18,456	$75,399	$70,364	$68,219	$69,901	$72,082	$73,884	$75,731
Transient Occupancy Tax											
Total Rooms		0	0	0	125	125	125	125	125	125	125
Occupancy	75%	66%	66%	66%	66%	66%	66%	66%	66%	66%	66%
ADR	$150	$150	$154	$158	$162	$166	$170	$174	$178	$183	$187
Total Annual Room Revenue		$0	$0	$0	$4,864,180	$4,985,785	$5,110,429	$5,238,190	$5,369,145	$5,503,374	$5,640,958
Transient Occupancy Tax to County Genl. Fund	2%	$0	$0	$0	$97,284	$99,716	$102,209	$104,764	$107,383	$110,067	$112,819
Recordation Tax											
Home Sales		$0	$8,279,512	$36,057,998	$26,166,403	$6,214,391	$0	$0	$0	$0	$0
Recordation Tax: Deeds	0.083%	$0	$6,872	$29,928	$21,718	$5,158	$0	$0	$0	$0	$0
Annual Turnover Rate	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%
Value of Homes in Turnover		$0	$277,344	$1,492,966	$2,411,280	$2,686,963	$2,762,198	$2,839,540	$2,919,047	$3,000,780	$3,084,802
Recordation Tax: Deeds	0.083%	$0	$230	$1,239	$2,001	$2,230	$2,293	$2,357	$2,423	$2,491	$2,560

SCENIC RIVER GOLF L.L.C.

Exhibit 5

FISCAL IMPACT ANALYSIS - REZONING
GOOSE CREEK CLUB
2014-2033

Year	Assumption		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Utility Tax Revenue												
Residents per SFD	3.78		0	19	100	122	122	122	122	122	122	122
Residents per ADU SFD Unit	3.78		0	0	0	0	0	0	0	0	0	0
Residents per Townhome	2.88		0	28	142	260	293	293	293	293	293	293
Residents per TH ADU Unit	2.88		0	6	25	22	3	0	0	0	0	0
Total Residents			0	52	268	404	418	416	416	416	416	416
Office Employees	315 SF per Employee		0	0	0	51	103	103	103	104	104	104
Retail Employees	667 SF per Employee		0	0	0	9	8	8	8	8	8	8
Hotel Employees per Room	0.20		0	0	0	25	25	25	25	25	25	25
Total Employees			0	0	0	85	136	136	136	137	137	137
Utility Tax Revenues per Resident & Employee	$43		$43	$44	$46	$47	$48	$49	$50	$52	$53	$54
Utility Tax Revenues			$0	$2,322	$12,207	$22,874	$26,574	$27,101	$27,776	$28,527	$29,240	$29,971
Miscellaneous Revenues												
Per Resident	$259		$259	$266	$272	$279	$286	$293	$301	$308	$316	$324
Per Employee	$110		$110	$113	$116	$118	$121	$124	$128	$131	$134	$137
Miscellaneous Tax Revenues			$0	$13,864	$72,898	$122,957	$136,259	$138,846	$142,312	$146,013	$149,663	$153,405
State and Federal Education Aid												
Per Student	$3,867		$3,867	$3,963	$4,062	$4,164	$4,268	$4,375	$4,484	$4,596	$4,711	$4,829
Students per TH Unit	0.54		0	5	27	49	55	55	55	55	55	55
Students per ADU TH	0.54		0	1	6	10	10	10	10	10	10	10
Students per SFD	0.86		0	4	23	28	28	28	28	28	28	28
Students per ADU SFD	0.86		0	0	0	0	0	0	0	0	0	0
Total Students			0	11	55	86	93	93	93	93	93	93
Total State and Federal Education Aid			$0	$41,714	$224,363	$360,078	$398,142	$408,095	$418,297	$428,755	$439,474	$450,461
CIF/Proffers												
CIF per SFD Unit	$38,385		$38,385	$39,345	$40,328	$41,336	$42,370	$43,429	$44,515	$45,628	$46,768	$47,938
CIF per Townhouse Unit	$21,435		$21,435	$21,971	$22,520	$23,083	$23,660	$24,252	$24,858	$25,479	$26,116	$26,769
SFD CIF Proffers	$1,331,963		$0	$196,723	$887,221	$248,019	$0	$0	$0	$0	$0	$0
Townhouse CIF Proffers	$2,851,398		$0	$263,651	$1,126,007	$1,154,158	$307,583	$0	$0	$0	$0	$0
Total CIF	$4,183,361		$0	$460,374	$2,013,229	$1,402,176	$307,583	$0	$0	$0	$0	$0
Other Contributions												
Fire and Rescue (per market-rate unit)	$280	$0.21	$0	$4,305	$18,533	$42,718	$7,911	$0	$0	$0	$0	$0
Regional Roads	$5,000		$0	$10,250	$189,113	$301,529	$71,748	$0	$0	$0	$0	$0
Transit Service	$625		$0	$10,891	$47,278	$37,691	$8,968	$0	$0	$0	$0	$0
Unmet Housing Needs (per market-rate unit)	$1,957		$0	$30,089	$129,533	$101,159	$25,922	$0	$0	$0	$0	$0
Total Other Contributions	$1,037,638		$0	$55,535	$384,456	$483,098	$114,550	$0	$0	$0	$0	$0
Total CIF and Other Contributions	$5,220,999		$0	$515,908	$2,397,685	$1,885,274	$422,133	$0	$0	$0	$0	$0

SCENIC RIVER GOLF L.L.C.

Exhibit 5

FISCAL IMPACT ANALYSIS - REZONING
GOOSE CREEK CLUB
2014-2033

Year	Assumption	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total Revenues by Source	(2014 - 2033)										
Real Property Tax	$28,128,850	$39,259	$113,172	$550,320	$1,181,531	$1,331,171	$1,367,350	$1,404,515	$1,442,692	$1,481,910	$1,522,196
Personal Property Tax	$7,234,964	$0	$17,400	$92,819	$306,875	$351,795	$360,590	$369,605	$378,845	$388,316	$398,024
Sales Tax	$2,100,777	$9,607	$25,867	$28,526	$121,230	$102,309	$101,367	$103,762	$106,213	$108,868	$111,590
BPOL Tax	$1,422,782	$5,939	$23,148	$18,456	$75,399	$70,364	$68,219	$69,901	$72,082	$73,884	$75,731
Transient Occupancy Tax	$2,029,796	$0	$0	$0	$97,284	$99,716	$102,209	$104,764	$107,383	$110,067	$112,819
Recordation Tax	$111,398	$0	$7,102	$31,167	$23,719	$7,388	$2,293	$2,357	$2,423	$2,491	$2,560
Utility Tax	$550,765	$0	$2,322	$12,207	$22,874	$26,574	$27,101	$27,776	$28,527	$29,240	$29,971
Miscellaneous Revenues	$2,837,832	$0	$13,864	$72,898	$122,957	$136,259	$138,846	$142,312	$146,013	$149,663	$153,405
State and Federal Education Aid	$8,342,228	$0	$41,714	$224,363	$360,078	$398,142	$408,095	$418,297	$428,755	$439,474	$450,461
CIF/Proffers	$5,220,999	$0	$515,908	$2,397,685	$1,885,274	$422,133	$0	$0	$0	$0	$0
Total Revenues	**$57,980,391**	**$54,805**	**$760,497**	**$3,428,442**	**$4,197,221**	**$2,945,851**	**$2,576,069**	**$2,643,288**	**$2,712,933**	**$2,783,913**	**$2,856,757**
Expenditures											
Operating Expenditures per Resident	$858	$858	$879	$901	$924	$947	$971	$995	$1,020	$1,045	$1,071
Operating Expenditures per Employee	$612	$612	$627	$643	$659	$675	$692	$710	$727	$746	$764
Operating Expenditures per Student	$11,940	$11,940	$12,238	$12,544	$12,858	$13,179	$13,509	$13,847	$14,193	$14,548	$14,911
Total Operating Expenditures	**$35,900,202**	**$0**	**$174,686**	**$934,038**	**$1,541,419**	**$1,717,582**	**$1,757,811**	**$1,801,724**	**$1,847,565**	**$1,893,754**	**$1,941,097**
SFD Expenditures per Unit	$49,734	$49,734	$50,977	$52,252	$53,558	$54,897	$56,269	$57,676	$59,118	$60,596	$62,111
SFA Expenditures per Unit	$33,303	$33,303	$34,136	$34,989	$35,864	$36,760	$37,679	$38,621	$39,587	$40,576	$41,591
Total Capital Expenditures	$6,155,918	$0	$664,514	$2,898,987	$2,114,533	$477,884	$0	$0	$0	$0	$0
20-Year Bond Payment for Cap Ex (4.5%)	**$8,330,000**	**$0**	**$51,000**	**$274,000**	**$437,000**	**$473,000**	**$473,000**	**$473,000**	**$473,000**	**$473,000**	**$473,000**
Total Expenditures	**$44,230,202**	**$0**	**$225,686**	**$1,208,038**	**$1,978,419**	**$2,190,582**	**$2,230,811**	**$2,274,724**	**$2,320,565**	**$2,366,754**	**$2,414,097**
Net Fiscal Impact	**$13,750,189**	**$54,805**	**$534,811**	**$2,220,404**	**$2,218,802**	**$755,268**	**$345,259**	**$368,564**	**$392,368**	**$417,160**	**$442,660**
Operating Impact Only (Excl. Proffers and Capex)	**$16,859,189**	**$54,805**	**$69,903**	**$96,719**	**$770,528**	**$806,136**	**$818,259**	**$841,564**	**$865,368**	**$890,160**	**$915,660**

SCENIC RIVER GOLF L.L.C.

Exhibit 5

FISCAL IMPACT ANALYSIS - REZONING
GOOSE CREEK CLUB
2014-2033

Year	Assumption	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Inflation	2.50%	1.28	1.31	1.34	1.38	1.41	1.45	1.48	1.52	1.56	1.60
Residential Price Appreciation	0.30%	1.32	1.35	1.39	1.43	1.47	1.51	1.56	1.60	1.64	1.69
Undeveloped Site Value	$3,258,030	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Townhomes	$450,000	$593,121	$609,729	$626,801	$644,352	$662,394	$680,941	$700,007	$719,607	$739,756	$760,469
ADU Townhomes	$164,500	$216,819	$222,890	$229,131	$235,546	$242,142	$248,922	$255,891	$263,056	$270,422	$277,994
Single-Family Detached	$645,000	$850,141	$873,945	$898,415	$923,571	$949,431	$976,015	$1,003,343	$1,031,437	$1,060,317	$1,090,006
Office per SF	$178	$228	$234	$239	$245	$252	$258	$264	$271	$278	$285
Retail per SF	$201	$257	$264	$270	$277	$284	$291	$298	$306	$313	$321
Hotel per Key	$150,000	$192,013	$196,813	$201,733	$206,777	$211,946	$217,245	$222,676	$228,243	$233,949	$239,798
Golf Course	$1,047,380	$1,340,735	$1,374,253	$1,408,610	$1,443,825	$1,479,921	$1,516,919	$1,554,841	$1,593,713	$1,633,555	$1,674,394
	Annual Absorption Potential										
Townhomes	105	0	0	0	0	0	0	0	0	0	0
ADU Townhomes	20	0	0	0	0	0	0	0	0	0	0
Single-Family Detached	33	0	0	0	0	0	0	0	0	0	0
ADU Single-Family Detached	0	0	0	0	0	0	0	0	0	0	0
Total Annual Res. Units Delivered	158	0	0	0	0	0	0	0	0	0	0
Office Completion (SF)	36,000	0	0	0	0	0	0	0	0	0	0
Retail Completion (SF)	6,000	0	0	0	0	0	0	0	0	0	0
Hotel Completion (Keys)	125	0	0	0	0	0	0	0	0	0	0
Hotel Completion (SF)	100,000	0	0	0	0	0	0	0	0	0	0
Cumulative Development	Devt. Totals										
Townhomes	105	105	105	105	105	105	105	105	105	105	105
ADU Townhomes	20	20	20	20	20	20	20	20	20	20	20
Single-Family Detached	33	33	33	33	33	33	33	33	33	33	33
ADU Single-Family Detached	0	0	0	0	0	0	0	0	0	0	0
Total Cumulative Res. Development	158	158	158	158	158	158	158	158	158	158	158
	Devt. Totals										
Cumulative Office Development (SF)	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
Cumulative Retail Development (SF)	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Cumulative Hotel Completion (Keys)	125	125	125	125	125	125	125	125	125	125	125
Cumulative Hotel Completion (SF)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Total Non-Residential Development (SF)	142,000	142,000	142,000	142,000	142,000	142,000	142,000	142,000	142,000	142,000	142,000
Townhome Occupancy Rate	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%
Single-Family Detached Occupancy Rate	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Retail Occupancy Rate	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%
Office Occupancy Rate	91%	91%	91%	91%	91%	91%	91%	91%	91%	91%	91%

SCENIC RIVER GOLF L.L.C.

Exhibit 5

FISCAL IMPACT ANALYSIS - REZONING
GOOSE CREEK CLUB
2014-2033

Year	Assumption	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Real Property Tax											
Total Residential Property Value		$94,668,780	$97,319,506	$100,044,452	$102,845,697	$105,725,376	$108,685,687	$111,728,886	$114,857,295	$118,073,299	$121,379,352
Total Commercial Property Value		$35,088,884	$35,966,106	$36,865,259	$37,786,890	$38,731,562	$39,699,851	$40,692,348	$41,709,656	$42,752,398	$43,821,208
Total Assessed Real Property Value		$129,757,664	$133,285,612	$136,909,711	$140,632,587	$144,456,939	$148,385,538	$152,421,234	$156,566,951	$160,825,697	$165,200,559
Real Property Tax Revenue	$1.205 per $100 AV	$1,563,580	$1,606,092	$1,649,762	$1,694,623	$1,740,706	$1,788,046	$1,836,676	$1,886,632	$1,937,950	$1,990,667
Personal Property Tax											
Avg. Personal Property Tax per TH HH	$858										
Est. Annual Income of TH HHs	$112,500										
Income-Based Adjustment	27%										
Avg. Personal Property Tax per HH	$1,091	$1,396	$1,431	$1,467	$1,503	$1,541	$1,580	$1,619	$1,660	$1,701	$1,744
Personal Property Tax Revenue		$142,193	$145,748	$149,391	$153,126	$156,954	$160,878	$164,900	$169,023	$173,248	$177,579
Avg. Personal Property Tax per TH HH	$858										
Est. Annual Income of ADU TH HHs	$41,125										
Income-Based Adjustment	-58%										
Avg. Personal Property Tax per HH	$361	$461	$473	$485	$497	$509	$522	$535	$549	$562	$576
Personal Property Tax Revenue		$8,953	$9,176	$9,406	$9,641	$9,882	$10,129	$10,382	$10,642	$10,908	$11,181
Avg. Personal Property Tax per HH	$858										
Est. Annual Income of Single-Family Detached HHs	$161,250										
Income-Based Adjustment	35%										
Avg. Personal Property Tax per HH	$1,154	$1,478	$1,515	$1,553	$1,591	$1,631	$1,672	$1,714	$1,757	$1,801	$1,846
Personal Property Tax Revenue		$47,791	$48,986	$50,211	$51,466	$52,752	$54,071	$55,423	$56,809	$58,229	$59,685
Avg. Personal Property Tax per HH	$858										
Est. Annual Income of ADU SFD Hs	$50,000										
Income-Based Adjustment	-36%										
Avg. Personal Property Tax per HH	$550	$704	$722	$740	$758	$777	$796	$816	$837	$858	$879
Personal Property Tax Revenue		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Residential Personal Property Tax Revenue		$198,937	$203,910	$209,008	$214,233	$219,589	$225,079	$230,706	$236,473	$242,385	$248,445
Business Personal Property											
Average Personal Property Revenue per FAR SF	$1.15	$1.47	$1.51	$1.55	$1.59	$1.62	$1.67	$1.71	$1.75	$1.79	$1.84
Business Personal Property Revenue		$209,038	$214,264	$219,620	$225,111	$230,739	$236,507	$242,420	$248,480	$254,692	$261,060
Total Personal Property Tax		$407,975	$418,174	$428,628	$439,344	$450,328	$461,586	$473,125	$484,953	$497,077	$509,504

SCENIC RIVER GOLF L.L.C.

Exhibit 5

FISCAL IMPACT ANALYSIS - REZONING
GOOSE CREEK CLUB
2014-2033

Year	Assumption	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Sales Tax											
Construction Cost % of Home Price	40%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
% Materials	55%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
% in Loudoun County	25%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Commercial Construction Cost per SF	$125	$160	$164	$168	$172	$177	$181	$186	$190	$195	$200
Total Commercial Construction Costs		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
% Materials	55%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
% in Loudoun County	25%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Retail Spending per TH	$19,394	$24,826	$25,447	$26,083	$26,735	$27,403	$28,088	$28,790	$29,510	$30,248	$31,004
Retail Spending per ADU TH	$10,142	$12,983	$13,308	$13,640	$13,981	$14,331	$14,689	$15,056	$15,433	$15,818	$16,214
Retail Spending per SFD	$19,497	$24,958	$25,582	$26,222	$26,877	$27,549	$28,238	$28,944	$29,668	$30,409	$31,170
Retail Spending per ADU SFD	$10,650	$13,633	$13,973	$14,323	$14,681	$15,048	$15,424	$15,810	$16,205	$16,610	$17,025
Total Retail Spending by Residents		$3,587,543	$3,677,231	$3,769,162	$3,863,391	$3,959,976	$4,058,975	$4,160,450	$4,264,461	$4,371,072	$4,480,349
% in Loudoun County and Off-Site	69%	69%	69%	69%	69%	69%	69%	69%	69%	69%	69%
Total Taxable Sales from Residents		$2,475,404	$2,537,290	$2,600,722	$2,665,740	$2,732,383	$2,800,693	$2,870,710	$2,942,478	$3,016,040	$3,091,441
Retail Occupancy Rate		93%	93%	93%	93%	93%	93%	93%	93%	93%	93%
Occupied Retail SF	93%	5,580	5,580	5,580	5,580	5,580	5,580	5,580	5,580	5,580	5,580
Retail Sales per SF	$400	$512	$525	$538	$551	$565	$579	$594	$609	$624	$639
Total Retail Sales		$2,857,149	$2,928,577	$3,001,792	$3,076,837	$3,153,758	$3,232,602	$3,313,417	$3,396,252	$3,481,158	$3,568,187
Total Annual Hotel Room Revenue		$5,781,982	$5,926,531	$6,074,695	$6,226,562	$6,382,226	$6,541,782	$6,705,326	$6,872,959	$7,044,783	$7,220,903
Golf Course Revenues Subject to Sales Tax	$252,666	$323,434	$331,520	$339,808	$348,303	$357,011	$365,936	$375,085	$384,462	$394,073	$403,925
Total Taxable Retail Sales		$11,437,969	$11,723,919	$12,017,017	$12,317,442	$12,625,378	$12,941,012	$13,264,538	$13,596,151	$13,936,055	$14,284,456
	Sales Tax Rate										
Total Sales Tax Revenue	1.00%	$114,380	$117,239	$120,170	$123,174	$126,254	$129,410	$132,645	$135,962	$139,361	$142,845

SCENIC RIVER GOLF L.L.C.

Exhibit 5

FISCAL IMPACT ANALYSIS - REZONING
GOOSE CREEK CLUB
2014-2033

Year	Assumption	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
BPOL Tax											
Construction Cost		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
BPOL Rate on Building/Development	$0.13 per $100 Gross Receipts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Retail Sales		$11,437,969	$11,723,919	$12,017,017	$12,317,442	$12,625,378	$12,941,012	$13,264,538	$13,596,151	$13,936,055	$14,284,456
Business Receipts from Retail Spending	$0.17 per $100 Gross Receipts	$19,445	$19,931	$20,429	$20,940	$21,463	$22,000	$22,550	$23,113	$23,691	$24,284
Business Receipts from Office Tenants											
Occupied SF		32,760	32,760	32,760	32,760	32,760	32,760	32,760	32,760	32,760	32,760
Employees	315 SF per Employee	104	104	104	104	104	104	104	104	104	104
% Revenue Generating	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%
Gross Receipts per Employee	$200,000	$256,017	$262,417	$268,978	$275,702	$282,595	$289,660	$296,901	$304,324	$311,932	$319,730
Gross Receipts Subject to BPOL		$17,281,648	$17,713,689	$18,156,532	$18,610,445	$19,075,706	$19,552,599	$20,041,414	$20,542,449	$21,056,010	$21,582,411
BPOL Rate on Office (Avg. Prof./Bus. Services)	$0.25 per $100 Gross Receipts	$43,204	$44,284	$45,391	$46,526	$47,689	$48,881	$50,104	$51,356	$52,640	$53,956
Landlord Leasing Revenue											
Occupied Office SF		32,760	32,760	32,760	32,760	32,760	32,760	32,760	32,760	32,760	32,760
Office Lease Rate	$25 per SF	$32	$33	$34	$34	$35	$36	$37	$38	$39	$40
Office Lease Revenue		$1,048,389	$1,074,599	$1,101,464	$1,129,001	$1,157,226	$1,186,156	$1,215,810	$1,246,205	$1,277,360	$1,309,295
BPOL Rate on Real Estate Rental	$0.16 per $100 Gross Receipts	$1,677	$1,719	$1,762	$1,806	$1,852	$1,898	$1,945	$1,994	$2,044	$2,095
Occupied Retail SF		5,580	5,580	5,580	5,580	5,580	5,580	5,580	5,580	5,580	5,580
Retail Lease Rate	$0 per SF	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Retail Lease Revenue		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
BPOL Rate on Retail Real Estate Rental	$0.17 per $100 Gross Receipts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Annual Hotel Room Revenue		$5,781,982	$5,926,531	$6,074,695	$6,226,562	$6,382,226	$6,541,782	$6,705,326	$6,872,959	$7,044,783	$7,220,903
BPOL Rate on Hotel Revenues	$0.23 per $100 Gross Receipts	$13,299	$13,631	$13,972	$14,321	$14,679	$15,046	$15,422	$15,808	$16,203	$16,608
Total Annual Golf Course Revenues	$519,577	$665,102	$681,730	$698,773	$716,243	$734,149	$752,502	$771,315	$790,598	$810,363	$830,622
BPOL Rate on Golf Course Revenues	$0.21 per $100 Gross Receipts	$1,397	$1,432	$1,467	$1,504	$1,542	$1,580	$1,620	$1,660	$1,702	$1,744
Total BPOL Taxes		$77,625	$79,565	$81,554	$83,593	$85,683	$87,825	$90,021	$92,271	$94,578	$96,943
Transient Occupancy Tax											
Total Rooms		125	125	125	125	125	125	125	125	125	125
Occupancy	75%	66%	66%	66%	66%	66%	66%	66%	66%	66%	66%
ADR	$150	$192	$197	$202	$207	$212	$217	$223	$228	$234	$240
Total Annual Room Revenue		$5,781,982	$5,926,531	$6,074,695	$6,226,562	$6,382,226	$6,541,782	$6,705,326	$6,872,959	$7,044,783	$7,220,903
Transient Occupancy Tax to County Genl. Fund	2%	$115,640	$118,531	$121,494	$124,531	$127,645	$130,836	$134,107	$137,459	$140,896	$144,418
Recordation Tax											
Home Sales		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Recordation Tax: Deeds	0.083%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Annual Turnover Rate	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%
Value of Homes in Turnover		$3,171,177	$3,259,970	$3,351,249	$3,445,084	$3,541,546	$3,640,709	$3,742,649	$3,847,443	$3,955,172	$4,065,917
Recordation Tax: Deeds	0.083%	$2,632	$2,706	$2,782	$2,859	$2,939	$3,022	$3,106	$3,193	$3,283	$3,375

SCENIC RIVER GOLF L.L.C.

Exhibit 5

FISCAL IMPACT ANALYSIS - REZONING
GOOSE CREEK CLUB
2014-2033

Year	Assumption	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Utility Tax Revenue											
Residents per SFD	3.78	122	122	122	122	122	122	122	122	122	122
Residents per ADU SFD Unit	3.78	0	0	0	0	0	0	0	0	0	0
Residents per Townhome	2.88	293	293	293	293	293	293	293	293	293	293
Residents per TH ADU Unit	2.88	0	0	0	0	0	0	0	0	0	0
Total Residents		416	416	416	416	416	416	416	416	416	416
Office Employees	315 SF per Employee	104	104	104	104	104	104	104	104	104	104
Retail Employees	667 SF per Employee	8	8	8	8	8	8	8	8	8	8
Hotel Employees per Room	0.20	25	25	25	25	25	25	25	25	25	25
Total Employees		137	137	137	137	137	137	137	137	137	137
Utility Tax Revenues per Resident & Employee	$43	$56	$57	$58	$60	$61	$63	$64	$66	$68	$69
Utility Tax Revenues		$30,721	$31,489	$32,276	$33,083	$33,910	$34,757	$35,626	$36,517	$37,430	$38,366
Miscellaneous Revenues											
Per Resident	$259	$332	$340	$349	$357	$366	$375	$385	$394	$404	$414
Per Employee	$110	$141	$144	$148	$152	$155	$159	$163	$167	$172	$176
Miscellaneous Tax Revenues		$157,240	$161,171	$165,200	$169,330	$173,563	$177,902	$182,350	$186,909	$191,581	$196,371
State and Federal Education Aid											
Per Student	$3,867	$4,949	$5,073	$5,200	$5,330	$5,463	$5,600	$5,740	$5,883	$6,030	$6,181
Students per TH Unit	0.54	55	55	55	55	55	55	55	55	55	55
Students per ADU TH	0.54	10	10	10	10	10	10	10	10	10	10
Students per SFD	0.86	28	28	28	28	28	28	28	28	28	28
Students per ADU SFD	0.86	0	0	0	0	0	0	0	0	0	0
Total Students		93	93	93	93	93	93	93	93	93	93
Total State and Federal Education Aid		$461,722	$473,265	$485,097	$497,224	$509,655	$522,396	$535,456	$548,843	$562,564	$576,628
CIF/Proffers											
CIF per SFD Unit	$38,385	$49,136	$50,364	$51,624	$52,914	$54,237	$55,593	$56,983	$58,407	$59,867	$61,364
CIF per Townhouse Unit	$21,435	$27,439	$28,125	$28,828	$29,548	$30,287	$31,044	$31,820	$32,616	$33,431	$34,267
SFD CIF Proffers	$1,331,963	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Townhouse CIF Proffers	$2,851,398	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total CIF	$4,183,361	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other Contributions											
Fire and Rescue (per market-rate unit)	$280	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Regional Roads	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Transit Service	$625	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Unmet Housing Needs (per market-rate unit)	$1,957	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Other Contributions	$1,037,638	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total CIF and Other Contributions	$5,220,999	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

SCENIC RIVER GOLF L.L.C.

Exhibit 5

FISCAL IMPACT ANALYSIS - REZONING
GOOSE CREEK CLUB
2014-2033

Year	Assumption	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Total Revenues by Source	(2014 - 2033)										
Real Property Tax	$28,128,850	$1,563,580	$1,606,092	$1,649,762	$1,694,623	$1,740,706	$1,788,046	$1,836,676	$1,886,632	$1,937,950	$1,990,667
Personal Property Tax	$7,234,964	$407,975	$418,174	$428,628	$439,344	$450,328	$461,586	$473,125	$484,953	$497,077	$509,504
Sales Tax	$2,100,777	$114,380	$117,239	$120,170	$123,174	$126,254	$129,410	$132,645	$135,962	$139,361	$142,845
BPOL Tax	$1,422,782	$77,625	$79,565	$81,554	$83,593	$85,683	$87,825	$90,021	$92,271	$94,578	$96,943
Transient Occupancy Tax	$2,029,796	$115,640	$118,531	$121,494	$124,531	$127,645	$130,836	$134,107	$137,459	$140,896	$144,418
Recordation Tax	$111,398	$2,632	$2,706	$2,782	$2,859	$2,939	$3,022	$3,106	$3,193	$3,283	$3,375
Utility Tax	$550,765	$30,721	$31,489	$32,276	$33,083	$33,910	$34,757	$35,626	$36,517	$37,430	$38,366
Miscellaneous Revenues	$2,837,832	$157,240	$161,171	$165,200	$169,330	$173,563	$177,902	$182,350	$186,909	$191,581	$196,371
State and Federal Education Aid	$8,342,228	$461,722	$473,265	$485,097	$497,224	$509,655	$522,396	$535,456	$548,843	$562,564	$576,628
CIF/Proffers	$5,220,999	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Revenues	**$57,980,391**	**$2,931,513**	**$3,008,231**	**$3,086,963**	**$3,167,762**	**$3,250,682**	**$3,335,780**	**$3,423,113**	**$3,512,739**	**$3,604,719**	**$3,699,115**
Expenditures											
Operating Expenditures per Resident	$858	$1,098	$1,126	$1,154	$1,182	$1,212	$1,242	$1,273	$1,305	$1,338	$1,371
Operating Expenditures per Employee	$612	$783	$803	$823	$844	$865	$886	$908	$931	$954	$978
Operating Expenditures per Student	$11,940	$15,284	$15,666	$16,058	$16,459	$16,871	$17,292	$17,725	$18,168	$18,622	$19,088
Total Operating Expenditures	**$35,900,202**	**$1,989,625**	**$2,039,366**	**$2,090,350**	**$2,142,608**	**$2,196,174**	**$2,251,078**	**$2,307,355**	**$2,365,039**	**$2,424,165**	**$2,484,769**
SFD Expenditures per Unit	$49,734	$63,664	$65,255	$66,887	$68,559	$70,273	$72,030	$73,830	$75,676	$77,568	$79,507
SFA Expenditures per Unit	$33,303	$42,631	$43,696	$44,789	$45,909	$47,056	$48,233	$49,438	$50,674	$51,941	$53,240
Total Capital Expenditures	$6,155,918	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
20-Year Bond Payment for Cap Ex (4.5%)	**$8,330,000**	**$473,000**	**$473,000**	**$473,000**	**$473,000**	**$473,000**	**$473,000**	**$473,000**	**$473,000**	**$473,000**	**$473,000**
Total Expenditures	**$44,230,202**	**$2,462,625**	**$2,512,366**	**$2,563,350**	**$2,615,608**	**$2,669,174**	**$2,724,078**	**$2,780,355**	**$2,838,039**	**$2,897,165**	**$2,957,769**
Net Fiscal Impact	**$13,750,189**	**$468,888**	**$495,865**	**$523,613**	**$552,153**	**$581,509**	**$611,702**	**$642,758**	**$674,700**	**$707,554**	**$741,346**
Operating Impact Only (Excl. Proffers and Capex)	**$16,859,189**	**$941,888**	**$968,865**	**$996,613**	**$1,025,153**	**$1,054,509**	**$1,084,702**	**$1,115,758**	**$1,147,700**	**$1,180,554**	**$1,214,346**

SCENIC RIVER GOLF L.L.C.

Exhibit 6

FISCAL IMPACT ANALYSIS - BY-RIGHT
GOOSE CREEK CLUB
2014-2033

Year	Assumption		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Inflation	2.50%		1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	1.25
Residential Price Appreciation	0.30%		1.00	1.03	1.06	1.09	1.12	1.15	1.18	1.21	1.25	1.28
Undeveloped Site Value	$3,258,030		$3,258,030	$38,800	$0	$0	$0	$0	$0	$0	$0	$0
Single-Family Detached	$780,000		$780,000	$799,500	$819,488	$839,975	$860,974	$882,498	$904,561	$927,175	$950,354	$974,113
	Annual Absorption Potential											
Single-Family Detached	24		0	6	24	6	0	0	0	0	0	0
Total Annual Res. Units Delivered	24		0	6	24	6	0	0	0	0	0	0
Cumulative Development	Devt. Totals											
Single-Family Detached	36		0	6	30	36	36	36	36	36	36	36
Total Cumulative Res. Development	36		0	6	30	36	36	36	36	36	36	36
Residential Occupancy Rate	98%		98.5%	98.3%	98%	98%	98%	98%	98%	98%	98%	98%
Real Property Tax												
Total Residential Property Value			$0	$4,797,000	$24,584,625	$30,239,089	$30,995,066	$31,769,943	$32,564,191	$33,378,296	$34,212,753	$35,068,072
Total Commercial Property Value			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Assessed Real Property Value			$3,258,030	$4,835,800	$24,584,625	$30,239,089	$30,995,066	$31,769,943	$32,564,191	$33,378,296	$34,212,753	$35,068,072
Real Property Tax Revenue	$1.205 per $100 AV		$39,259	$58,271	$296,245	$364,381	$373,491	$382,828	$392,399	$402,208	$412,264	$422,570
Personal Property Tax												
Avg. Personal Property Tax per HH	$858											
Est. Annual Income of Single-Family Detached HHs	$195,000											
Income-Based Adjustment	35%											
Avg. Personal Property Tax per HH	$1,154		$1,154	$1,183	$1,213	$1,243	$1,274	$1,306	$1,339	$1,372	$1,407	$1,442
Personal Property Tax Revenue			$0	$6,979	$35,659	$43,860	$44,957	$46,080	$47,232	$48,413	$49,624	$50,864
Sales Tax												
Construction Cost % of Home Price	40%		$1,918,800	$7,867,080	$2,015,939	$0	$0	$0	$0	$0	$0	$0
% Materials	55%		$1,055,340	$4,326,894	$1,108,767	$0	$0	$0	$0	$0	$0	$0
% in Loudoun County	25%		$263,835	$1,081,724	$277,192	$0	$0	$0	$0	$0	$0	$0
Retail Spending per SFD HH	$23,578	12%	$23,578	$24,168	$24,772	$25,391	$26,026	$26,677	$27,344	$28,027	$28,728	$29,446
Total Retail Spending by Residents			$0	$142,542	$728,297	$895,805	$918,200	$941,155	$964,684	$988,801	$1,013,521	$1,038,859
% in Loudoun County and Off-Site	70%		70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
Total Taxable Sales from Residents			$0	$99,779	$509,808	$627,063	$642,740	$658,809	$675,279	$692,161	$709,465	$727,201
Total Taxable Retail Sales			$263,835	$1,181,503	$786,999	$627,063	$642,740	$658,809	$675,279	$692,161	$709,465	$727,201
	Sales Tax Rate											
Total Sales Tax Revenue	1.00%		$2,638	$11,815	$7,870	$6,271	$6,427	$6,588	$6,753	$6,922	$7,095	$7,272

SCENIC RIVER GOLF L.L.C.

Exhibit 6

FISCAL IMPACT ANALYSIS - BY-RIGHT
GOOSE CREEK CLUB
2014-2033

Year	Assumption	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
BPOL Tax											
Construction Cost		$1,918,800	$7,867,080	$2,015,939	$0	$0	$0	$0	$0	$0	$0
BPOL Rate on Building/Development	$0.13 per $100 Gross Receipts	$2,494	$10,227	$2,621	$0	$0	$0	$0	$0	$0	$0
Total Retail Sales		$263,835	$1,181,503	$786,999	$627,063	$642,740	$658,809	$675,279	$692,161	$709,465	$727,201
Business Receipts from Retail Spending	$0.17 per $100 Gross Receipts	$449	$2,009	$1,338	$1,066	$1,093	$1,120	$1,148	$1,177	$1,206	$1,236
Total BPOL Taxes		$2,943	$12,236	$3,959	$1,066	$1,093	$1,120	$1,148	$1,177	$1,206	$1,236
Recordation Tax											
Home Sales		$0	$4,797,000	$19,667,700	$5,039,848	$0	$0	$0	$0	$0	$0
Recordation Tax: Deeds	0.083%	$0	$3,982	$16,324	$4,183	$0	$0	$0	$0	$0	$0
Annual Turnover Rate	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%
Value of Homes in Turnover		$0	$160,688	$823,526	$1,012,937	$1,038,260	$1,064,217	$1,090,822	$1,118,093	$1,146,045	$1,174,696
Recordation Tax: Deeds	0.083%	$0	$133	$684	$841	$862	$883	$905	$928	$951	$975
Utility Tax Revenue											
Residents per TH Unit	2.88	0	0	0	0	0	0	0	0	0	0
Residents per ADU TH Unit	2.88	0	0	0	0	0	0	0	0	0	0
Residents per SFD Unit	3.78	0	22	111	133	133	133	133	133	133	133
Residents per ADU SFD Unit	3.78	0	0	0	0	0	0	0	0	0	0
Total Residents		0	22	111	133	133	133	133	133	133	133
Miscellaneous Revenues											
Per Resident	$259	$259	$266	$272	$279	$286	$293	$301	$308	$316	$324
Per Employee	$110	$110	$113	$116	$118	$121	$124	$128	$131	$134	$137
Miscellaneous Tax Revenues		$0	$5,924	$30,270	$37,232	$38,163	$39,117	$40,095	$41,097	$42,125	$43,178
State and Federal Education Aid											
Per Student	$3,867	$3,867	$3,963	$4,062	$4,164	$4,268	$4,375	$4,484	$4,596	$4,711	$4,829
Students per TH Unit	0.54	0	0	0	0	0	0	0	0	0	0
Students per ADU TH Unit	0.54	0	0	0	0	0	0	0	0	0	0
Students per SFD Unit	0.86	0	5	25	30	30	30	30	30	30	30
Students per ADU SFD Unit	0.86	0	0	0	0	0	0	0	0	0	0
Total Students		0	5	25	30	30	30	30	30	30	30
Total State and Federal Education Aid		$0	$20,102	$102,710	$126,333	$129,492	$132,729	$136,047	$139,448	$142,934	$146,508
CIF/Proffers											
CIF per SFD Unit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CIF per Townhouse Unit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
SFD CIF Proffers		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Townhouse CIF Proffers (Excl. ADUs)		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Multifamily Proffers											
Total CIF	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other Contributions											
Fire and Rescue	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Other Contributions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total CIF and Other Contributions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

SCENIC RIVER GOLF L.L.C.

Exhibit 6

FISCAL IMPACT ANALYSIS - BY-RIGHT
GOOSE CREEK CLUB
2014-2033

Year	Assumption	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total Revenues by Source	(2014 - 2033)										
Real Property Tax	$7,996,487	$39,259	$58,271	$296,245	$364,381	$373,491	$382,828	$392,399	$402,208	$412,264	$422,570
Personal Property Tax	$957,765	$0	$6,979	$35,659	$43,860	$44,957	$46,080	$47,232	$48,413	$49,624	$50,864
Sales Tax	$153,158	$2,638	$11,815	$7,870	$6,271	$6,427	$6,588	$6,753	$6,922	$7,095	$7,272
BPOL Tax	$41,379	$2,943	$12,236	$3,959	$1,066	$1,093	$1,120	$1,148	$1,177	$1,206	$1,236
Transient Occupancy Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Recordation Tax	$42,847	$0	$4,115	$17,008	$5,024	$862	$883	$905	$928	$951	$975
Utility Tax	$136,148	$0	$992	$5,069	$6,235	$6,391	$6,550	$6,714	$6,882	$7,054	$7,230
Miscellaneous Revenues	$813,033	$0	$5,924	$30,270	$37,232	$38,163	$39,117	$40,095	$41,097	$42,125	$43,178
State and Federal Education Aid	$2,758,722	$0	$20,102	$102,710	$126,333	$129,492	$132,729	$136,047	$139,448	$142,934	$146,508
CIF/Proffers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Revenues	**$12,899,540**	**$44,841**	**$120,435**	**$498,789**	**$590,402**	**$600,874**	**$615,896**	**$631,293**	**$647,076**	**$663,253**	**$679,834**
Expenditures											
Operating Expenditures per Resident	$858	$858	$879	$901	$924	$947	$971	$995	$1,020	$1,045	$1,071
Operating Expenditures per Employee	$612	$612	$627	$643	$659	$675	$692	$710	$727	$746	$764
Operating Expenditures per Student	$11,940	$11,940	$12,238	$12,544	$12,858	$13,179	$13,509	$13,847	$14,193	$14,548	$14,911
Total Operating Expenditures	**$11,209,097**	**$0**	**$81,679**	**$417,326**	**$513,311**	**$526,144**	**$539,297**	**$552,780**	**$566,599**	**$580,764**	**$595,283**
SFD Expenditures per Unit	$49,734	$49,734	$50,977	$52,252	$53,558	$54,897	$56,269	$57,676	$59,118	$60,596	$62,111
SFA Expenditures per Unit	$33,303	$33,303	$34,136	$34,989	$35,864	$36,760	$37,679	$38,621	$39,587	$40,576	$41,591
Total Capital Expenditures	$1,881,255	$0	$305,864	$1,254,043	$321,348	$0	$0	$0	$0	$0	$0
20-Year Bond Payment for Cap Ex (4.5%)	**$2,609,000**	**$0**	**$24,000**	**$120,000**	**$145,000**	**$145,000**	**$145,000**	**$145,000**	**$145,000**	**$145,000**	**$145,000**
Total Expenditures	**$13,818,097**	**$0**	**$105,679**	**$537,326**	**$658,311**	**$671,144**	**$684,297**	**$697,780**	**$711,599**	**$725,764**	**$740,283**
Net Fiscal Impact	**-$918,557**	**$44,841**	**$14,756**	**-$38,537**	**-$67,909**	**-$70,270**	**-$68,401**	**-$66,486**	**-$64,524**	**-$62,512**	**-$60,449**
Operating Impact Only (Excl. Proffers and Capex)	**$1,690,443**	**$44,841**	**$38,756**	**$81,463**	**$77,091**	**$74,730**	**$76,599**	**$78,514**	**$80,476**	**$82,488**	**$84,551**

SCENIC RIVER GOLF L.L.C.

Exhibit 6

FISCAL IMPACT ANALYSIS - BY-RIGHT
GOOSE CREEK CLUB
2014-2033

Year	Assumption	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Inflation	2.50%	1.28	1.31	1.34	1.38	1.41	1.45	1.48	1.52	1.56	1.60
Residential Price Appreciation	0.30%	1.32	1.35	1.39	1.43	1.47	1.51	1.56	1.60	1.64	1.69
Undeveloped Site Value	$3,258,030	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Single-Family Detached	$780,000	$998,466	$1,023,428	$1,049,013	$1,075,239	$1,102,120	$1,129,673	$1,157,914	$1,186,862	$1,216,534	$1,246,947
	Annual Absorption Potential										
Single-Family Detached	24	0	0	0	0	0	0	0	0	0	0
Total Annual Res. Units Delivered	24	0	0	0	0	0	0	0	0	0	0
Cumulative Development	Devt. Totals										
Single-Family Detached	36	36	36	36	36	36	36	36	36	36	36
Total Cumulative Res. Development	36	36	36	36	36	36	36	36	36	36	36
Residential Occupancy Rate	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Real Property Tax											
Total Residential Property Value		$35,944,774	$36,843,393	$37,764,478	$38,708,590	$39,676,305	$40,668,213	$41,684,918	$42,727,041	$43,795,217	$44,890,097
Total Commercial Property Value		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Assessed Real Property Value		$35,944,774	$36,843,393	$37,764,478	$38,708,590	$39,676,305	$40,668,213	$41,684,918	$42,727,041	$43,795,217	$44,890,097
Real Property Tax Revenue	$1.205 per $100 AV	$433,135	$443,963	$455,062	$466,439	$478,099	$490,052	$502,303	$514,861	$527,732	$540,926
Personal Property Tax											
Avg. Personal Property Tax per HH	$858										
Est. Annual Income of Single-Family Detached HHs	$195,000										
Income-Based Adjustment	35%										
Avg. Personal Property Tax per HH	$1,154	$1,478	$1,515	$1,553	$1,591	$1,631	$1,672	$1,714	$1,757	$1,801	$1,846
Personal Property Tax Revenue		$52,136	$53,439	$54,775	$56,145	$57,548	$58,987	$60,462	$61,973	$63,522	$65,110
Sales Tax											
Construction Cost % of Home Price	40%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
% Materials	55%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
% in Loudoun County	25%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Retail Spending per SFD HH	$23,578	$30,182	$30,937	$31,710	$32,503	$33,316	$34,148	$35,002	$35,877	$36,774	$37,694
Total Retail Spending by Residents		$1,064,831	$1,091,451	$1,118,738	$1,146,706	$1,175,374	$1,204,758	$1,234,877	$1,265,749	$1,297,393	$1,329,828
% in Loudoun County and Off-Site	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
Total Taxable Sales from Residents		$745,381	$764,016	$783,116	$802,694	$822,762	$843,331	$864,414	$886,024	$908,175	$930,879
Total Taxable Retail Sales		$745,381	$764,016	$783,116	$802,694	$822,762	$843,331	$864,414	$886,024	$908,175	$930,879
	Sales Tax Rate										
Total Sales Tax Revenue	1.00%	$7,454	$7,640	$7,831	$8,027	$8,228	$8,433	$8,644	$8,860	$9,082	$9,309

SCENIC RIVER GOLF L.L.C.

Exhibit 6

FISCAL IMPACT ANALYSIS - BY-RIGHT
GOOSE CREEK CLUB
2014-2033

Year	Assumption	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
BPOL Tax											
Construction Cost		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
BPOL Rate on Building/Development	$0.13 per $100 Gross Receipts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Retail Sales		$745,381	$764,016	$783,116	$802,694	$822,762	$843,331	$864,414	$886,024	$908,175	$930,879
Business Receipts from Retail Spending	$0.17 per $100 Gross Receipts	$1,267	$1,299	$1,331	$1,365	$1,399	$1,434	$1,470	$1,506	$1,544	$1,582
Total BPOL Taxes		$1,267	$1,299	$1,331	$1,365	$1,399	$1,434	$1,470	$1,506	$1,544	$1,582
Recordation Tax											
Home Sales		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Recordation Tax: Deeds	0.083%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Annual Turnover Rate	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%	3.350%
Value of Homes in Turnover		$1,204,064	$1,234,165	$1,265,019	$1,296,645	$1,329,061	$1,362,287	$1,396,345	$1,431,253	$1,467,035	$1,503,710
Recordation Tax: Deeds	0.083%	$999	$1,024	$1,050	$1,076	$1,103	$1,131	$1,159	$1,188	$1,218	$1,248
Utility Tax Revenue											
Residents per TH Unit	2.88	0	0	0	0	0	0	0	0	0	0
Residents per ADU TH Unit	2.88	0	0	0	0	0	0	0	0	0	0
Residents per SFD Unit	3.78	133	133	133	133	133	133	133	133	133	133
Residents per ADU SFD Unit	3.78	0	0	0	0	0	0	0	0	0	0
Total Residents		133	133	133	133	133	133	133	133	133	133
Miscellaneous Revenues											
Per Resident	$259	$332	$340	$349	$357	$366	$375	$385	$394	$404	$414
Per Employee	$110	$141	$144	$148	$152	$155	$159	$163	$167	$172	$176
Miscellaneous Tax Revenues		$44,257	$45,364	$46,498	$47,660	$48,852	$50,073	$51,325	$52,608	$53,923	$55,271
State and Federal Education Aid											
Per Student	$3,867	$4,949	$5,073	$5,200	$5,330	$5,463	$5,600	$5,740	$5,883	$6,030	$6,181
Students per TH Unit	0.54	0	0	0	0	0	0	0	0	0	0
Students per ADU TH Unit	0.54	0	0	0	0	0	0	0	0	0	0
Students per SFD Unit	0.86	30	30	30	30	30	30	30	30	30	30
Students per ADU SFD Unit	0.86	0	0	0	0	0	0	0	0	0	0
Total Students		30	30	30	30	30	30	30	30	30	30
Total State and Federal Education Aid		$150,171	$153,925	$157,773	$161,717	$165,760	$169,904	$174,152	$178,506	$182,968	$187,542
CIF/Proffers											
CIF per SFD Unit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CIF per Townhouse Unit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
SFD CIF Proffers		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Townhouse CIF Proffers (Excl. ADUs)		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Multifamily Proffers											
Total CIF	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other Contributions											
Fire and Rescue	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Other Contributions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total CIF and Other Contributions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

SCENIC RIVER GOLF L.L.C.

Exhibit 6

FISCAL IMPACT ANALYSIS - BY-RIGHT
GOOSE CREEK CLUB
2014-2033

Year	Assumption	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Total Revenues by Source	(2014 - 2033)										
Real Property Tax	$7,996,487	$433,135	$443,963	$455,062	$466,439	$478,099	$490,052	$502,303	$514,861	$527,732	$540,926
Personal Property Tax	$957,765	$52,136	$53,439	$54,775	$56,145	$57,548	$58,987	$60,462	$61,973	$63,522	$65,110
Sales Tax	$153,158	$7,454	$7,640	$7,831	$8,027	$8,228	$8,433	$8,644	$8,860	$9,082	$9,309
BPOL Tax	$41,379	$1,267	$1,299	$1,331	$1,365	$1,399	$1,434	$1,470	$1,506	$1,544	$1,582
Transient Occupancy Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Recordation Tax	$42,847	$999	$1,024	$1,050	$1,076	$1,103	$1,131	$1,159	$1,188	$1,218	$1,248
Utility Tax	$136,148	$7,411	$7,596	$7,786	$7,981	$8,181	$8,385	$8,595	$8,810	$9,030	$9,256
Miscellaneous Revenues	$813,033	$44,257	$45,364	$46,498	$47,660	$48,852	$50,073	$51,325	$52,608	$53,923	$55,271
State and Federal Education Aid	$2,758,722	$150,171	$153,925	$157,773	$161,717	$165,760	$169,904	$174,152	$178,506	$182,968	$187,542
CIF/Proffers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Revenues	**$12,899,540**	**$696,830**	**$714,250**	**$732,107**	**$750,409**	**$769,170**	**$788,399**	**$808,109**	**$828,312**	**$849,019**	**$870,245**
Expenditures											
Operating Expenditures per Resident	$858	$1,098	$1,126	$1,154	$1,182	$1,212	$1,242	$1,273	$1,305	$1,338	$1,371
Operating Expenditures per Employee	$612	$783	$803	$823	$844	$865	$886	$908	$931	$954	$978
Operating Expenditures per Student	$11,940	$15,284	$15,666	$16,058	$16,459	$16,871	$17,292	$17,725	$18,168	$18,622	$19,088
Total Operating Expenditures	**$11,209,097**	**$610,165**	**$625,419**	**$641,055**	**$657,081**	**$673,508**	**$690,346**	**$707,605**	**$725,295**	**$743,427**	**$762,013**
SFD Expenditures per Unit	$49,734	$63,664	$65,255	$66,887	$68,559	$70,273	$72,030	$73,830	$75,676	$77,568	$79,507
SFA Expenditures per Unit	$33,303	$42,631	$43,696	$44,789	$45,909	$47,056	$48,233	$49,438	$50,674	$51,941	$53,240
Total Capital Expenditures	$1,881,255	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
20-Year Bond Payment for Cap Ex (4.5%)	**$2,609,000**	**$145,000**	**$145,000**	**$145,000**	**$145,000**	**$145,000**	**$145,000**	**$145,000**	**$145,000**	**$145,000**	**$145,000**
Total Expenditures	**$13,818,097**	**$755,165**	**$770,419**	**$786,055**	**$802,081**	**$818,508**	**$835,346**	**$852,605**	**$870,295**	**$888,427**	**$907,013**
Net Fiscal Impact	**-$918,557**	**-$58,336**	**-$56,169**	**-$53,948**	**-$51,672**	**-$49,339**	**-$46,947**	**-$44,496**	**-$41,983**	**-$39,408**	**-$36,768**
Operating Impact Only (Excl. Proffers and Capex)	**$1,690,443**	**$86,664**	**$88,831**	**$91,052**	**$93,328**	**$95,661**	**$98,053**	**$100,504**	**$103,017**	**$105,592**	**$108,232**

SCENIC RIVER GOLF L.L.C.

Exhibit 7

ALLOCATION OF COUNTY REVENUES

Population:	340,112	68.7%	Students:	68,289
Employment:	155,215	31.3%		
Total	495,327	100.0%		

	FY 2013 Actual Revenues	Percentage Allocation				Budget Allocation			Revenue/ Employee	Revenue/ Resident	Revenue/ Student
		Unallocated	Emp.	Residents	Students	Emp.	Residents	Students			
Permits, Privilege Fees and Regulatory Lic.	$22,613,721	0.0%	31.3%	68.7%	0.0%	$7,086,205	$15,527,516	$0	$45.65	$45.65	$0.00
Motor Vehicle Licenses	$6,061,581	0.0%	31.3%	68.7%	0.0%	$1,899,449	$4,162,132	$0	$12.24	$12.24	$0.00
Fines and Forfeitures	$2,746,066	0.0%	31.3%	68.7%	0.0%	$860,504	$1,885,562	$0	$5.54	$5.54	$0.00
Use of Money and Property	$3,005,292	0.0%	31.3%	68.7%	0.0%	$941,734	$2,063,558	$0	$6.07	$6.07	$0.00
Charges for Service											
Boards, Commissions and Committees	$1,569	0.0%	31.3%	68.7%	0.0%	$492	$1,077	$0	$0.00	$0.00	$0.00
County Administrator	$769	0.0%	31.3%	68.7%	0.0%	$241	$528	$0	$0.00	$0.00	$0.00
Public Information	-	0.0%	31.3%	68.7%	0.0%				$0.00	$0.00	$0.00
County Attorney	$1,249	0.0%	31.3%	68.7%	0.0%	$391	$858	$0	$0.00	$0.00	$0.00
County Assessor	$0	0.0%	31.3%	68.7%	0.0%	$0	$0	$0	$0.00	$0.00	$0.00
Treasurer	$497,728	0.0%	31.3%	68.7%	0.0%	$155,967	$341,761	$0	$1.00	$1.00	$0.00
Commissioner of the Revenue	$97,194	0.0%	31.3%	68.7%	0.0%	$30,457	$66,737	$0	$0.20	$0.20	$0.00
Clerk of the Circuit Court	$1,092,432	0.0%	31.3%	68.7%	0.0%	$342,323	$750,109	$0	$2.21	$2.21	$0.00
Commonwealth's Attorney	$9,943	0.0%	31.3%	68.7%	0.0%	$3,116	$6,827	$0	$0.02	$0.02	$0.00
Sheriff's Office	$581,178	0.0%	31.3%	68.7%	0.0%	$182,117	$399,061	$0	$1.17	$1.17	$0.00
Management and Financial Services	$647	0.0%	31.3%	68.7%	0.0%	$203	$444	$0	$0.00	$0.00	$0.00
General Services	$2,423,863	0.0%	31.3%	68.7%	0.0%				$0.00	$0.00	$0.00
Building and Development	$28,284	0.0%	31.3%	68.7%	0.0%	$8,863	$19,421	$0	$0.06	$0.06	$0.00
Fire, Rescue and Emergency Management	$1,314	0.0%	31.3%	68.7%	0.0%	$412	$902	$0	$0.00	$0.00	$0.00
Planning	$39	0.0%	31.3%	68.7%	0.0%	$12	$27	$0	$0.00	$0.00	$0.00
	$0	0.0%	31.3%	68.7%	0.0%	$0	$0	$0	$0.00	$0.00	$0.00
Mapping and Geographic Information	$26,569	0.0%	31.3%	68.7%	0.0%	$8,326	$18,243	$0	$0.05	$0.05	$0.00
Animal Services	$67,931	0.0%	31.3%	68.7%	0.0%	$21,287	$46,644	$0	$0.14	$0.14	$0.00
Health Services	$3,076	0.0%	0.0%	100.0%	0.0%	$0	$3,076	$0	$0.00	$0.01	$0.00
Transportation and Capital Infrastructure	$7,670,733	0.0%	0.0%	100.0%	0.0%	$0	$7,670,733	$0	$0.00	$22.55	$0.00
Library	$4,996	0.0%	33.1%	66.9%	0.0%	$1,654	$3,342	$0	$0.01	$0.01	$0.00
Community Corrections	$51,423	0.0%	0.0%	100.0%	0.0%	$0	$51,423	$0	$0.00	$0.15	$0.00
Mental Health, Subs. Abuse and Devt. Svcs.	$706,695	0.0%	33.1%	66.9%	0.0%	$233,916	$472,779	$0	$1.51	$1.39	$0.00
Parks, Recreation and Community Services	$15,743,624	0.0%	0.0%	100.0%	0.0%	$0	$15,743,624	$0	$0.00	$46.29	$0.00

SCENIC RIVER GOLF L.L.C.

Exhibit 7

ALLOCATION OF COUNTY REVENUES

Population:	340,112	68.7%	Students:	68,289
Employment:	155,215	31.3%		
Total	495,327	100.0%		

	FY 2013 Actual Revenues	Percentage Allocation				Budget Allocation			Revenue/ Employee	Revenue/ Resident	Revenue/ Student
		Unallocated	Emp.	Residents	Students	Emp.	Residents	Students			
Miscellaneous	$744,494	0.0%	31.3%	68.7%	0.0%	$233,294	$511,200	$0	$1.50	$1.50	$0.00
Recovered Costs	$7,299,736	0.0%	31.3%	68.7%	0.0%	$2,287,435	$5,012,301	$0	$14.74	$14.74	$0.00
Non-revenue receipts	$0	0.0%	31.3%	68.7%	0.0%	$0	$0	$0	$0.00	$0.00	$0.00
TOTAL LOCAL REVENUES	$71,482,146					$14,298,396	$54,759,887	$0	$92.12	$161.01	$0.00
State Non-categorical Aid[1]	$8,863,946	0.0%	31.3%	68.7%	0.0%	$2,777,594	$6,086,352	$0	$17.90	$17.90	$0.00
State Categorical Aid	$11,683,180	0.0%	0.0%	100.0%	0.0%	$0	$11,683,180	$0	$0.00	$34.35	$0.00
State Shared Expenses	$14,292,696	0.0%	0.0%	100.0%	0.0%	$0	$14,292,696	$0	$0.00	$42.02	$0.00
TOTAL STATE AID	$34,839,822					$2,777,594	$32,062,228	$0	$17.90	$94.27	$0.00
Federal Payments-in-lieu-of-taxes	$6,050	100.0%	0.0%	0.0%	0.0%	$0	$0	$0	$0.00	$0.00	$0.00
Federal Categorical Aid[2]	$1,353,427	0.0%	0.0%	100.0%	0.0%	$0	$1,353,427	$0	$0.00	$3.98	$0.00
Federal Non-categorical Aid	$0	0.0%	0.0%	100.0%	0.0%	$0	$0	$0	$0.00	$0.00	$0.00
TOTAL FEDERAL AID	$1,359,477					$0	$1,353,427	$0	$0.00	$3.98	$0.00
TOTAL	$142,521,267								$110.02	$259.25	$0.00
EDUCATION AID											
Sales Tax for Education	$59,470,268	0.0%	0.0%	0.0%	100.0%	$ -	$ -	$59,470,268	$0.00	$0.00	$871
Basic Aid	$137,821,167	0.0%	0.0%	0.0%	100.0%	$ -	$ -	$137,821,167	$0.00	$0.00	$2,018
Other State Education Aid	$58,646,411	0.0%	0.0%	0.0%	100.0%	$ -	$ -	$58,646,411	$0.00	$0.00	$859
Federal Aid	$8,102,210	0.0%	0.0%	0.0%	100.0%	$ -	$ -	$8,102,210	$0.00	$0.00	$119
TOTAL	$ 264,040,056							$264,040,056			$3,867

[1] Excludes state property tax reimbursement

[2] Excludes ARRA Stimulus Funds

SOURCE: Loudoun County 2013 CAFR, Loudoun County 2013 Fiscal Impact Committee Guidelines

SCENIC RIVER GOLF L.L.C.

Exhibit 8

ALLOCATION OF COUNTY EXPENDITURES

Population:	340,112	68.7%	Students:	68,289
Employment:	155,215	31.3%		
Total	495,327	100.0%		

	FY 2013 Actual Expenditures	Percentage Allocation				Budget Allocation		Expenditure/ Employee	Expenditure/ Resident	Expenditure/ Student
		Unallocated	Employment	Residents	Students	Employment	Residents			
Government Administration	$59,857,783	0.0%	31.3%	68.7%	0.0%	$18,756,954	$41,100,829	$120.84	$120.84	$0.00
Judicial Administration	$12,525,151	0.0%	31.3%	68.7%	0.0%	$3,924,864	$8,600,287	$25.29	$25.29	$0.00
Public Safety	$150,475,635	0.0%	31.3%	68.7%	0.0%	$47,152,842	$103,322,793	$303.79	$303.79	$0.00
Public Works	$14,713,141	0.0%	31.3%	68.7%	0.0%	$4,610,490	$10,102,651	$29.70	$29.70	$0.00
Health & Welfare	$64,901,547	0.0%	10.0%	90.0%	0.0%	$6,490,155	$58,411,392	$41.81	$171.74	$0.00
Parks, Recreation & Cultural	$45,192,868	0.0%	4.0%	96.0%	0.0%	$1,807,715	$43,385,153	$11.65	$127.56	$0.00
Community Development	$39,070,468	0.0%	31.3%	68.7%	0.0%	$12,243,069	$26,827,399	$78.88	$78.88	$0.00
Education	$815,359,879	0.0%	0.0%	0.0%	100.0%	$0	$0	$0.00	$0.00	$11,940
TOTAL	$1,202,096,472							$612	$858	$11,940
Additional EMS Costs per Active Adult Resident									$236.22	$0.00
TOTAL AGE-RESTRICTED									$1,094	

SOURCE: Loudoun County 2013 Fiscal Impact Committee Guidelines; for Active Adult, Fire, Rescue & Emergency Management increased to account for higher EMS costs

HUSH ACOUSTICS LLC

9109 Coronado Terrace, Fairfax, VA 22031
T [703] 534.2790 F [703] 286.7955

February 12, 2014

Richard Kieler
Kettler
1751 Pinnacle Drive #700
McLean, VA 22102

Re: Goose Creek Golf Club
Noise Test

Mr. Kieler:

This report summarizes the noise measurements for the Goose Creek Golf Club project in Loudoun County, Virginia. Hush Acoustics LLC was contracted by Kettler to measure sound levels on the site. The site is located along the northeast side of Cochran Mill Rd. A vicinity map is included as Figure 1.

Larson Davis model 831 sound level meters were installed in two locations indicated in Figure 2 from approximately 3 pm on Friday January 24, 2014, through approximately 10 am on Friday January 31, 2014. The sound level meters were programmed to report average, maximum, and minimum A-weighted sound levels during each one-minute interval. For an explanation of A-weighted sound levels see the appendix. The meters were chained to trees and the microphones were attached to poles 16 feet above the ground at location M1 and 32 feet at location M2.

The site currently is used as a golf course. Figure 3 shows a portion of the proposed Goose Creek Club Concept Development Plan prepared by Urban. This drawing shows proposed single-family detached houses and townhouses. There are houses along Cochran Mill Road, with none close to Route 7.

Average sound levels during five-minute intervals were calculated based on the measured one-minute average sound levels. Figure 4 presents the resulting five-minute average sound levels. Hourly average sound levels were calculated based on the five-minute average sound levels. Figure 5 presents the hourly average sound levels. The Day-Night Average Sound Levels (DNL) were calculated for each full calendar day. Table 1 presents the DNL and loudest-hour average sound level for each calendar day. The hourly average A-weighted sound level was 55 to 66 dB at location M1 and 54 to 66 dB at location M2 during the normal workday on weekdays. At night and on weekends the A-weighted sound level was typically in the range of 39 to 55 dB.

The following appendix provides additional information about acoustical terminology. If you have any questions, please contact me at 703/534-2790 or via e-mail at Gary@HushAcoustics.com.

Sincerely,

Gary Ehrlich, P.E.
Principal

HUSH ACOUSTICS LLC
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Figure 1. Vicinity Map

Figure 2. Sound Level Meter Locations

Figure 3. Concept Development Plan

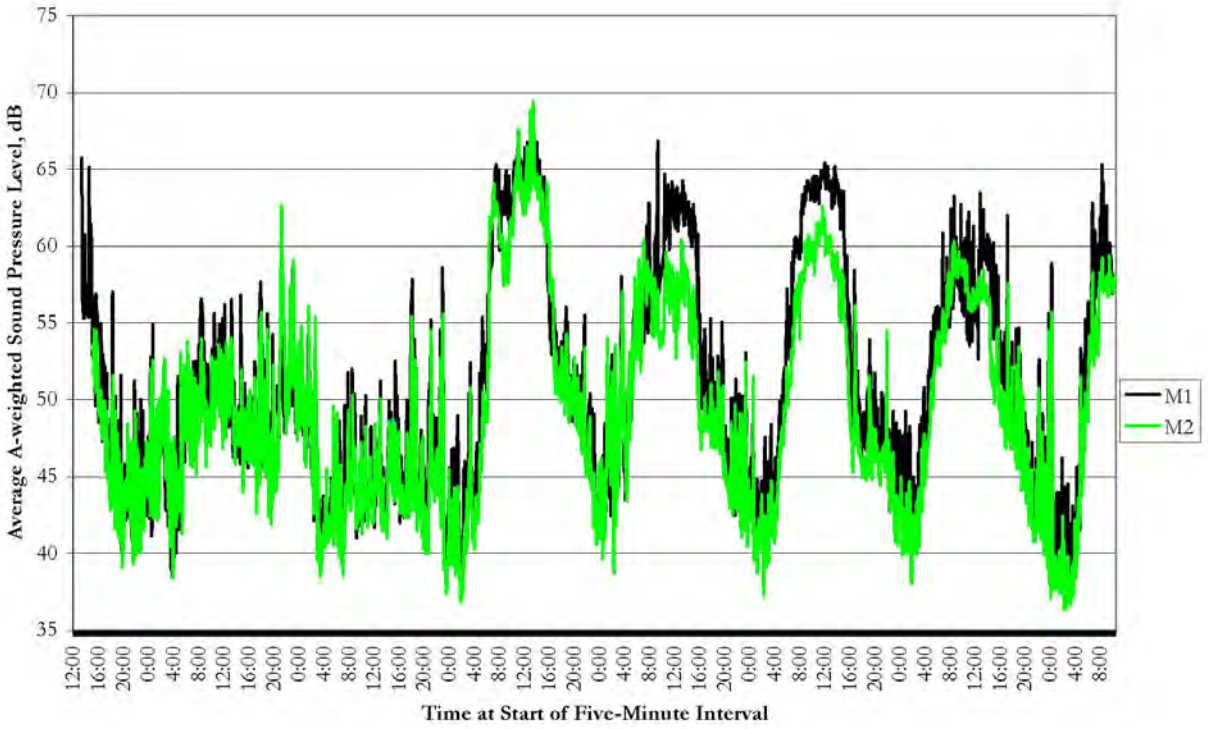

Figure 4. Five-Minute Average Sound Levels

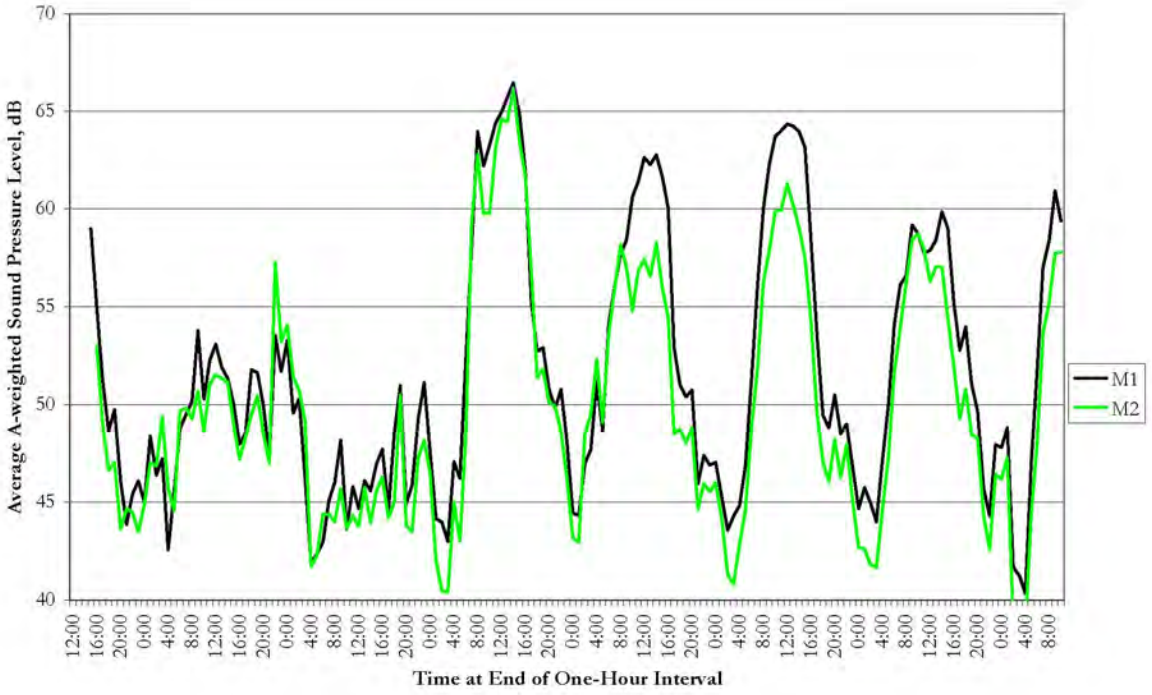

Figure 5. Hourly Average Sound Levels

Table 1. Measured DNL and Loudest-Hour Average Sound Levels, dB

Day, Date	DNL		Loudest-Hour Average Sound Level	
	M1	M2	M1	M2
Friday, January 24, 2014			59	53
Saturday, January 25, 2014	56.0	56.6	53.8	57.3
Sunday, January 26, 2014	53.9	53.9	51.1	51.4
Monday, January 27, 2014	61.8	61.1	66.5	66.2
Tuesday, January 28, 2014	59.9	58.2	62.8	58.3
Wednesday, January 29, 2014	60.4	56.7	64.3	61.3
Thursday, January 30, 2014	58.5	56.5	59.9	58.7
Friday, January 31, 2014			60.9	57.8

Appendix – Noise Metrics

There are many different ways to express sound levels, but all ways must have some means of incorporating the three most important aspects of the sound: loudness (level), pitch (frequency), and duration (time pattern). The chosen way to express the sound level is known as the noise metric.

Level. The sound level is almost always expressed in decibels, abbreviated dB. The decibel is a unitless quantity; it is technically based a ratio between the sound pressure and a standard reference pressure. Sound level meters can show the sound level varying with a moving needle or changing electronic display. How quickly this display changes, and therefore how quickly the meter responds to changes in sound level, is called the time weighting network or simply the meter "response." The four most commonly used responses are peak, impulsive, fast, and slow; peak response is the fastest response while slow is the slowest. The peak response is only normally used to evaluate the potential for hearing damage and damage to structures, and is never used to express the annoyance of noise. The impulsive response is only typically used to evaluate loud periodic noises such as pile driving and gun fire. The fast and slow responses are the most commonly used. Fast response is used when the sound level changes relatively rapidly over time as would be the case at a night club or a construction site. Slow response is used when the sound level is relatively steady as would be the case for environmental noise such as near highways, railroads, and airports.

Following are how high A-weighted sound levels are for some familiar sounds (taken from U.S. Environmental Protection Agency documents):

Noises:

Heavy truck at 50 feet	85-95 dBA
Train passenger	72-90 dBA
City bus at 50 feet	70-85 dBA
Waste food disposer	67-93 dBA
Automobile at 50 feet	64-88 dBA
Vacuum cleaner	60-85 dBA
Washing machine	47-73 dBA
Refrigerator	45-68 dBA

Average conversational speech at 1 meter:

Inside suburban house	55 dBA
Outdoors in suburban area	55 dBA
Inside urban house	57 dBA
Outdoors in urban area	65 dBA
On a train	66 dBA
On an aircraft	68 dBA

Frequency. The frequency of sound is always expressed in Hertz, abbreviated Hz. The audible frequency range (20 Hz to approximately 15,000 or 20,000 Hz) is typically divided into bands covering one octave, or one-third of an octave. Each doubling of frequency is defined as one octave. A sound level can then be stated either as a single-value covering the entire audible frequency range, or for a given octave or one-third octave band. When sound levels are stated for the entire audible frequency range, the sound could be filtered to roughly simulate the hearing sensitivity of the average person. There are two commonly-used filter types: A- and C-weighting. An A-weighted sound level is by far the most-commonly used, and was designed to approximately represent the hearing sensitivity of a person exposed to sounds of moderate loudness. A C-weighted sound level is occasionally used to assess noise from blasting and other loud short-duration sounds and was developed to approximately represent the hearing sensitivity of a person exposed to loud sounds. For environmental noise studies, or for most other purposes as well, it is assumed that the sound level is A-weighted if there is no specific designation otherwise.

Time Pattern. The variation of a sound level over time is perhaps the most complex of the three parameters, and there are a myriad of ways to express this variation. The various ways can be divided into single-event sound levels and long-term sound levels. Examples of "single events" are a train passby, an aircraft overflight, or a gun firing. Single-event sound levels can be based on the maximum sound level reached during the event (abbreviated L_{max}), the total sound energy produced during the event (known as the sound exposure level, or SEL), or the number of times the sound level exceeds a threshold value (known as the number of events above, or NA). Long-term sound levels must be based on sound levels over a given time interval. Common time intervals are one hour and 24 hours. During this time interval the stated quantity could be the average sound level (known as the equivalent-continuous sound level, or L_{eq}), the amount of time the sound level exceeds a threshold value (known as time above, or TA), or the sound level exceeded any set percentage of the time (known as the statistical sound level; e.g., the sound level exceeded ten percent of the time is written L_{10}, while the sound level exceeded 90 percent of the time is written the L_{90}). One-hour average sound levels, or occasionally one-hour statistical sound levels, are used by the Federal Highway Administration and state departments of transportation to express highway noise levels. The sound level exceeded 90 percent of the time, L_{90}, is often considered the background sound level, since it is not significantly affected by loud periodic noise events. 24-hour average sound levels, and occasionally 24-hour statistical sound levels, are typically used to express all forms of transportation noise including highway, aircraft, and railroad noise. The 24-hour average noise level can include some adjustments to account for peoples' increased sensitivity to noise in the evening and at night. The two most common ways to account for this sensitivity is with the Day-Night Average Sound Level (DNL) and the Community Noise Equivalent Level (CNEL). The DNL is just a 24-hour average sound level for a calendar day with 10 dB added to all noise which occurs between 12 a.m. and 7 a.m. and between 10 p.m. and midnight. The CNEL is identical to the DNL but with 5 dB added to all noise which occurs between 7 p.m. and 10 p.m.

PROFFER STATEMENT

GOOSE CREEK CLUB

ZMAP 2013-0005

January 5, 2015

PREAMBLE

Scenic River Golf, LLC. ("Owner"), the owner of 110.86 acres of real property described as PIN # 149-10-4363 (TM 49 Parcel 37A), 112-15-4506 (TM 49 Parcel 38), and 150-40-5648 (TM 61 Parcel 3A) (collectively the "Property"), which is the subject of rezoning application ZMAP 2013-0005, on behalf of itself and its successors in interest, hereby voluntarily proffers, pursuant to Section 15.2-2303 of the Code of Virginia and Section 6-1209 of the Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance"), that in the event the Loudoun County (the "County") Board of Supervisors ("Board") rezones portions of the Property to the Planned Development – Office Park ("PD-OP") and Planned Development Housing – 6 ("PD-H6"), to be administered R-8 Single Family Residential, zoning categories and approves special exceptions SPEX 2013-0017, SPEX 2013-0018, and SPEX 2013-0019 (collectively the "SPEX Applications"), together with a modification of Zoning Ordinance Section 4-305(B)(2) to allow parking within the PD-OP district to be located within ten feet of a residential zoning district, all as substantially set forth in the portions of the plans set referenced in Proffer I below , then development of the Property shall be in substantial conformance with the conditions as set forth below ("Proffers"). If approved, these Proffers and the CDP, as defined below, shall supersede and replace any and all proffers and concept development plans governing the Property.

All references in these Proffers to subdivision, subdivision plat, or record plat shall be deemed to include condominium or condominium plat or any other document or mechanism that legally divides the Property into separately transferable units of ownership. Any obligation imposed herein that must be performed prior to, in conjunction with, or concurrently with first or other subdivision or record plat approval shall be deemed to be required to be performed prior to the recordation of any such condominium declaration or plat or other similar document that would have the legal effect of dividing the Property into separately transferable units of ownership.

I. CONCEPT DEVELOPMENT PLAN

The Property shall be developed in substantial conformance with Sheets 1, 2, 5-10, 15-16 18-20 of 21 ("CDP") of the plans set entitled "Zoning Map Amendment & Special Exception Goose Creek Club", dated June, 2013, with revisions through November 14, 2014, prepared by Urban, Ltd., a copy of which is attached hereto as **Exhibit A** and is incorporated herein by reference. Minor adjustments to the locations of the proposed uses, facilities and improvements shown on the CDP shall be permitted as reasonably necessary to address grading, drainage, environmental/natural features, development ordinance requirements and other final engineering considerations, and to accommodate the recommendations of archaeological studies, provided that any such minor adjustments shall be in accordance with Section 6-1209 of the Zoning Ordinance. All land development applications, including zoning permit applications, for development of all or any portion of the Property shall include the applicable Land Bay designations noted on the CDP.

II. LAND USE

A. Development Parameters. Up to thirty-three (33) single family detached dwelling units and up to one hundred twenty-five (125) single family attached/townhouse dwelling units may be developed in Land Bay 2 generally as shown on Sheets 5 and 6 of the CDP. The Owner shall provide not less than twelve and one-half percent (12.5%) of the total number of dwelling units approved pursuant to this ZMAP 2013-0005 as Affordable Dwelling Units (ADU's) for which the rental and/or sales price will be controlled pursuant to and as defined in Zoning Ordinance Section 7-100 *et seq.* and Chapter 1450 of the Codified Ordinances of Loudoun County within the single family attached dwelling unit area of Land Bay 2 as shown on the CDP. Up to 36,000 square feet of office and other permitted PD-OP uses, up to 64.75 acres of golf course uses, up to 132 hotel rooms and accessory hotel uses, and up to 6,000 square feet of restaurant uses may be developed in Land Bay 1 generally as shown on Sheet 7 of the CDP. Public water and sanitary sewer lines to serve the office, restaurant and hotel uses in Land Bay 1 will be extended to Land Bay 1 at the same time public water and sanitary sewer lines are extended to the first dwelling unit in Land Bay 2 in accordance with Proffer III below. The conversion of any garage space within any residential building to any use other than primarily for the storage of operable vehicles shall be prohibited, provided that any dwelling unit used as a display or model home shall be exempt from this garage conversion prohibition until such time as the dwelling unit is sold to a residential user and no longer functions as a display or model home.

B. Covenants, Conditions and Restrictions. Concurrently with recordation of the first record plat for any portion of the Property in Land Bay 2, the Owner shall record a declaration of covenants, conditions and restrictions which shall be applicable to all property and uses in Land Bay 2 (the "Declaration"). The Declaration shall include covenants which shall

address all proffered design elements set forth in these Proffers and the CDP and such items as architectural controls, signage, building materials, lighting and landscaping as set forth in the Building Features Exhibit dated January __, 2015 attached to this Proffer Statement and incorporated herein as in integral part of these Proffers as Exhibit B.

Such Declaration shall include the following restrictions:

1. No outside storage or placement of garbage cans shall be permitted except for days of trash collection.

2. Architectural guidelines shall govern any exterior alterations including fencing, decks, storm doors, and sheds.

3. The primary use of any garage shall be limited to storage of operable vehicles and no garage shall be converted to any purpose other than for the storage of operable vehicles. The Declaration may provide that any dwelling unit used as a display or model home shall be exempt from this garage conversion restriction until such time as the dwelling unit is sold to a residential user and no longer functions as a display or model home.

4. Signage shall conform to Section 5-1200, *et seq.* of the Zoning Ordinance.

C. <u>Design Guidelines</u>.

<u>Items 1-13 below pertain to Land Bay 2</u>:

1. For the purposes of these Proffers, single family detached and attached "building fronts" are defined as that elevation where the main entrance is located. All single family attached building fronts shall be articulated in a pattern similar to Figures in attached Exhibit B. All building fronts shall be varied by a combination of at least two of the following elements:

a. bay windows or bow windows;

b. entry porches, either recessed by more than two feet or covered with a roof extending beyond the front façade by at least two feet;

c. window and door pediments; or

d. corbels, which extend a minimum of two inches beyond the front façade.

2. Roof form: A minimum of one-third (1/3) of the single family attached units that form one continuous attached structure shall include dormers or reverse gables. All single family detached units shall include dormers or reverse gables. Varied roof pitches on single family attached and detached units are encouraged, but pitches less than 7/12 are prohibited on main roofs.

3. All single family detached and attached building fronts shall be at least 75% masonry or stone. The remainder of the frontage may be complimentary painted beaded cementitious horizontal siding (such as "HardiePlank"). Masonry and paint colors shall be varied similar to the variation shown in the attached Exhibit B. At least three colors of masonry shall be used for each group of single family attached units.

4. Single family detached and attached "building sides" are defined, for the purposes of these Proffers, as any elevation between the front and rear of each such building. All single family detached building sides shall include the following features:

a. At least one floor of masonry or stone on end units;

b. complementary painted beaded cementitious horizontal siding (such as "HardiePlank") or vinyl horizontal siding;

c. a minimum of four windows, including pediments or other similar architectural detailing; and

d. raised panel shutters at each window (minimum 12" width).

5. "Building rears" are defined, for the purposes of these Proffers, as the elevations opposite the fronts of each such building.

6. Single-family detached and attached building rears shall include:

a. cementitious or vinyl horizontal siding, masonry or stone;

b. at least 3 varying shades of the same colors shall be used for siding for each group of attached single family dwelling units; and

c. at least 50% of the units shall be articulated with bump outs or bay windows.

7. All garage doors shall be carriage type similar to the conceptual illustration shown on the attached Exhibit B in colors to compliment that elevation.

8. French doors are prohibited on any front elevation. Round top windows are prohibited on any building. Arch windows may be used on the rear of a building, but in no event more than two per dwelling unit.

9. A colonial color pallet as contained in the attached Exhibit B shall be used throughout Land Bay 2.

10. Any exterior mounted groups of electric or gas meters shall be screened with fencing or landscaping.

11. There shall be no unpainted wood on any portion of any building, including pressure treated building decks.

12. Lamp posts, trash receptacles, and benches located outside of lots in Land Bay 2 shall be similar to the product type depicted on the attached Exhibit B.

13. Energy Conservation. All dwellings shall be designed and constructed as ENERGY STAR ® qualified homes. With the submission of a zoning permit application for each building, the Owner shall provide certification that the construction documents have been reviewed by a qualified Home Energy Rater, and that the building meets ENERGY STAR ® standards. Prior to the issuance of an occupancy permit, an ENERGY STAR ® label must be verified at each dwelling unit's electrical panel and a copy of the Home Energy Rating report prepared by the Home Energy Rater shall be provided to the County. The Home Energy Rating report must include the home address, builder's name, Rater name, and date verified.

All Buildings in Land Bay 1 will be developed consistent with Design Guidelines for the Town of Leesburg project known as the Village at Leesburg, TLZM 2004-0005, and with the following guidelines:

14. All buildings will incorporate four sided architecture.

15. Exteriors of all buildings shall be constructed with brick, architectural masonry or stone, glass and trim materials as needed.

16. All roof mounted HVAC equipment will be screened from view with material complimentary with the primary building materials.

17. Lamp posts, trash receptacles, and benches located in the Land Bay 1 Common Area shall be similar to the product type depicted on the attached Exhibit B.

18. Flat roofed buildings must incorporate a parapet wall at least 24 inches high. Pitched roof buildings must be at least 8/12 pitch and premium roofing materials must be used (architectural shingles, slate, standing seam). Architectural shingles must be weatherwood or black.

III. WATER AND SEWER

The Property shall be served by public municipal water supply and public municipal sanitary sewer disposal systems of the Town of Leesburg ("Town") which shall be installed and extended to the Property by Owner at its cost and at no cost to the Town or County. Owner shall at its cost provide all connections necessary for development of the Property. All such water and sewer extensions and connections shall be constructed in accordance with Town utility standards.

IV. CAPITAL FACILITIES

Prior to the approval of the zoning permit for each dwelling unit on the Property, Owner shall pay a one-time capital facilities contribution to the County as follows: Thirty-Eight Thousand Three Hundred Eighty-Five and 18/100 Dollars ($38,385.18) for each single family detached dwelling unit constructed on the Property and Twenty-One Thousand Four Hundred Thirty-Four and 54/100 Dollars ($21,434.54) for each single family attached dwelling unit constructed on the Property (collectively the "Capital Facilities Contribution"). The amount of the Capital Facilities Contributions shall be adjusted on an annual basis as of January 1 of each year based on the Consumer Price Index for all urban consumers (CPI-U), 1982-84=100 (not seasonally adjusted) as published by the Bureau of Labor Statistics, U.S. Department of Labor for the Washington-Baltimore MD-VA-DC-WV Consolidated Metropolitan Statistical Area ("CPI") from a base year of 2015.

V. UNMET HOUSING NEEDS

Prior to approval of a zoning permit for each market rate dwelling unit (excluding any ADU's as provided pursuant to Proffer II.A.), Owner shall pay to the County a one-time contribution of One Thousand Nine Hundred Fifty-Seven and 00/100 Dollars ($1,957.00) with such funds to be used for such purposes as, without limitation, facilitating the creation of rental

housing units or providing purchasing assistance for qualified applicants in Loudoun County with a household income of between 0% and 100% of the Washington Metropolitan Statistical Area median income ("AMI") as published by the U.S. Department of Housing and Urban Development. Said contributions shall be placed by the County in an account for affordable housing to serve households with incomes between 0% and 100% of the AMI at the discretion of the Board of Supervisors and shall not be required to be deposited in the County of Loudoun Housing Trust. The amount of the unmet housing needs payment shall be adjusted on an annual basis as of each January 1 of each year based on the CPI, as defined in Proffer IV above, from a base year of 2015.

VI. EMERGENCY SERVICES

A. Fire and Rescue Contributions. Prior to approval of each nonresidential zoning permit on the Property, Owner shall make a one-time contribution to the County in the amount of ten cents ($0.10) per square foot of gross floor area identified on such zoning permit. Prior to approval of a zoning permit for each dwelling unit constructed on the Property, the Owner shall make a one-time contribution to the County in the amount of One Hundred Twenty and 00/100 Dollars ($120.00). Such contributions shall be divided equally between the servicing volunteer fire and rescue companies providing fire and rescue services to the Property. Notwithstanding the foregoing, if at the time of the application for any such zoning permit, the primary servicing fire and rescue company does not utilize, to any significant extent, either volunteer staff or apparatus owned by a volunteer fire or rescue organization, then no contribution will be provided by the Owner. The intent of this provision is to support volunteer fire and rescue staffing and operations so long as any significant element of the primary provider of fire and rescue services to the Property is volunteer owned or operated. If only one of these services has ceased to utilize

volunteer staff and apparatus, then the contribution shall be halved and shall be provided to the remaining company. The amounts of such contributions shall be adjusted annually on January 1 of each year in accordance with changes to the CPI (as defined on Proffer IV above), beginning from a base year of 1988.

B. **Emergency Vehicle Access.** If at the framing stage of the first residential unit, the road serving that unit has not been constructed, Owner shall provide a gravel compacted access for emergency vehicles.

C. **Sprinkler Systems.** Builders of all dwelling units shall offer sprinkler systems as an option to purchasers.

VII. COMMON AREA ASSOCIATIONS

A. **Property Owner's Association.** Documents to create and establish one or more Property Owner's Associations (collectively the "POA's") to govern all property in Land Bay 1 shall be recorded against individual parcels in Land Bay 1 prior to approval of the first site plan for any nonresidential building in Land Bay 1 to provide oversight and on-going management and maintenance of the common areas of Land Bay 1, including landscaping and maintenance of Land Bay 1 common areas for each individual parcel. Prior to approval of the first site plan or subdivision of any portion of for Land Bay 1, whichever is first in time, such POA documents shall be submitted to the County for review and approval for consistency with these Proffers. Each parcel within Land Bay 1 shall be included in a Property Owner's Association, so that each parcel is subject to a POA for management and maintenance of common area in Land Bay 1 associated with such parcel.

B. **Homeowners' Association.** A homeowners' association (HOA) shall be established for the residential portion of the property in Land Bay 2 to provide management

and enforcement of the covenants for the Declaration for Land Bay 2 established pursuant to Proffer II.B above. Prior to approval of the first record plat or first site plan in Land Bay 2, whichever is first in time, such HOA must be legally established and the HOA documents (Declaration) shall be submitted to the County for review and approval for consistency with these Proffers. All residential dwelling unit owners within Land Bay 2 shall be members of the HOA. The HOA shall own and maintain all Land Bay 2 common areas, open space, Tree Conservation Areas, recreation facilities, private travel ways (including street lights, if any, and parking areas) including provision of trash removal and recycling services, snow removal, private storm drainage facilities, storm drainage easements, stormwater management facilities, BMP facilities, and stormwater ponds within Land Bay 2 (to the extent ponds and any other stormwater management and storm drain easements are not maintained by the County). The HOA shall include a design review committee that will enforce the Design Guidelines referenced in Proffer II.C.

VIII. TRANSPORTATION

A. <u>Cochran Mill Road Improvements</u>. Prior to approval of the first record plat for any portion of Land Bay 2, Owner shall, at no cost to the County or VDOT, design a half section of a four lane divided section of Cochran Mill Road (Route 653) as depicted on Sheet 16 of the CDP, 'Road Improvements Exhibit – Residential Frontage' with cross sections as shown on Sheet 10. Owner shall bond such improvements with the County prior to the approval of the first record plat or first site plan in Land Bay 2, whichever is first in time, and shall construct such improvements at no cost to the County or VDOT (i.e. shall have them open to traffic but not necessarily accepted for maintenance by Virginia Department of Transportation ("VDOT")) prior to the issuance of the first occupancy permit for any dwelling in Land Bay 2.

B. <u>Regional Road Improvements</u>. Concurrently with approval of the first record plat for any portion of Land Bay 2, or upon sooner request by the County, the Owner shall dedicate at no cost to the County or VDOT additional right of way on the east side of Cochran Mill Road as shown on sheets 15 and 16 of the CDP sufficient to accommodate the improvements proffered in Proffer VIII.A. Owner shall also reserve, and dedicate upon County or VDOT request, a ninety-foot (90') wide right-of-way marked as "RESERVATION FOR FUTURE RUSSELL BRANCH PARKWAY EXTENSION PER LOUDOUN COUNTY CTP (BY OTHERS)" in the approximate location as shown on Sheet 15 of the CDP, said reservation to be shown upon and granted concurrently with the first record plat for any portion of Land Bay 2. Said reservation and dedication obligation shall remain in force and effect for a period of forty (40) years from the date of approval of this ZMAP 2013-0005 and will expire at that time if neither the County, VDOT nor a third party has obtained construction plans and profile approval for construction of a four lane road within the right of way, posted a bond in the amount of construction (if required), and commenced construction of the entire roadway within the reservation area.

C. <u>Cash Contribution for Regional Road Improvements</u>. In addition to the Cochran Mill Road and Regional Road dedications and reservations of right-of-way and construction of improvements described in Proffers VIII.A and B. above, thirty (30) days after approval of this ZMAP 2013-0005, so long as no action to challenge such approval has been timely filed, the Owner will provide the following cash contributions subject to the following conditions: (i) prior to the approval of the zoning permit for each market rate residential dwelling unit constructed on the Property, Owner will provide a one-time cash contribution in the amount of $5,000.00 per market rate unit in excess of the 36 dwelling units that may be constructed by-

right under the current JLMA-3 zoning of the Property in 2015 dollars adjusted annually as set forth below in this Proffer VIII.C. to be used at the County's discretion for regional road or transportation improvements within five miles of the Property or for any of the road or transportation improvements listed below (the "Regional Transportation Funds"); (ii) the Regional Transportation Funds shall be deposited into an account maintained by the County to be utilized by the County or any party as designated by the County for regional road or transportation improvements, including traffic signals, within five miles of the Property; (iii) the amount of the above contribution to the Regional Transportation Funds shall be adjusted on an annual basis beginning as of January 1, 2015 in accordance with the *Engineering News Record* Construction Cost Index; (iv) first priority for use of the Regional Transportation Funds shall be for one or more of the following improvements, provided however that the Board of Supervisors may at its discretion reallocate such Regional Transportation Funds to other road or transportation improvements within five miles of the Property:

1. Design and/or construction of a two lane replacement bridge for Cochran Mill Road over Lower Tuscarora Creek;

2. Procurement and location of a temporary bridge for Cochran Mill Road over Lower Tuscarora Creek.

D. <u>Cash Contribution for Transit Service</u>. Prior to the approval of a zoning permit for each dwelling unit constructed on the Property, Owner shall pay the County a one-time cash contribution of Six Hundred Twenty-Five and 00/100 Dollars ($625.00) which shall be deposited in a Transit/Rideshare Trust Fund or otherwise used by the County to support transit services as described in the 2010 Countywide Transportation Plan (the "CTP") within

the Suburban Policy Area. The amount of the transit contribution shall be adjusted on an annual basis as of each January 1 of each year in accordance with changes to the CPI (as defined above in Proffer IV) beginning from a base year of 2014. At the discretion of the Board these transit contributions may be applied to regional road or transportation improvements within five miles of the Property.

IX. OPEN SPACE AND RECREATION

A. Open Space. Unless otherwise specified herein, open space in Land Bay 2 on Sheet 18 of the CDP shall be conveyed to the HOA referenced in Proffer VII.B. The Pavilion Area shown in Land Bay 2 on CDP Sheet 5 will be improved with a pavilion similar to the illustration on Exhibit B prior to the issuance of the first occupancy permit for Land Bay 2, provided that such first occupancy permit shall not be issued until Owner submits documentation from County Building and Development staff confirming that construction of such Pavilion has been completed.

B. Active Recreation. Prior to approval of the first occupancy permit for any dwelling unit on the Property, Applicant shall at its own cost and without receipt of compensation of any kind construct and convey to the HOA in fee simple, free of any liens or encumbrances, the soccer field (labeled as "Prop. Active Recreation Field"), basketball court (labeled as "Prop. Active Recreation Court"), and contiguous parking ("Parking Lot +/- 100 Parking Spaces") as shown within Land Bay 2 on Sheet 6 of the CDP (respectively the "Soccer Field", the "Basketball Court", and the "Recreation Parking Lot"), which parking shall not include the remote parking lot in Land Bay 1 depicted on Sheets 6 and 18 of the CDP as the "Parking Lot, +/- 20 Parking Spaces", to be utilized by patrons of the Golf Course (the "Golf Course Parking Lot"). Conveyance of the Soccer Field, Basketball Court, and Recreation

Parking Lot may reserve an ingress and egress easement from the Recreation Parking Lot as shown on the CDP to provide access for use and maintenance of the Golf Course Parking Lot.

C. Trails.

1. Trail: Prior to approval of the first occupancy permit for any dwelling unit constructed on the Property, Owner shall construct a ten (10) foot wide asphalt trail to be located either completely within a public access easement or completely within the public right of way along Cochran Mill Road in the location shown on Sheet 19 of the CDP. If the trail is located outside of the public right-of-way, it will be privately maintained by the HOA. If the trail is located within the public right of way, it will be constructed in accordance with all applicable VDOT regulations so that it will be maintained by VDOT.

2. Goose Creek Path. Prior to approval of the first site plan for any portion of Land Bay 1, the Owner shall record a thirty (30) foot wide public access easement for an unimproved pedestrian nature path within the 100 year floodplain along the Goose Creek Property frontage in the location generally depicted on Sheets 5 and 6 of the CDP. The Owner shall designate the proposed path area with plastic markers spaced every 1,000 feet, but will not be required to do any clearing or construction for this path.

D. Public/Civic Space. Upon request by the County, but no later than approval of the first site plan for any portion of Land Bay 1, Owner shall convey to the Board of Supervisors of Loudoun County for public active and passive park and recreation uses the portion of Land Bay 1 illustrated on Sheet 5 of the CDP and designated "Park Parcel – PIN 112-15-4506" as an addition to the Keep Loudoun Beautiful Park.

X. ENVIRONMENTAL

A. **<u>Tree Conservation Areas</u>.** Owner shall preserve healthy trees within the areas identified on the CDP as "Prop. Tree Conservation Area". Trees in such areas may be removed as necessary for the construction of trails, golf course redesign, Stormwater Management (SWM)/Best Management Practice (BMP) Facilities, and utilities. A minimum of eighty (80) percent of the canopy within the cumulative Tree Conservation Areas shown on the CDP shall be preserved, exclusive of stands of Virginia Pine over 25 years of age and any other species identified by the Urban Forester as not appropriate for preservation. In the event the eighty (80) percent canopy threshold cannot be achieved within the designated Tree Conservation Areas, replacement trees will be planted elsewhere on the Property in locations to be designated at the discretion of the Owner in consultation with the Loudoun County Urban Forester ("Urban Forester"). Trees removed by others for the purpose of constructing the Goose Creek Path pursuant to Proffer IX.C.2 shall be excluded from the eighty (80) percent canopy conservation contemplated herein. The Owner reserves the right to relocate any young well-formed tree from within the Tree Conservation Areas to elsewhere within the Tree Conservation Area to promote species diversity and enhance the overall viability of the Tree Conservation Areas. Boundaries of all Tree Conservation Areas depicted on the CDP shall be delineated on each record plat recorded and each site plan.

If it is determined during construction on Land Bay 1 of the Property by the Owner's certified arborist and/or County that any healthy tree located within the boundaries of any of the Tree Conservation Area on Land Bay 1 has been damaged during construction, and because of such damage, will not survive, then, prior to issuance of the first occupancy permit for a structure on the portion or parcel of Land Bay 1 containing such Tree Conservation Area, the Owner shall remove each such tree and replace each such tree with two (2) 2 ½ - 3 inch caliper

native, non-invasive deciduous trees. The placement of the replacement trees shall be proximate to the area of each such damaged tree so removed, or in another area as reasonably requested by the Urban Forester.

The POA Documents referenced in Proffer VII.A above, regulating use and maintenance of common area in Land Bay 1, shall prohibit removal of trees, after construction of improvements and redesigned golf course play areas have been completed, in Tree Conservation Areas without specific permission of the Urban Forester, except as necessary to accommodate Forest Management Techniques, recommended by a professional forester or certified arborist, necessary to protect or enhance the canopy. Such Management Techniques may include, without limitation, pruning and the removal of vines, invasive species, trees damaged by weather, and trees or limbs that are diseased, insect-infested, dead, or are considered a hazard to life or property. The POA Documents' tree removal provisions shall not be amended by the Owner or the POA without written Urban Forester approval. Each record plat containing a portion of the Property upon which a required Tree Conservation Area is located shall contain a note stating that the removal of trees within a Tree Conservation Area is prohibited except in accordance with the applicable Declaration of Covenants.

B. <u>Landscaping Along Cochran Mill Road</u>. The Owner shall plant landscaping along the western side of Cochran Mill Road on real property owned by Luck Stone and Goose Creek Properties (PIN 150-29-4390) and Crider & Shockey, Inc. (PIN 150-30-3237) along the frontage of Land Bay 2 in the number, species and caliper/size as shown on the Cochran Mill Road Supplemental Plantings illustration attached as Exhibit C.

C. <u>Water Protection Program</u>.

1. All storm drainage inlet structures on the Property shall be marked to indicate that they drain to the Chesapeake Bay and that all dumping into such inlet structures is prohibited. The POA and HOA documents shall include provisions requiring the POA and HOA to maintain the legibility and visibility of such markings in Land Bay 1 and Land Bay 2, respectively.

2. The developer of Land Bay 2 shall include in marketing materials and shall deliver to each purchaser of a home constructed on the Property at the time of property settlement information that will incorporate a statement informing potential and actual purchasers that disposal of petroleum products in the storm drainage system is prohibited, shall include information regarding safe disposal of petroleum products, and shall educate property owners on the safe use of fertilizers, pesticides and insecticides in maintaining their private landscaping.

3. Within the Scenic Creek Valley Buffer area shown on Sheet 19 of the CDP, the Owner shall use silt fencing and super silt fencing in all locations during all phases of construction where required by Section 7.600.F. of the Facilities Standards Manual ("FSM").

4. The Owner shall provide double the required storage volume (268 cubic yards per acre) for any proposed sediment trap located within 300 feet of Goose Creek, except that this volume may be reduced to a minimum of the standard required storage volume (134 cubic yards per acre) to avoid impacts to sensitive environmental features such as but not limited to streams, wetlands, or forest cover.

5. Prior to approval of the first site plan for any portion of the golf course, the Owner shall prepare and submit to the County a nutrient management plan (the "NMP") for the operation of the golf course to reduce water quality degradation of Goose Creek from

operation of the golf course. The developer of the golf course shall implement the NMP for golf course construction, operation and maintenance.

6. With the exception of golf course reconstruction or utilities construction and enhancement/restoration activities, the fifty foot (50') wide Floodplain Overlay District (the "FOD) Management Buffer depicted on the CDP shall remain in its current state, without any grading, provided that the Owner shall be permitted to disturb and/or install additional landscaping in areas that have previously been subject to golf course activities. The Owner shall submit a riparian planting plan prepared by a professional forester, landscape architect or ISA (International Society of Arborists) certified arborist, at the time of the first site plan or construction plans and profiles, whichever is first in time, for the development of areas encroaching into the protective Management Buffer for review and approval by the County Urban Forester. The approved riparian planting plan shall be implemented concurrent with construction of the first approved site plan or construction plans and profiles, whichever is first in time, for development of any areas encroaching into the protective Management Buffer.

7. Owner shall comply with all wetland requirements of the Corps of Engineers and obtain any necessary permits if any disturbance is proposed.

D. **Noise Study.** Prior to approval of the first record plat or first site plan, whichever is first in time, for any portion of Land Bay 2, the Owner shall provide the County with a road noise impact study that will determine whether there is a need for buffering and/or noise attenuation measures along the Land Bay 2 Cochran Mill Road frontage. The road noise impact study shall take into account projected traffic volumes for the proposed southern extension of Russell Branch Parkway as a four lane section following the existing Cochran Mill Road alignment as illustrated on the CDP at a time 10 years from the start of construction in

Land Bay 2 based upon the most recent, applicable forecast available from the County, the ultimate road configuration as defined in the Revised Countywide Transportation Plan, and the ultimate design speed. This road noise impact study shall be conducted by a certified professional engineer consistent with the requirements of this Proffer X.C. and submitted to the County concurrently with the first site plan or construction plan for Land Bay 2, whichever is first in time. The noise study will be prepared using the Federal Highway Administration's Traffic Noise Prediction Model. Road noise impacts shall be deemed to occur if interior noise levels substantially exceed the existing noise levels (a 10 decibel increase over existing levels) or approach (one decibel less than), meet, or exceed the Noise Abatement Criteria identified in the Revised Countywide Transportation Plan. For all uses in Land Bay 2 deemed to be subject to such noise impacts, noise attenuation measures shall be provided along the Land Bay 2 road frontages for impacted residential units sufficient to mitigate the anticipated road noise impacts prior to the approval of the first occupancy permit for any impacted structures. Noise attenuation measures shall result in noise levels less than impact levels (at least two decibels less than the Noise Abatement Criteria) and shall result in a noise reduction of at least 5 decibels. Where noise attenuation measures are needed, priority shall be given to passive measures (to include adequate setbacks, earthen berms, wooden fences, and vegetation). Structural noise attenuation measures (e.g., noise walls) shall be used only in cases where adequate noise attenuation cannot otherwise be achieved.

E. <u>Storm Water and Water Quality</u>. The Property shall be developed in such a manner as to minimize point source and non-point source pollution by adhering to the following development standards:

1. All lots on Land Bay 2 of the Property shall be located outside of major and minor floodplain areas. With the exception of construction of (i) stormwater management/BMP facilities, (ii) utilities, (iii) telecommunications, fiber optic cable and similar facilities, and (iv) roadways and trails to the extent compliant with the Zoning Ordinance, no land development activities shall be located or maintained in major or minor floodplain. Disturbances permitted within major or minor floodplain shall be designed and conducted in a manner to minimize the area of disturbance, retain existing vegetation to the greatest extent possible, and shall be designed and constructed in a manner to protect water quality.

2. The Property shall be developed in accordance with best management practices such that structural and non-structural measures used in combination or as standalone facilities shall be provided to control runoff from developed areas of the Property in accordance with and as required by the FSM. Nonstructural measures should include site design elements that minimize the creation of new impervious area, retain native vegetation to the extent possible, and utilize storm drainage systems that replicate the pre-development hydrology to the extent practicable.

3. Development of the Property shall incorporate low impact design ("LID") and Best Management Practices ("BMP") techniques where permitted to filter on-site runoff and protect the water quality of Goose Creek. The LID and BMP techniques shall include appropriate site specific water quality control techniques as recommended in the latest edition of the Virginia Stormwater Management Handbook and the FSM. The LID and BMP measures may include, but will not be limited to: bioretention/rain gardens, infiltration trenches, vegetative filter strips and Filterra systems. Use of any of the foregoing methods is subject to the County granting any necessary FSM waivers.

F. Quarry Notification District. Owner shall comply with the notice and recordation requirements of Section 4-1800 of the Zoning Ordinance, providing notice to all prospective purchasers of dwelling units on Land Bay 2 and all owners of property in Land Bay 1 that the Property is located within an area that may be impacted by quarry operations and blasting.

Such notification shall be accomplished by inclusion of this information in all sales contracts, brochures and promotional documents, including the Illustrative Site Plan(s) on display within any sales related office(s), as well as in homeowner association documents, and displayed on all subdivision and site plans and within all deeds of conveyance. Owner will require, and shall include provisions in the Declaration encumbering Land Bay 2 that will require, every purchaser of a dwelling unit constructed in Land Bay 2 to sign a statement prior to closing of the purchase of any such dwelling unit that such purchaser has received a copy of the disclosure information required to be distributed by Section 4-1800 et seq. of the Zoning Ordinance.

G. Lighting. Exterior lighting fixtures in Land Bays 1 and 2 shall be full cutoff and fully shielded as defined by the Illuminating Engineering Society of North America, and shall be directed downward toward the interior of the Property, away from other properties and public streets.

XI. BINDING EFFECT

These proffers shall be binding on the heirs, executors, administrators, assigns and successors in interest of Owner. The undersigned hereby warrants that all of the owners of any legal interest in the Property have signed this Proffer Statement, that no signature from any additional party is necessary for these Proffers to be binding and enforceable in accordance with

their terms, that Owner has full authority to bind the Property to these conditions, that the officer of Owner signing these Proffers is authorized to act on behalf of Owner, and that these Proffers are entered into voluntarily.

SCENIC RIVER GOLF, LLC
a Virginia limited liability company

By: _____

By: _____(SEAL)

Name: _____

Title: _____

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____; to-wit:

Before the undersigned, a Notary Public in and for the aforementioned jurisdiction, personally appeared _____, as _____ of Scenic River Golf, LLC, a Virginia limited liability company, who acknowledged that he executed the foregoing Proffer Statement with the full power and authority to do so.

IN WITNESS WHEREOF, I have affixed my hand and seal this _____ day of

_____, 2015.

_____

Notary Public

My Commission Expires:_____

Notary Registration Number:_____

EXHIBIT B

Illustration of Articulated Building Fronts

Illustration of Carriage Door

Illustration of Varying Colors at Building Rears

Illustration of Articulated Building Front

Illustration of Garage Carriage Door, Entry Porch, Dormer Windows, Bump Outs at Building Front

Illustration of Lamp Post

Illustration of Building Front, Bump Outs and Dormers

Pavilion
Rendering

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Colonial Period historic color palette

Benjamin Moore-Mopboard Black

Benjamin Moore-Raleigh Tan

Benjamin Moore-Hale Orange

Benjamin Moore-Timson Green

Benjamin Moore-Carriage Red

Benjamin Moore-Brush Beige

Benjamin Moore-Washington Blue

Benjamin Moore-Williamsburg Stone

Benjamin Moore-Colonial Verdigris

Benjamin Moore-Charlton Brown