



MACHINE TRANSCRIPT • CORAGGIO CONSULTING

Loudoun County Board of Supervisors, Public Hearing, Wednesday, March 15, 2023

Date Wednesday, March 15, 2023
Place Board Room, First Floor, Government Center, 1 Harrison Street SE, Leesburg, Virginia
Length 1h (video)

- Official meeting video (county, Granicus): <https://loudoun.granicus.com/player/clip/7217>
- Agenda (Granicus): https://loudoun.granicus.com/AgendaViewer.php?view_id=73&clip_id=7217

Machine transcript (speech-to-text) produced by Coraggio Consulting. Not an official county record. Names and numbers may be misspelled; check the video at the timestamp before quoting.

Speech-to-text: whisper.cpp, model large-v3-turbo. Produced 2026-10-20. Each paragraph starts with its time [HH:MM:SS] in the meeting video.

[00:00:40] Marie, hi, this is Amy. Can you test your audio and video for me one more time before we get started, please? Of course. Can you hear and see me, Amy? Yes, I can hear you and see you. And you don't have any, is it all good on your end, hearing-wise? Yes, I don't have a NECO.

[00:00:55] We're good. Okay, perfect. Thank you so much, Marie. Okay. Thank you.

[00:05:03] I do like that, and then we're live.

[00:07:57] Good evening, supervisors. Good evening, Loudon. Good evening, staff. I'd like to call to order the March 15, 2023 Loudon County Board of Supervisors public hearing. This room has a hearing aid. If you need hearing assistance, please switch your hearing aid to the telecom mode. If you need a headset, we have those available as well. Please see the clerk to request one. Before I start, I want to recognize that we have Boy Scout Troop

[00:08:31] 1154 with us. Would all of you please stand? Boy Scout Troop 1154 are from the Brambleton area, and we are thrilled to have them here tonight. They are working on their citizenship and community badge. The longest member of the troop who is here with us is Ben Garland. When we get to that space, I'm going to have Mr. Garland lead us in the Pledge of Allegiance. I did tell Mr. Garland he's on camera. That made him nervous. That was my goal. Mr. Garland, will you please read him

[00:09:10] Pledge of Allegiance. Pledge of Allegiance to the flag of the United States of America and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

[00:09:27] Okay. As a reminder to our members of the public addressing the board this evening, you may only seem to speak on matters being advertised for this public hearing.

[00:09:45] Due to the broadcast delay, any members of the public who are not in the boardroom wishing to address the board in items number 1, 2, 3, 5, and 7, which are on the consolidated hearing, please call the numbers scrolling across your screen at this time. If you have signed up to speak, you will be allowed at two and a half minutes.

[00:10:03] If you are in the boardroom, when your name is called, please come to the podium closest to you and state your name for the record. The timer on the podium will indicate your remaining time. When your time is expired, please yield the podium to the next speaker. If you're providing comments via phone, I ask that you use your stopwatch to track your time because I'm not going to stop you as you are talking.

[00:10:26] If I monitor your time in the boardroom, I will let you know when your time has expired. When taking public input for items, I will first ask if there's anyone in the boardroom wishing to speak, and then I will go to the moderator, Alicia Kennes, and ask if there are any speakers online.

[00:10:44] And please note that there is a slight delay between the boardroom and the broadcast. Having said all that, I don't think we have any speakers tonight. I don't think we have any. Lisa, can you hear us? Yes, I can hear you, Madam Chair.

[00:11:00] Okay, do we have anybody signed up to speak virtually or on the phone tonight? At this time, I have no remote speakers lined up. Okay, very good. Supervisors, we only have one action item tonight. Everything else is on the consolidated agenda.

[00:11:15] The Board will hear the following items as a consolidated hearing. As a reminder, these items are being consolidated because there are no outstanding issues. Staff has recommended approval. The applicant has waived their presentation time. And no public speakers have registered to speak in advance.

[00:11:32] Item 1, proposed establishment of temporary polling places. Item 2, proposed conveyance of county property granted Eastman to Loudoun County Sanitation Authority for Loudoun Water. Item 3, proposed repeal of Chapter 825 of the Codified Ordinance of Loudoun County and adoption of the new chapter of the Codified Ordinance of Loudoun County.

[00:11:54] Chapter 826, Commercial Pace Assessed Clean Energy C-PACE Program. Yay, Mr. Turner. Item 5, Special Exception 2022-0026 and ZMOD 22-0035, Encompass Health Expansion. Item 7, CPMT 2022-0008 and special exception 2022-0043, Goose Creek substation expansion.

[00:12:22] Are there any members of the public wishing to speak tonight to the board on any items that I just read from the consolidated hearing? Seeing none, I'm going to close the consolidated hearing, public hearing. board members please refer to your document entitled consolidated here in motion seat that's distributed via email and we will go through the items the first item the item number one is the Algonquian and Leesburg district for the temporary establishment of polling places miss Brixman or miss I'm saying would you like to make a motion I'm happy sure I move the Board of

[00:13:01] Supervisors approve motion to be for the approval of the temporary polling places as provided in the march 15th 2023 public hearing item number one staff report motions made seconded by

supervisor umstead discussion on the motion i'll just say that this is um consolidating at least in algonkian consolidating a couple polling places just for the primary and um they're basically putting two polling places into like a middle school that's right in the middle of the two polling place like literally walking distance so um and and of course the turnout unfortunately will probably be a lot lower in the primary.

[00:13:40] So I don't have a problem with this at all. Supervisor Umstead might have some things to say about Leesburg, but I'm good with it. Thank you, Madam Chair. All right. No other statements? All the people who say aye. Any opposed?

[00:13:55] That motion passed 801. Mr. Buffington will not be joining us this evening with him not being here. I will make the second motion because it is in the Blue Ridge, soon to be Little River District. I move the Board of Supervisors approve motion 2B for the approval of the grant of easement as provided on the March 15, 2022 public hearing action item number 2, staff report.

[00:14:20] Motion is made, seconded by Supervisor Umstead, discussion on that motion. Seeing none, all the people say aye. Any opposed? The motion passed 8-0-1. The next motion is a countywide motion. It's a C-PACE motion, but if Mr. Turner would like to make that motion, I'm happy to give it to him.

[00:14:37] Here you go, Mr. Turner. It is the C-PACE motion. I'll make the motion. I move the Board of Supervisors forward the repeal of Chapter 825, the codified ordinances, and adoption of Chapter 826, Commercial Property Assessed Clean Energy C-PACE Program, enabling county participation in the Virginia Statewide C-PACE Program to the April 4, 2023 Board of Supervisors Business Meeting for Action.

[00:15:02] Second. Chair Randall. Yes. I believe that is... Not the motion. The consulting motion is slightly different. Number three. Okay.

[00:15:24] I withdraw my motion. Make the following motion instead. I move the Board of Supervisors approve Motion 2B for the repeal of Chapter 825 and approval of new Chapter 826 as provided in the March 15, 2023 public hearing item number three, staff report.

[00:15:43] Motion is made second by Supervisor Briggsman. Discussion on the motion. No, I'm completely confused because that motion is if we suspended the rules or are going to pass it tonight. We haven't yet suspended the rules. What am I missing? Chair Randall. Yes. May I answer? Yes, please.

[00:15:59] So the purpose of the consolidated agenda is when it meets the criteria to be on it, then the board automatically moves the item. So as part of the board rules, the action can occur during the public hearing because there's no public comment.

[00:16:16] Thank you. And my motion stands. Anything else you want to add to it? Just a little bit. We were informed that the state was initiating a statewide consolidated property says Clean Energy Program, and they politely said you might want to close out your ordinance and align your programs with the state so we have more leverage for a statewide CPACE effort, which I thought made good sense.

[00:16:39] I passed it on to the county staff, and we agreed that that's what we're doing here. Wonderful. Thank you. We've been working on CPACE for quite a while, so happy to make these motions. All right. All in favor say aye. Any opposed? That motion passed 8-0-1. Number five, Sedellic District, Mr. Letourneau.

[00:16:57] I move the Board of Supervisors approve. Motion to be for the approval of the special exception and zoning modification as provided in the March 15th 2023 public hearing item 5 staff report Motion to be in second, Mr. Buzzer, staff discussion on the motion So this facility is an existing rehabilitation

hospital in Stone Ridge and they are requesting an expansion for 20 beds From a lane use perspective, there are no concerns about this The one thing that I'll just mention to the board is we kind of uncovered in the discussion that the county really has no way

[00:17:29] to account for a facility like this in our capital facility standards that is one that generates a significant number of fire and ems calls and really it's true for probably some nursing homes and facilities like that as well so we charge these so to speak as if they're commercial buildings like office buildings and therefore the fire and rescue contribution is very minimal in this case it'll be \$3,900. But this particular facility has actually had over 500 EMS calls since 2016.

[00:18:03] So we've had a lot of discussion with Chief Johnson and with staff. This is a land use case, and we cannot impose a restriction or a contribution as part of a special exception. But I will say that I've been talking to the company, and I think we've come up with a appropriate way to handle this that's a on a voluntary basis outside of the land use process i'm not going to go further than that at this moment but i think that they are interested in being a very good neighbor and helping the community meet that service and specifically

[00:18:38] helping fire rescue with with their needs so we're working with them on that outside of this in the meantime from just a land use case perspective this is a solid application there are no concerns there is a parking reduction in here again that goes back to the way we think about these facilities which are there you know they have to meet the standard of a normal commercial building well obviously the folks who are arriving here are not arriving by car and they're probably not leaving by car either and so you don't need the same amount of parking so there's no concerns about that thank you and mr. Turner if you if you first of all thank you for giving me a briefing on

[00:19:17] this item. It is very interesting. And I do think that as our population grows in ages, we're going to have more of these facilities come online. And that's okay. But later on, if you could brief me on how this is concluded, I would appreciate that. Thank you. Absolutely.

[00:19:36] All in people say aye. Aye. Any opposed? A motion passed 8-0-1. And the last one is the Leesburg District, Ms. Umstock. Thank you, Madam Chair. I move that the Board of Supervisors approve motion 2B for the ratification of the commission permit and approval of the special exception as provided in the March 15th, 2023 public hearing item 7 staff report.

[00:19:59] Motion is made in second. Mr. Kirsten, no discussion on the motion? No. No discussion on the motion? Anybody else? Aren't people who say aye? Opposed? That motion will pass 8-0-1 as well. Okay, the action item we have tonight is the University Center lakeside, that is in the Algonquian, wow, wow, the whole room just moved, my gosh.

[00:20:23] If everyone will come to the front who can sit down, that'd be great. I'm not sure all of you can sit down. How you doing? All right, staff, we are ready when you all are. Thank you. You have a presentation, right?

[00:20:54] Yes, ma'am. Yeah, so, Ms. Bricksman, would you like the presentation? I don't think it's probably good since it might be the first time some of my colleagues have seen this. I'd like the presentation. I should also say to Boy Scout Troop 1154, there's going to be a test after this presentation, so y'all should be paying attention to what's happening right now, right? Okay, all right. Ready for a presentation?

[00:21:26] Okay. Ready when you are. Thank you very much. Good evening, board. My name is Marshall Brown with the Department of Planning and Zoning, here to present the applications for University Center Lakeview. This site is approximately 21.54 acres located in the Algonquian Election District, north of Route 7 and south of George Washington Boulevard.

[00:21:51] This property is located in the suburban mixed-use place type and is zoned for research and development park uses under the 1972 zoning ordinance. The applicant is requesting to rezone the property to R24, multifamily residential use under the revised 1993 zoning ordinance in order to develop a total of 597 multifamily housing units consisting of both multifamily stacked and multifamily attached units. The applicant is also requesting five zoning modifications to increase building height, allow private roadway access, and to reduce setbacks, parking minimums, reduce parking

[00:22:24] minimums for affordable units, and reduce landscape buffers in certain areas. This is an illustrative view of the CDP with the smaller multifamily stacked units abutting Presidential Drive and the larger multifamily attached units closer to Loudoun County Parkway and the Route 7 exit ramp.

[00:22:41] The primary vehicular entrance will be from George Washington Parkway to Presidential Drive while a secondary connection will be provided from the west on Lakeview Overlook Plaza. As the proposal is for 100% residential use in the suburban mixed-use place type, the proposal is not entirely consistent with the use mix envisioned for the place type. However, taking into consideration the surrounding areas predominantly commercial and institutional uses. The proposal does provide a complementary residential use component in the area and moves the place type as a whole closer to the desired use mix. Overall, the site design integrates pedestrian-friendly design and the

[00:23:18] applicant has proffered architectural details and elevations for the multifamily units and proffered adequate active recreation on-site and open space on-site, including on-site sidewalks and off-site sidewalk connections to neighboring properties and to Loudoun County Parkway to the west. I do want to point out that the image of the multifamily units on the screen is a proffered image. A proffered image? A proffered image. So the design should be substantially similar to what you see. The applicant has proffered two low impact development techniques, green building measures, electric vehicle charging stations, and to use 80% native landscaping on site for all new

[00:23:56] landscaping. The applicant has also proffered 10% of housing units as affordable. They will either be affordable housing units or affordable dwelling units dependent upon securing low-income housing tax credits. If the tax credits are secure, they will be AHUs. If they are not, they will provide the same amount of units as ADUs administered under Article 7 of the zoning ordinance. I did want to touch briefly on the zoning modification for parking reductions at affordable units. The applicant is requesting to reduce the parking for two and three bedroom affordable units only from the zoning ordinance requirement of two parking spaces per dwelling

[00:24:32] unit to one and a half parking spaces per dwelling unit. The ratio of reduction is consistent with past approved ZMODs of this type and staff notes that a bus stop is available within a 15th of a mile. That's approximately 800 feet. That bus stop is on George Washington Boulevard. Staff has identified outstanding issues with the applications. The applicant is requesting a 75% credit against regional roads contributions for the cost of installing a traffic signal at Lakeview Overlook Plaza and George Washington Boulevard. The traffic study indicates that this intersection currently fails and that the proposed development will increase delay and potentially contribute to

[00:25:10] unsafe conditions. The total cost of the signal installation is estimated by staff to be \$500,000. This entails a credit of \$375,000 against regional roads funds. In the event that the signal is ultimately not warranted, the applicant has proffered a cash contribution of \$125,000 towards the cost of the signal, which is reflective of the 75% credit. Staff does not support the applicant's proposed credit against regional roads funds, and I would like to note that staff is still working through the credit request and ensuring proper timing triggers are included in

[00:25:44] this proffer with the applicant. The proffers are not approved to form this evening. In addition, the applicant is proffering to contribute to regional roads and transit funds on a per market rate unit basis. County policy is to seek contributions on a per unit basis to mitigate impacts to regional roads and transit. Staff recommends that the applicant make the proffer contributions per existing County policy with that the Planning Commission did forward this application to the board with a recommendation of approval nine zero of the January work session January 12th work session and staff can support

[00:26:21] approval if the outstanding issues are resolved I'd be happy to take any questions thank you miss Bricksman if this is your district I'm calling you first thank you madam chair thank you for the presentation and thank you for the multiple meetings we've had um on this in the last couple weeks um the intersection of gw boulevard and lake lake view overlook plaza is already in need of a traffic signal before the impacts of the new developments correct that is correct okay um the applicant uh in the process

[00:26:55] with the planning commission actually did uh increase the setback from route seven um and when they did that they took 20 units out of the original application does that increase setback ease staff's concern about um about the z mod um about the credit request no i'm sorry about is that what allowed staff to be i guess okay with the with the with the change parking reduction no the the setback because they they asked for a setback so uh z mod right yes there was a setback

[00:27:35] essentially to a z mod essentially to allow an increase in height without setting the building back additional feet we were actually supportive of the z mod prior to the setback it does lessen the impact of the setback of the z mod for sure for certain but we felt that the extent of the request at the time and the architectural elevations mitigated the impact okay perfect How much green space do they have, and did they meet the requirement in suburban mixed-use place type?

[00:28:09] So they have to, in this place type, they have to provide at least 93,000 square feet to meet the, or 10% to meet the place type, and they have met that.

[00:28:25] Okay, great. What is this zone now? You said it's the, I'm surprised it's still the 72 zoning ordinance. What are some of the buy-write uses on this property if we don't approve the application?

[00:28:43] So the current zoning ordinance under the 1972 zoning ordinance is PDRDP, which is Research and Development Park Uses. That zone is intended for institutional office use, laboratory use. There are some what we might consider traditional commercial uses, but the overall intent is for more of an office park.

[00:29:04] Okay. And we had some discussion, I believe, during our budget deliberations about whether we need to have Bless Park Phase 2 and the CIP in order to send proffer dollars. We resolved this by our policy is that we can send proffer dollars to an existing facility as long as it's for an expansion, correct?

[00:29:31] Yes, that's correct. Okay, great. I think those were my questions. Thank you. Thank you. Ms. Glass. Thank you, Madam Chair. Thank you for this presentation. What is the maximum number of daily traffic trips generated by the site at maximum density under its current zoning?

[00:29:54] And what is the number of daily traffic trips generated by the site if it were to develop at a maximum density as a data center? So I do have Marie Pham from DTIC on the line. I would like her to answer that question. Thank you.

[00:30:10] good evening supervisor glass um with the approved uses they were looking at approximately 3 900 daily trips with the data center we'd be looking at about 330 daily trips thank you you're welcome so oh yes you did just in i have a question um how much thought was given in the process and maybe this is more for the uh for the applicant themselves but i'll ask staff first Well, the first question is, what is the comparison in terms of density?

[00:30:50] I know we approved the Commonwealth Center not too long ago. What's the comparison in density? To Commonwealth Center? I would have to take a look back at what Commonwealth Center is. Is it comparable? I would have to get back to you on that one.

[00:31:05] Okay, that's fine. Maybe I can ask the applicant. In terms of, I mean, obviously, one of the things I know when we went through that application was just access to one Loudoun by foot pedestrian traffic. And this is more of a curiosity. It's not really anything I would ask the applicant necessarily to do.

[00:31:23] But if someone wanted to walk over to 1 Loudon, is there a pedestrian, is there reasonable access to Loudoun County Parkway to get over there? I believe so. I will see if Marie Pham might be able to answer that in terms of what infrastructure is in place now.

[00:31:40] Okay. And is staff comfortable with the reduction in the parking? I mean, obviously, you mentioned it. Were there any specific concerns in the request for the reduction in the actual parking per lot? So some of the criteria that we've considered in studying the reduction in parking is connection, pedestrian connections to existing infrastructure.

[00:32:01] So they have provided an off-site connection to Loudoun County Parkway. There is a trail on shared use path on Loudoun County Parkway. So that is one factor. They're providing two pedestrian connections to University Commerce Center to the north, which is another factor.

[00:32:18] The bus stop is located in front of University Commerce Center on George Washington Boulevard. Second, so that is the presence of mass transit is the other criteria that we would look at. There is an existing stop. And the second is consistency with past approvals.

[00:32:35] So the ratio that they are requesting was originally lower. Through time, we've been able to work with them to essentially lessen the impact of the parking modification to one and a half spaces. I believe it was originally 1.3. Okay. All right.

[00:32:51] Thank you. Mr. Letourneau? All right. Can we just go back to the slide on the traffic signal? So is the intersection that we're discussing here already going to be improved as part of the intersection improvement program?

[00:33:07] I will let Marie Pham answer that one. Good evening, Supervisor Letourneau. No, it is not. Not to my knowledge. Do you know where it ranks in that program? I would have to look that up and get back with you.

[00:33:23] Okay. So staff's concern is the 75% credit, because, I mean, how often do we deviate from that credit on these types of applications? The policy is to not deviate, to not essentially allow credit.

[00:33:45] That is the way the policy is written now. Okay. So at this point, this could be a data center, right? The by right use for this zoning includes data center.

[00:34:02] Is that correct? Yes, ma'am. Under the 72 PD-RDP, they are considered office buildings. So the standards would align to an office building in terms of impact. There is an active site plan for a data center at this location right now. And I didn't send this question to you in advance until you may not know it.

[00:34:21] If you don't, that's fine. You can get back to me. Is there any power source over there for a data center, a substation, or the power lines that would support a data center right now? I would have to research that for you. to research that for me because i mean do you do you know miss bruxman i mean i would i would want to double check but in my you know experience in my district first of all we don't have high industrial power lines going down route seven right now and i don't think that there is a substation nearby okay um i do believe that the requirement for this type of development is 10

[00:34:58] open space and if i'm not mistaken i can actually applicant this i think the open space here is almost about 30 percent. Is that correct? I believe they are providing in excess of 10 percent. I cannot recall the number off the top of my head. And do, and I can ask this to the applicant as well, have we done, and I do ask these two questions all the time, do we know the school capacities for the three schools? And I think they would be Stuart Weller Elementary School, Belmont Ridge Middle School, and Riverside High School. Do we know the school capacities for those

[00:35:32] three schools? Yes, ma'am, we do, and you are correct on those schools. Right now, the 2022 student generation is at 70% for Stuart Weller, 85% for Belmont Ridge, and 98% for Riverside High.

[00:35:47] The projection that LCPS has given us through 2028-29 school year is 71% at Weller Elementary, 82% at Belmont Ridge Middle School, and 88% at Riverside High. So all three of these schools could handle the capacity? Yes, ma'am.

[00:36:03] And as far as we know, the road capacity, the issue with the light, it's already, we believe, or that may be a question for the applicant, they believe, somebody believes, that we already need the light there. Is that correct?

[00:36:19] Yes, so at that intersection, it is the northbound left turn lane that is failing. And I can, Marie can correct me if I'm wrong. And so it's failing right now? It is failing right now. Okay, so it's not as if this would cause it to fail.

[00:36:36] This would not cause it to fail as it is already failing, though it would add even more delay. I know that Marie Pham can expound on that in terms of how much delay it adds. And the applicant can expand on what they intend to do at that intersection.

[00:36:53] Okay, I think that's all I have. Thank you very much. Appreciate all y'all's work, as always. To the applicant, good evening. You have 10 minutes. You can sit there at your desk or stand up. Either one's fine. We're ready when you are. Wonderful. Thank you. Good evening. My name is Molly Novotny. I'm an urban planner at Cooley.

[00:37:10] And with me on behalf of the Peterson Companies, I have Bruce Gould and Ryan David with Urban Engineering and Tushar Awar, our traffic engineer. Next slide. As staff noted, this property today is

zoned PDRDP 1972. It would allow up to 360,000 square feet of data center by right.

[00:37:28] When the Peterson companies purchased this property about two years ago, they purchased it with the intent that they could develop data center. We met with Supervisor Briskman, and the request was not to develop data center at this property. Hence, we are here before you request, you know, residential rezoning.

[00:37:45] Next slide. The property is shown in blue here. It is squarely within the suburban mixed-use place type, which calls for 60% residential. Next slide. when studied a half-acre, I'm sorry, half-mile radius north of Route 7 with this property in the middle of that, if this property is rezoned to residential, that area will be just 43% residential. So we're getting closer to the county's goals for that suburban mixed-use place type, but there is so much non-residential in this quadrant of Route 7 in Loudoun County Parkway that we're still not there, even with a wholly residential rezoning. Next slide.

[00:38:23] We are proposing four different unit types within this project, and to supervise our Kirshner's question, this is a very comparable density to Commonwealth Center across Route 7. It is an R24 zoning district, which is the exact same district they requested. And the unit types are similar. That project, like this one, has some stacked multifamily units. Those are shown outlined in the purple. There are 116 of them. This project has something different than Commonwealth Center had. It has three condo flat buildings. The Peterson Companies has built these buildings at National Harbor. They'll be podium parked, so a parking garage on the first level, and then four

[00:38:57] levels of residential units above. Those three condo buildings along with the stacked units are all for sale buildings at the property. Then we have two different types of rental project at the property. The one with the blue dot would be proposed LIHTC building. This building will have at least 60 units in it. We have a total of 597 units at the property, so we've committed to a minimum of 10% affordable housing at this project. It will be supported by a structured parking garage that is shared by the attached market rate units, which is shown in the green

[00:39:34] triangle. So we've got a really good diversification of units, not just unit sizes, but also unit price points for sale and rentals. What you can see from this slide is there a significant open space. Our concept development plan commits to a minimum of 30% open space. And within that open space, we've got 2.7 acres that are active recreation. Next slide. This goes into some of what those active rec spaces are going to look like. We've got a mixture of tot lots, open grass fields,

[00:40:04] and enhanced planting areas. Next slide. This area shows an open lawn grass area, a great spot for kids to throw a ball or people to go out with their dogs and the dog run to the left, as well as a sport court with a basketball hoop. Next slide. Another area for children's tot lot kind of buffered in this portion of the project, as well as some just common open spaces for people to go outside and take a phone call or have a bite to eat. Next slide. These are what the stacked multifamily units, this is a proffered page, and it is proffered to say that they will be

[00:40:43] of this quality and caliber of materials. It's not necessarily going to look like this, but it will be of this quality of materials and architecture. For the multifamily buildings, and that's both the market rate as well as the affordable, we've got a minimum commitment in the proffers that 50% of those facades will be brick, stone, or cultured stone. So we've got really good details on the design guidelines for both the multifamily units as well as the stacked buildings and the other for sale ones. Next slide. There's

significant proffers with this case. We've proffered a minimum of 10% affordable units. If we were meeting the ordinance as it stands today, this project would

[00:41:22] generate eight ADUs, because the ADUs would only be required by those stacked units, of which there are 116. If all of the units at the project were required to do ADUs at six and a quarter, we'd be closer to 38 units. We are proffering a minimum of 60 ADU units at the project.

[00:41:42] Our proposal is to have all of those units in a LIHTC building, as I noted earlier. But for some reason, if we don't get LIHTC funding, then some of those units, at least 20%, would be built as for sale stacked townhouse units. So we've given the county a flexibility, like if we don't get the LIHTC funding, then some of those units for the ADUs would be in the for sale stacked units.

[00:42:06] We've also committed to these three off-site pedestrian connections. They're shown on the image to the right. The two red stars are pedestrian only. The green star is a pedestrian and vehicular connection. We've got significant money in regional roads, transit, and cap facilities, as well as \$125,000 to that off-site traffic signal, and \$30,000 for Bless Park. Next slide.

[00:42:28] The outstanding issue in the staff report really relates to this off-site signal. It's shown here in the Green Star. This entrance is to what most folks know as a Chick-fil-A entrance, and yes, it is failing today. The reason it is failing is the northbound movement. So not George Washington, not the South Bend movement, but the trips leaving that Chick-fil-A and Taco Bell, there's too long of a delay. So we have proposed our trips through that intersection are only 10% of the overall trips through that intersection. We have proffered 25% of the cost of the signal, so \$125,000,

[00:43:04] saying that anything over that should be credited against our regional road contribution costs. And there is, next slide, this shows our percent of our share of trips through the intersection. This is from our traffic study. Staff has agreed with our traffic study.

[00:43:21] The Planning Commission did ask for us to increase that contribution, and that's why we're at 25% now. Next slide. There have been past examples where off-site road improvements have been credited against regional roads. both Sterling Meadow as well as the Broadland's 202-204 application both received credit against their regional road costs. Next slide. Staff did raise with us on Monday the concern of adding one more trip to that northbound approach before a signal is installed. So we went back and looked

[00:43:57] at our traffic study and our traffic study showed that 68% or just over 400 units would go out and use that presidential drive intersection, which is noted here with the number two, and that intersection would be fine to handle 68% of those trips. So we have told staff that, next slide, that we will not create the connection to intersection one until the signal is in place or, and by the 400th unit. So prior to 400 units being built here, we'll have to have that signal

[00:44:34] in place. And that should address the concern from staff of adding more trips to that northbound approach before the signal. This has really come up late because we just heard about this. We talked with staff about this on Monday. So staff's going to review our analysis. But these numbers are from our traffic study that staff has had for months. And so it's a good solution, we think.

[00:44:55] We think it's pretty creative to address their concern of that signal. It doesn't address their concern about the value of our request to ask for credit back. That's a board policy decision, right? But it does address the capacity of that intersection, and that we're saying we won't add one more trip to that northbound approach until the signal's in place. Next slide. And so with that, we're happy to answer any

questions. Thank you very much. I appreciate it. Supervisors, questions again? Ms. Brixman, your district, I will go to you first. However, if you say the

[00:45:32] word pickleball. It's a multi-use court. I'm going to need like 10 push-ups for every time you say the word pickleball. All right, Ms. Bricksman. Thank you, and thank you, Ms. Novotny and team.

[00:45:48] I really appreciated working with you on this for, really, I feel like since the beginning of my term. One thing I do want to say, though, is staff did bring the intersection issue to you guys well in advance, and so I think we need to be really careful to say that this was a last-minute request. I do appreciate the creative solution you've come up with, and I think that staff is going to look into it and see if, and I think that might solve some of our problems, so I do appreciate that, but let's not say it was last-minute from staff, because I don't think it was. One question that just came up actually during the presentations, if you happen not to

[00:46:27] get the LIHTC funding and you have to do all two over twos, what does that do to the parking ratio? And is there something in your proffers or in the triggers that say the two over twos would require more parking spaces per unit? Would we have to figure out how to change that if you don't get the LIHTC funding? Yes. Let me be clear. If we don't get the LIHTC money, it doesn't mean we have to do all two over twos at the project. We would just put 20% of our ADUs within the existing two over twos. Okay. And please clarify, if you had to put the ADUs in two over twos, you don't get

[00:47:02] the LIHTC funding, what would be the percentage of attainable housing? Would it be the same? It would be the same, 10%. And what number again? It depends how many units actually get built, but at least 60. Okay, you'd stay at 10%. 60. Okay, okay. Would you consider, since you're asking for a reduction in parking and those sorts of things, would you consider a per unit contribution? Because staff was also concerned that we have a reduction in contributions per unit

[00:47:33] in the affordables. Would you consider the \$1,000 to public transit per unit in the ADUs? Because what you're saying is we want a parking reduction because we think they're going to not use their cars, right? So we have requested a parking reduction for the ADUs, as Marshall said, for those two and three bedroom units that they would park at one and a half parking spaces rather than two per the ordinance. We did several parking studies of different ADU projects in the county, and those units are parking at 1.2 spaces per unit. So we are even parking, even with our

[00:48:12] reduction, we're parking more than those other units have actually proven that they need for the spaces. So just to address the parking in terms of the contribution, our push for affordable housing was really to increase our overall number. And so that's really where we have focused all of our effort and our money on trying to get the number up higher at that 10%. Okay. And lastly, in my last couple seconds, would you be willing to proffer a contribution for the expansion of bless park um it's like 2.7 and would you be willing to work on the language that would put

[00:48:48] that sort of in the front of the project so we don't run into an issue of not getting it built in time of course yes okay thank you um mr latourno the uh the active recreation space can you go back maybe to that slide it sort of looks like it's right up against the ramp i'm just wondering if that's been looked at and whether the buffering there is adequate because that there's a lot of traffic there hi this is ryan david with urban engineering thank you supervisor

[00:49:26] letourneau the area between route 7 and the building the the ramp actually comes up and so the buffering that we have along the ramp kind of sits up along the ramp and that area sits a little bit down in so it's kind of it's buffered almost by the berm of the of the ramp okay all right and that's one of one of kind of many of the active rec spaces on here that isn't the only one but Yeah, that one is close to the road, but it is buffered just by means of topography.

[00:49:55] Okay. All right. Thanks. So if I'm not mistaken, and if I am, please correct me, we'd have to have this application through by October for it to get the LIHTC funding.

[00:50:11] Is that correct? Bruce Gould with the Peterson Companies is telling me September of this year to get the LIHTC funding. September of this year is the right time. September. Thank you. Back to the open space. I know it's an excess of 10%.

[00:50:26] Where is it? In our concept plan, we have a minimum of 30%. A minimum of 30% right now of open space. Okay, thank you. Do you know if there's any power lines over there that support a data center? I don't know the answer to that question right now.

[00:50:44] Although we do have a site plan pending, it was several, several months ago. We put that forward and have really focused our efforts on this residential application. Yep, yep, yep. I appreciate that. I appreciate that. I think that might have been all I have. That is all I have.

[00:51:02] Thank you very much. Are there any public speakers who, on this item, anyone who would speak on this item? Seeing none, Ms. Bricksman, would you like to make a motion? I would. Thank you, Madam Chair. I move that the Board of Supervisors forward ZMAP 2021-0022, ZMOD 2021-0086, ZMOD 2021-0087, ZMOD 2022-0042, ZMOD 2022-0043, and ZMOD 2022-0044, University Center Lakeview, to the April 18th Board of Supervisors Business Meeting for Action.

[00:51:41] Second. I'm going to take that second. I'm going to take that second. All right, thank you. Discussion of the motion, Ms. Briggsman. Thank you, Madam Chair. It is true. This applicant came to me early in my term, and they were talking about a very, very different use on this property, and I did, in fact, like, beg them to please don't put the other use on this property, and that, actually, it was this property that kicked off my conversations

[00:52:18] with economic development to do the remapping study for data centers in the county. It was literally this property that did that. So I really appreciate the work that's been done. I think that this goes a long way toward, you know, getting some attainable housing in the county.

[00:52:36] I appreciate the open space. I thought it was 40%, but we're at 30. I appreciate the willingness to work with Leo's office, Mr. Rogers' office, on getting some proffers written for the contributions to Bless Park, Because I think that is really a community amenity that I would be really excited to get the phase two of it done much, much earlier, especially because we are, you know, pending a lot of residents right near there.

[00:53:04] And so I really appreciate that. The one question I didn't ask was on the – there was originally a path around the stormwater pond, drainage pond, and that was taken out because there was a little bit of a discussion with the University Center Landowners Group.

[00:53:25] They didn't want it for a number of reasons. Are you still willing to put the proffer back in for that path around the stormwater drainage pond if the University Center landowners will be agreeable to

that?

[00:53:42] With their consent, we will definitely put that proffer back. Okay, okay, because I was really sad to see that go because I thought it was a community amenity. And if I might just, in my last minute, just ask you one more question. Somebody asked about walking over Loudoun County Parkway, and I realized I don't know that there's a connection in here up to this path, right?

[00:54:05] So people would have to walk pretty—am I not seeing it? Like, how do you think they'll get up there? Because you're going to have a goat path. So there are existing sidewalks and trails all along George Washington Boulevard and Loudoun County Parkway. we have a proffer that if that property owner allows us then we will create a trail connection from our property across it's kind of that dog leg there we don't own it okay we do have a proffer that with their consent we will build a trail to connect okay okay fantastic um and the other thing that we might try to do if at all possible i know that it it might not work but um if there's any

[00:54:41] way we could vote on it next week i would do it but you know like i said the motions for the 18th And hopefully we can, your critical action dates the 25th, so we really need to get you out of here on the 18th, if not on the 4th. Thank you very much, Madam Chair. Thank you. Ms. Less?

[00:54:58] Thank you, Madam Chair. I'll be supporting this motion, I'm supporting this application as it adds to the mixed-use area of that area. and it'll be a welcome addition to George Washington and Boyne Loudon.

[00:55:19] I know that we have a lot of college folks and younger people that live in that area, so I'm sure it'll be a great addition. Thank you. Thank you. Anybody else? This is the second time in as many years that Peterson has come in and done something, one, that's been requested, and two, that's been unique.

[00:55:47] And I've said so many times that in Loudoun, we've had single-family homes and we've had townhomes, and we need diversity in housing types and spaces, and I know people don't want to hear it, but we need homes, we need houses.

[00:56:05] And when I talk to people who don't want to have homes, more houses, I say to them, What is your issue? And they say, well, my roads are overcrowded and my schools are overcrowded. And I say, well, you're talking about infrastructure. You're not talking about housing. You're talking about infrastructure, which is a big difference.

[00:56:23] And it's a big difference. And so the fact that the schools have capacity, the fact that you're contributing 25% to an intersection where your application, if passed, will add 10% more. But mostly the attainable homes that you're talking about and the different and really unique housing types is something that I appreciate.

[00:56:48] And I think, you know, if I were to name names, I would say Van Meter and Peterson have been the most willing and open to have these discussions and do things that are a little different. And so I very much appreciate that.

[00:57:03] So thank you. Troop number 1154, what are they proposing we build? Housing. Housing, yes. Housing, very, very good.

[00:57:20] I don't know which one of you all saved everybody, but good job, whoever you were. Good job. Supervisors, all in favor, please say aye. Any opposed? That motion will pass, 801. Thank you. That is very

good. I guess I don't get a closing to say more nice things about the applicant.

[00:57:37] I'm sorry, I'm sorry, I'm sorry, I'm sorry. You want a closing? I just did want to say that we do have the infrastructure for this. The schools have space. The roads have space, aside from the signal. We're going to be getting \$30,000 for signage for the parks, and hopefully we're going to be able to accelerate the Blessed Park Phase 2.

[00:57:55] So super excited about that. Thank you, Madam Chair. Have a seat until I hit the gavel, please. Have a seat. Have a seat. Gavel has not been hit. Have a seat, please. Mr. Hemstree, can we help you, sir? Yes, I'm sorry, Chair Randall. This item is closed, right? Yes.

[00:58:12] this item so I need we unfortunately had a scridner's error in item 7 so the motion on the consolidated hearing motion sheet had an error in it so what we should have had in that last sentence where it says item number seven staff report it should have read item number seven supplemental staff report so on the consolidated hearing motion sheet what we are requesting is that the that Did somebody on the prevailing side move to reconsider?

[00:58:48] There's everybody. And Mr. Kirshner, since this is your item, would you like to do that? It's your district. It's both. Okay, okay, it's both. Okay, okay, all right. I'll second Mr. Kirshner's motion to reconsider.

[00:59:06] All right, absolutely not. Ms. Umstead, would you like to have debate on that? I don't need to debate. Okay, because your light's still on, that's why I was asking you. Okay. All in favor of reconsidering, please say aye. Any opposed? Would you like to make a reconsideration? Make a new motion? Ms. Umstead?

[00:59:28] Yes. Yeah. I move that the Board of Supervisors approve motion 2B for the ratification of the commission permit and approval of the special exception as provided in the March 15, 2023 public hearing item number seven supplemental staff report.

[00:59:48] Mr. Kirshner? Okay. Must have been made and seconded. Any discussion on that motion? I'll be able to say aye. Any opposed? That motion will pass, 8-0-1.

[01:00:04] So, supervisors, last thing is tomorrow, please remember that we did add items tomorrow to the budget discussions. So, it may take a little longer than we had previously thought we would take. And we'll see you guys tomorrow. We are adjourned. Job peeing.



Coraggio Consulting · aguyonx.com