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Loudoun County Board of Supervisors, Public Hearing, Wednesday, September 11, 2024

Date Wednesday, September 11, 2024
Place Board Room, First Floor, Government Center, 1 Harrison Street SE, Leesburg, Virginia
Length 4h 21m (video)

- Official meeting video (county, Granicus): <https://loudoun.granicus.com/player/clip/7740>
- Agenda (Granicus): https://loudoun.granicus.com/AgendaViewer.php?view_id=73&clip_id=7740

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Speech-to-text: whisper.cpp, model large-v3-turbo. Produced 2026-10-18. Each paragraph starts with its time [HH:MM:SS] in the meeting video.

[00:05:05] Well, good evening supervisors, good evening staff, good evening Loudon.

[00:05:49] I'd like to call to order the September 11, 2024 Loudon County Board of Supervisors public hearing. This room has a hearing loop. If you need hearing assistance, please switch your hearing aid to the telecall mode. If you need a headset, we have those available as well. Please see the clerk to request one.

[00:06:07] Before we start today, I want to just commemorate the fact that today is September 11th and that 23 years ago, 2,997 people got up and went to work like they always do. 343 of them were firemen, 60 of them were police officers.

[00:06:26] They were moms and dads and sisters and brothers, sons and daughters, aunts and uncles, loved ones, all. And they went to work just to do their regular jobs, and they never came home that night. I just want to say at least one name, and today I'm going to say the name of Michelle Lanza, I actually knew Michelle. She went to my church with me. She perished on September 11th.

[00:06:49] So I'm going to ask for a moment of silence for Michelle and all of the victims, not just of that day, but the people who have died as a result of that day from all the other fallout from 9-11. So if we can have a moment of silence, I'd appreciate it. Thank you.

[00:07:24] Okay, we are now going to do the Pledge of Allegiance. I pledge allegiance to the flag of the United States and to the Republic, which stands as a nation under God visible.

[00:07:43] Okay, as a reminder to all members of the public, this evening you may sign up to speak on matters only that have been advertised for this public hearing. During the broadcast delay, any member of the public who are, if you are not in the boardroom and you wish to address the board on items number 1, 2, 3, 4, and 5, which are on the consolidated agenda please see the number scrolling across your screen at this time any member of the public if you signed up to speak you will be allowed allotted two and a half minutes if you're in the boardroom we ask that when your name is called please come to the podium closest to you state your name for the record if you'd like to tell us where you live you can do

[00:08:22] that as well at least what district you live in the timer on the podium will indicate your remaining time when your time is up I will ask that you kneel to floor to the next speaker. If you're providing your comments via telephone, you cannot see virtually the timer, I'm going to ask that you keep your time yourself on your own stopwatch or device, and that is because when you get to two minutes, I'm not going to stop you because it interrupts your flow, but when your time's up, I will stop you, so if you can monitor your own time, I'd appreciate that. When taking input for items, I will first ask if there's anyone in the in the boardroom wishing to speak and then i will go to the

[00:09:02] moderator to ask if there's anyone via uh wants to speak online please note that there's a slight delay between the broadcast and the boardroom this evening our moderator is lisa kenneth lisa can you hear me good evening chair randall yes i can hear you thanks so much i appreciate that supervisors I need to suspend the rules to take us to a very short closed session.

[00:09:30] And when I say very short, I mean no kidding, like five minutes. I have some information that I need to impart to all of you at the same time, because, you know, that's just doing things one by one by one creates confusion. And I hate confusion, so calling you out individually.

[00:09:48] So I'm going to ask to suspend the rules for tonight so we can do a very quick closed session so I can give you some information on the collective bargaining. That is a motion. Motion made and seconded by Supervisor Briggsman.

[00:10:06] Discussion on the motion. All in favor who say aye. Aye. Any opposed? Thanks so much. And we'll probably do that when we, oh, I'm sorry, that motion will pass. Well, 801, Mr. Kirchner is going to probably be here a little late this evening.

[00:10:22] We'll probably do the closed session at dinner because it's so quick that we don't need to wait until the end of the meeting. We will be in and out there really quick. The board will hear the consolidated hearing. I'm done a consolidated hearing. As a reminder, these items are being consolidated because there are no outstanding issues.

[00:10:40] Staff has recommended approval. The applicant has waived the presentation time. I know public speakers have registered in advance to speak to the board. I will make the motions for countywide items. I will also make the motion for the Catoctin item, and then we have a Leesburg item and a Little River item.

[00:10:57] I will go to those supervisors for those motions. Item number one is a member of Chapter 1416 of the Codified Owners of Loudoun County grants a loan for rental property and certain owner-occupied

properties. Number two, Affordable Dwelling Unit Program, improvements through amendments to Chapter 1450 of the Codified Ordinance of Loudoun County and the Housing Trust Fund.

[00:11:20] Again, it's a county-wide issue. Number three, SPEX 2023-0003, Cross Trails Industrial Park, that is in Leesburg. Number four, LEGIE 2024-0002, review and renewal modification or termination of the new Levittsville Agricultural and Forest District that is in the Catoctin District.

[00:11:47] And five is the LEGIE 2024-0003, review and renewal modification or termination of the new Mountville Agricultural and Forest District that is in the Little River District. Are there any members of the public wishing to speak to the board on any items on this hearing agenda?

[00:12:09] Seeing none, Lisa, is there anybody on the phone who would like to speak to us? Chair Randall, no, there is not. Wonderful. Seeing none, I will close the consolidated agenda, and we will go to the motion sheets. I will make the first motion on item number one.

[00:12:26] I move the Board of Supervisors approve motion 2B for the approval of the amendments to Chapter 1416. as provided in the September 11, 2024, public hearing item number one, staff report. Motions made and seconded by Supervisor Sainz. Discussion on the motion?

[00:12:44] Seeing none, on the table say aye. Any opposed? That motion will pass 801. Number two, I move the Board of Supervisors to approve motion 2B for the approval of the amendments of Chapter 1450 as provided in the September 11, 2024, public hearing item number two, supplemental staff report.

[00:13:04] Motions made and seconded by Supervisor Vice Chair Briggsman. Discussion on that motion. Seeing none, all of the people who say aye. Any opposed? That motion will pass 801. Item number 3, Supervisor from the Leesburg District. I move that the Board of Supervisors approve motion 2B for the approval of the subdivision exception as provided in the September 11, 2024, public hearing item number 3, Staff Report.

[00:13:32] Motion made and seconded by Supervisor Glass. Discussion on that item? Seeing none. to say aye any opposed that motion will pass 801 item 4 review i move the board supervisors approve motion 2b for the approval of the renewal as provided in the september 7th of the september 11 2024 i move the board supervisors approve motion 2b for the approval of the renewal as

[00:14:08] provided in september 11 2024 public hearing item number four staff report second motion was made Any seconded discussion on the motion? Seeing none on people who say aye. Any opposed? That motion will pass 801.

[00:14:26] And Mr. Crony for the Little River District. I move that the Board of Supervisors approve motion 2B for the approval of the renewal as provided in the September 11, 2024, public hearing item number 5, staff report. Motion is made seconded by Vice Chair Bricksman.

[00:14:45] Discussion on the motion? Seeing none on people who say aye. Any opposed? That motion will pass 8-0-1. Just give me one second, everyone. I'm fine, fine.

[00:15:16] Okay. Supervisors, let's go to item number six, which is in the Algonquian district. It's the Lakeview Center Plaza. Would staff please come to the table? I'm sorry.

[00:15:38] Yeah, an applicant. Yes, thank you. I'm sorry. My apologies. And the applicant as well. Thank you. Good evening, staff. Good evening, applicants. How are y'all doing today?

[00:15:56] Staff's doing well. Good. All right, we're ready when you are. Is there a presentation on this item or just a report?

[00:16:19] It is. Okay, now I see it. No, yeah, I do. Good evening. Thank you. Good evening. My name is Allison Britton with the Department of Planning and Zoning, and I'm here today to present Lakeview Center Plaza. The subject property is about a two-acre parcel located north of Route 7 on the southeast corner of Lakeview Center Plaza and Riverside Parkway in the Algonquian Election District.

[00:16:45] This property is zoned planned development, research, and development park and is located in the suburban policy area and the suburban mixed-use place type. The subject property is currently vacant and surrounded by primarily commercial and office uses. The applicant's requesting a special exception to allow an automobile service center pursuant to the 1972 Loudoun County Zoning Ordinance.

[00:17:07] The proposal includes a fuel canopy with 12 fueling stations on the left side and a 3,000-square-foot convenience store with a 1,200-square-foot car wash on the right side. Access is proposed off Lakeview Center on the left side. In automobile service stations, an auto-oriented use is considered a complimentary use in the suburban mixed-use place type, appropriate on the periphery of the existing commercial and office uses to serve nearby users.

[00:17:36] Staff recommend conditions related to architectural design, screening, exterior lighting, amenities, and bicycle and pedestrian facilities. The Planning Commission forwarded 5031, the application to the Board, with a recommendation of approval at the may public hearing and staff support board approval of the application subject to the conditions of approval this application is consistent with the suburban mixed-use place type as a complementary use and appropriate on the periphery of this existing retail center and with staff happy to answer any questions was there some reasons it's not on the consolidated agenda okay

[00:18:10] Thank you, Madam Chair. I had considered that, but yeah. Do we have a minimum requirement in our zoning ordinance for such service stations to have a certain number of electrical vehicle charging stations?

[00:18:31] There is not a requirement. This application is under the 1972 zoning ordinance. So this one was grandfathered? Why is it under the 1972? There are some applications that are still, or some properties that are still subject to the 1972 zoning ordinance.

[00:18:53] The current zoning ordinance repealed and replaced the revised 1993 and the 1993 zoning ordinance. Is it in the Route 28 tax district? It is. Okay, that would probably be why then. So they never did the switch over.

[00:19:10] Correct. Thank you for that, by the way. Okay, that's my only concern about this application, but then I'll also talk to the applicant about it. Thank you. Okay. Anybody else? All right. You all have 10 minutes. You can, what's wrong? You good? Oh, not yet. Not yet. I'll let you know when. I will let you know when. Yeah, thank you. You have 10 minutes. You can stay there and speak or you can come to the, you can come to the podium, applicant. We are ready when you are.

[00:19:39] Just waiting for them to pull up. Sure. So good evening, Madam Chair, members of the board. I want to thank you for the opportunity to present before you this evening. My name is Erin Swiss home. I'm an attorney with Walsh Colucci here in Leesburg. I'm joined by Nick Georges of Bowler, who is the civil

engineer for the program. And as we get started, I wanted to thank Allison and the rest of the staff team for the collaboration that we had on this application.

[00:20:17] It's really lovely to come here with a positive staff recommendation this evening. Next slide, please. I think Allison did a really great job of explaining where this property is. It is within the Route 28 Taxing District.

[00:20:33] That is why it's still subject to the 1972 zoning ordinance. It is located within an existing commercial center and across the street from other retail uses, including a bank, a Chick-fil-A, and a Taco Bell. Next slide, please.

[00:20:49] And as Allison noted, the 2019 general plan designates the property as a suburban mixed-use place type. Auto-oriented uses are recommended along the periphery of commercial developments and along major roadways or roadways that are primarily designed for car traffic and not pedestrian traffic.

[00:21:11] The plan does recommend amenities such as sidewalks, benches, and bike racks, all of which we've committed to as part of this application. Next slide, please. Allison did a really great job of explaining what it is that we're asking for a couple of things we've agreed to enhance supplemental plantings along the periphery of the parking and fueling area those shrubs will be 36 inches tall at minimum at the time of planting FSM requires 30.

[00:21:39] We are also including pedestrian friendly and transit oriented commitments including sidewalks bike racks and seating proximate to the service station building itself and then the owner of the property has committed to a bus stop easement along Riverside Parkway to aid in the extension of existing service in the vicinity of the property next slide please we've also agreed to on-site stormwater measures including an lid and recycling of car wash water we are also required

[00:22:16] to have an oral water separator pursuant to the FSM. We've agreed to lighting commitments that limit the height of light poles to 20 feet maximum and require all lighting to be cast downward and fully shielded. Two EV charging stations which are located at the bottom of the screen where you see them there. And then building design commitments that are consistent with plan policy and the surrounding development. Next slide please. These are just the building elevations, these are attached to the conditions of approval and we're required to develop in

[00:22:52] substantial conformance with them. As you can see, we are primarily a brick facade in keeping with what's surrounding with board and batten accents on the gable and, you know, significant glazing as part of the elevations as well. Next slide, please. We also wanted to show you the canopy and the canopy in proportion to the proposed building. As you can see, we are not in a position where the canopy is really overwhelming the existing building, and we have carried forward the brick wraps on the support columns there. Next slide, please. I want to talk a little bit

[00:23:32] about electric vehicle charging. I understand that that is primarily why we are here today. There were two areas that we looked to add additional electric vehicle charging stations. The first is outlined in purple with an inset there each electric vehicle charging space it requires a minimum of 23 feet to provide for the parking space and the additional two feet for the charging apparatus itself so when we were looking to provide those additional spaces along the drive

[00:24:08] aisle running north to south we ran into a situation where we would either have to cut into the 30-foot-wide drive aisles or cut into the parking, the sidewalk, the reason that that drive aisle is 30 feet

wide is because that is the loop for the tankers to come through and to drop fuel for refueling on the site.

[00:24:35] So reducing that wouldn't allow for appropriate traversing by that large of a vehicle. We also looked up in the area that's outlined in orange. So the area north of that is either constrained by stormwater detention, which you see there, or an existing storm drain easement, which would prevent us from moving the development northward.

[00:25:05] And then if we were to try to extend further to the south there, Our drive aisles are a minimum of 12 feet wide there, which is what the FSM recommends for drive aisles. So, again, it's just site constraints.

[00:25:22] So, I just wanted to give an explanation. Next slide, please. So, I just wanted to thank you again for your time in speaking with us this afternoon. I'm available to answer any questions that you might have about the application.

[00:25:40] Thank you so much. Ms. Brooksmen. Excuse me. Thank you, Madam Chair. um thank you for the presentation and thank you for meeting with me on this application i don't know what one was it a couple weeks ago i guess um so at that meeting we did discuss perhaps having more ev charging stations um what you just can you go back to that slide where they're talking about the site constraints please yeah thank you um did you look at anything else after we met any other options or possibilities for doing it yeah we also looked at seeing if we

[00:26:18] could move things maybe east to west but we again because it's such a tight site we ran into like building and parking setback constraints and part of the part of the concern here too is making sure that we're as far away as we need to be from the fuel canopy for those things too so oh i see for like sparking or or anything like that oh interesting okay okay um and then can you talk a little bit about the shared use path oh sure um so please yeah as and this is actually

[00:26:53] a good image for it so along the um left side of the property you'll see that we're providing a sidewalk that connects all the way up to the existing sidewalk that's along the southern edge of riverside parkway and then what about here that's already in existence ma'am it's already there it's already there do you recall how wide that is i believe it's five feet only five feet okay but i believe that's what the ctp calls for great okay all right um thank you you would you

[00:27:33] would disclose i got in there i got in there that's all that matters thank you thank you for the presentation from staff and from the applicant um yeah i would piggyback off of miss brisman and And, you know, I know you're saying you're going to do two, but, again, please just go back and look and see if there's any way to squeeze in one more or two more.

[00:27:55] I'll tell a little tale, a story. It's coming, traveling on our break, and we got stranded overnight at 2.30 in the morning with a young one. So we had to make the decision to rent a vehicle. Luckily, the rental car only had EVs left.

[00:28:15] So reluctantly, we had to take an EV. to drive six hours or to get back home overnight with the young one. And it was my first time driving electric vehicle. And come to find out, you can only go so far on a charge. So a six-hour drive, gas, that'll be no problem. You can get to wherever you are without any issue or if you stop, you fill up your tank or even half a tank went two minutes, three minutes, four minutes.

[00:28:45] We're going to stop four times to charge. One of the times when I was searching for a charging station. It pulled up, pulled into the station, but it wasn't under, it wasn't completed from construction. So then we had to find another place to charge. It takes about 35 to 40 minutes to charge your, your, your, your, your charge. And that's not even get to a hundred percent. That's to get to 75 or 80 percent if you're down to say 10, 15 percent or whatever. Again, all new stuff to me. Luckily, the first of my charge, I was a nice gentleman who walked me through the whole

[00:29:23] process, explain everything, and to download three different apps to work them again. A newbie at this. So it was very, very interesting. So the reason why I bring that up is to show that we need to have more charging stations.

[00:29:39] And we are in a high traffic, high volume area where a lot of people are coming and going. Now, I guess when you're tooling around town, maybe it's not as urgent or emergency when you're when you're on the highway driving but I can still imagine people still needing to have charges and we don't have any charging stations around our area um so again I implore you to please go back look and see whatever you can do uh to add at least one more to get to us three or two add two more to get to four would be would be awesome um and then another question for question for you how far is the next gas station from this location uh just slightly over a mile

[00:30:18] it's uh to the uh west it's the sheets that's um further down riverside parkway okay right by the lexington seven i think yes and then the steakhouse yes yes logan steakhouse i believe okay um and then is per your pictures is this going to be a shell gas station or is that just for show uh that's the intended uh it's gonna be shell yep okay all right thank you

[00:30:43] Yeah. Well, I guess we know why Hertz sold all their Tesla fleet. And all seriousness, though, so I know we have these discussions around chargers at gas stations, but I have to question if there's any analysis that you guys have on the utilization, because it never really made a lot of sense to me why you would need a lot of chargers at gas stations that serve essentially local traffic, like along an interstate or along a big route that is a travel that makes perfect sense because people need them. But people who live and have an EV charge at home

[00:31:20] generally. And then, you know, now we're adding them in different shopping centers and all that kind of stuff. And that's all fine. But, you know, we've got several of these in my neck of the woods. I don't see that they're really ever full. So I'm just curious if there's any usage analysis of this type of gas station specifically versus, you know, a rest area off a highway or something like that sure well i'll i'll start then i might kick it over to bob brady who was stuck in traffic but has joined us with capital petroleum so first we have a total of 19 parking spaces including our

[00:31:55] two handicapped spaces so we're just over 10 percent for ev charging stations and bob has better numbers on this than i do but the most recent evidence shows that about 80 to 85 percent if people are charging their EVs at home. And yes, I, you know, our experience is that at these more local in and out type of gas stations, you're seeing less EV usage. You know, it's not a sheet that has a six acre footprint where people are stopping to get MTOs, you know, stretch their

[00:32:33] legs. You know, we're not doing, you know, made to order food on this site. It's pure convenience items pre-packaged foods you could grab a gallon of milk if you needed it but we're certainly not trying to compete with sheets or royal farm just to add what aaron said our business model at this location is basically a gas and go it is not to compete with the sheets or the wawa or i forget the other one

down the street royal farm yeah and they have a deep row of charging stations we're not in the competitive market with eb we do like it we are a green company we we do want to grow

[00:33:13] where we can but this particular footprint uh where we operate what you're going to find and you'll see this if you ever go to a wild water sheets they're so busy they make the sandwiches and everything but those customers pull up at the pump or they pull into the head parking and then they go get their order done so for us in this particular footprint if we actually use more spots for ev charging we will actually mitigate our turnover in car count for gas and go because that particular car will be there a longer period of time and we don't really have a reason

[00:33:46] for that particular car or that person pedestrian occupant to come in and stay and stick around because they're going to park at the pumps and then they're going to go in so they're going to tie up the pumps they're going to tie up the park parking spaces that are already allocated to us So it will be a detriment to our tenant who will be in there because we don't operate them.

[00:34:11] We have a tenant. So that gas and go model will change. So to your point, you actually have other locations that have around the corner large EV potential. Our footprint just does not allow us to do that and be profitable at that point.

[00:34:28] Our other concern is in that property line, we have an adjacent property, which is a business development or four or five stories, and then we have a hotel in there. And ideally, that hotel, knowing, will likely probably put chargers in in the future and, again, will be a competitor for us where we will lose business.

[00:34:48] The reality of it is if you ever go to a location, nobody ever parks in the EV charging station parking spaces just by standard. they actually charge. However, if you go into a handy, people will pull into the handicap even though they're not handicapped. So those spaces that we allocate for EV, whatever it may be, when you look at the industry standard, people only use them for chargers. So those two spots that we have, nobody will pull in there based on the history of the industry. And I can't explain it, but that's the way it works. And to Aaron's point, if we looked at EV at our location four

[00:35:26] five years ago there was a bigger demand to charge on site but the department of energy has already allocated that now 80 to 85 percent will be charging at home and in this particular area it's going to be predominantly more residential than destination so we have to be careful if we put any more even if we could put any more based on zoning and building regulations that it would impede on the growth of the site as an operation in its whole thank you mr crony thank you yeah Yeah, thank you, Chairman, and thanks for that explanation.

[00:35:58] So I'm wondering, we received an email from a resident asking if you can do level three charging stations instead of level two because they're quick and it kind of matches with the gas and go model. Just to clarify, Supervisor Tricone, just so that we're answering the appropriate question, the difference between level two and level three, it's just the speed of the charge, right?

[00:36:25] It's the speed. Okay. Again, same concept. Even though it might be a little bit quicker, there's no reason for the consumer to hang out there for long periods of time. And you're talking about 15 minutes, 10 minutes. And again, if we allocate more spots for EV charging, those particular spots.

[00:36:42] I'm not asking for more spots. I'm just asking for a faster charging station. Oh, in the two locations that we have? In the two locations that you have. That's just going to, for us, it's just going to

come down to a cost basis, whichever is more efficient, which we could look at. I can't say that we won't, but it's going to be on the vendor at that particular point what they will do to supply.

[00:37:01] It just matches with the model. Like, people aren't going to want to wait around, so this is a faster charging. And we can look into that. Level three is faster. Yeah. We'll take a look and follow up with the board about what we find. Thank you.

[00:37:18] You're charging stations, right? Yes. And your site is constrained and you just can't get more there, right? Yes. Okay, guys. Okay, we have one speaker on this issue, on this item.

[00:37:34] Natasha Gloister, you are here. How are you? Come to either podium, please. Good evening and thank you for coming in. Good evening. Thank you for letting me speak. I am a resident in the area, in the Algonquin area, and I just don't understand why a gas station needs to be there in that vicinity.

[00:37:57] there's five gas stations around and there's a shell station not too far from there and i'm just wondering why if it's two charging stations why can't you add the two charging stations at the existing shell station um it's either expand that location of that footprint versus putting a gas station in the that community there it's already like now that the bridge has opened up in that area we're getting a lot of high traffic we're getting speeders come through people racing down

[00:38:36] that road and I think that is just going to bring more traffic which is really to me unnecessary so and that's all I have to say thank you very much thank you thank you all right Ms. Bricksman would you like to make a motion yes thank you Madam Chair I move that the Board of Supervisors forward legy 2023-0066 lakeview center plaza specs 2023-0009 to the october 16th 2024 board

[00:39:14] of supervisors business meeting for action thank you um so i i appreciate the discussion about the charging stations i understand there probably aren't those spots would not be as profitable for you in general um and then the two additional two spots would not be as profitable for you if you were to add charging stations um i think it's a worthy conversation because uh it to me it's a kind of a chicken and the egg thing um i see more and more teslas around this community every day i feel i feel like at this point almost every other car is it is like a tesla which i don't know what

[00:39:53] that says about our community but um i i have to believe that if they were the the really quick charging stations, they might get a little bit more use and they would be faster. So if there's any way we can think about it, I still would support it, would like to see it. I will say for my constituent that this property, that these companies look at properties and do the analysis

[00:40:28] process and decide that the demand is there and um this property could have been something much more less desirable i'll just put it that way so and especially because it's in the route 28 tax district um and if you have some questions as to why i'm saying that i'm happy to discuss it with you further um but in general i'm supportive of the application and i look forward to seeing you guys on the 16th and maybe we if we can squeeze in one more maybe we can but thank you very much

[00:41:00] is there any reason why we couldn't suspend the rules and and pass this tonight we're we're fine uh with going to oh my god i'm trying to help you out here well seriously okay i want that to be a lesson for everybody applicant in the room never do that try it there's a reason okay okay all right fine all right um anybody else want to speak on this item miss briggs made the motion mr sane second the motion all in favor say aye any opposed that motion will pass 801 thank you very

[00:41:38] much uh i did i did okay the next item is in the dallas no it's not it's goose creek it's goose

[00:42:13] creek item wow how's everybody doing good thank you good to see you staff we're ready when you are

[00:42:33] not like this give me one second okay i'm sorry we're navigating the new system so you're ready okay we're ready when you are good evening my name is darby metcalf with the department of planning and zoning i'm here tonight to present the application for goose creek village west the

[00:43:12] subject property is 20 acres west of belmont ridge road east of the dolus greenway and north of sickland road in the ashburn election district the property is owned office park under the loudon County zoning ordinance. Goose Creek Village, in which the property is located in, has been designated as the suburban mixed-use place type. The applicant is requesting a zoning map amendment to rezone the site to R16 ADU Legacy Zoning District to permit 221 dwelling units, including a mixture of single-family and multi-family units. I will note the applicant proposes 72

[00:43:50] multi-family attached units exclusively as affordable housing units. The applicant is additionally requesting a special exception to reduce the minimum yard setbacks for all units summarized on the screen. The applicant also proposes zoning modifications to development standards to include increases to heights, total number of units per single-family building, fronting onto open space, and reduced setbacks from Sicklin and the Dole's Greenway.

[00:44:22] For reference, here is an annotated excerpt of the applicant's concept development plan. The multifamily stacked units are located along Sicklin Road in purple. The AHU building is located in red in land bay b adjacent to sicklin road and nadolus greenway the single family units are internal to the site in brown and yellow identified as small and large townhomes posted staff report highlighted two issues for the board's consideration for tonight's discussion i want to focus attention on these two key policy issues first the staff staff has identified an issue to

[00:45:02] the unit size for single family attached units which are only anticipated in this place type as small lot single family attached units staff note that these townhomes are only envisioned for this placed type of small lot units and continues to recommend the majority of the townhomes be the 16 foot wide units or decrease the size of the large townhomes. Staff continues to identify issues for consideration with their proposed zoning modifications related to setbacks for major roadways. As a reminder the zoning ordinance establishes criteria for approval of modifications including that modifications exceed the public purpose of existing regulations and that they do

[00:45:40] not primarily serve to maximize density. The planning commission recommended the applicant provide enhanced enhanced landscape buffering along sickland road the applicant committed to this enhanced buffer however staff continues to find these modifications to not meet the criteria of approval staff acknowledges that the suburban mixed-use place type envisions compact walkable development reduced building setbacks can support that form of development when we are discussing setbacks from interior or less major roadways staff is generally supportive of board approval but recommend further consideration of issues outlined in the presentation this evening and

[00:46:18] the staff report dtci is present tonight as supporting staff and we're available to answer questions thank you thank you um mr turner this is your district i'll go to you first sir thank you madam chair um this is an extension of the original goose creek concept correct so this was always anticipated

goose creek village voice was always anticipated um there is a section in here somewhere i believe where the front yard extends out to the midpoint of the adjoining road can you

[00:46:53] point that out to me and show me where that is and are the residents aware of that that their front yard goes out to the center line of the highway or will they be do you want me to cover that in my presentation or just answer i'm sorry i'm sorry absolutely disregard everything i just said hold that and i'll get to you i thought you were talking to the staff i'll address it you consider the the screening that they put in at the request of the planning commission

[00:47:31] what's your assessment of how effective that will be in actually screening with the reduced setbacks so the screening they enhance from 60 plant units per 100 linear feet to 72 plant units per 100 linear feet. I can get back to you on that in terms of analysis of that specifically. That's all right. That's all right. I just, if you knew off the top of your head, that would have been fine. I don't have that specific analysis. Is there any issue at all, or has there been any discussion at all about lighting at the crosswalk intersection? No. Not, not traffic lights, overhead lights, so people can see where they're going when they're walking

[00:48:10] on the sidewalk on the crosswalk. There has not. Okay. Thank you. That's all I have. That's all I Yeah. Thank you. Thank you. Mr. Letourneau? Thanks. Yeah, the thing that stuck out for me is, like, this incredibly long list of ZMODs here, pretty significant on the yard buffer.

[00:48:26] It sounds like there might be an interesting story on one of them anyway, but has staff evaluated whether the ZMODs are consistent on the yard buffer reductions are consistent with the new zoning ordinance, particularly, like, on the side yards?

[00:48:42] That was not part of our analysis. okay um well can you do that yes if this goes to a future meeting yes i'm just curious because we spent a lot of time looking you know having this discussion over the appropriateness of of buffer reductions and so on um and i it's really hard to tell whether this would be compliant with the new zoning ordinance or if it's a reduction that goes beyond that um okay i think that's uh oh there's allowed in water um some sort of pumping station on this site is that correct or not on the site

[00:49:21] but adjacent to it or on the site on the property it's on the property yes it was on the property how does that work with this i mean that might end up being an applicant question but i would defer to that okay specific question question thank you um mr crony yeah thank you chair rindles so this this applications part it's a smaller part of a larger um rezoning way back

[00:49:54] when right um did any of the applicants or did the applicant back then or or at some time in the past did anybody contribute towards the expansion of sickland road in in front of that larger property not in front of the specific subject property of tonight's application okay but are there any proffers to expand sickland road there is a proffer related to a turn lane that the applicant is committed to for this subject property for this application but not

[00:50:30] in terms of an expansion currently okay thank you uh miss bruxman thank you madam chair um i don't know if you had a map in your presentation or not but i'm reading about the northern type northern type 2 buffer eliminate the required type 2 buffer yard adjacent to the op zoning district so that's when you say northern it's kind of by those two brown buildings up top okay is there anything approved in that op zoning district or anything going to go in there that we know about

[00:51:06] not currently not currently that i'm aware of within that specific area okay but what's by right in op by right in regards to what what could what could be built there where they're eliminating the buffer in general in general you're going to be looking at commercial uses in the op district but But we can get back to you quickly with some.

[00:51:33] Okay. Are data centers by right in the OP district? No. Okay. All right. Thank you. They would require specs. Under the new zoning ordinance. Correct. Right. Okay. Thank you. Can we go to slide nine? I don't understand anything on this slide.

[00:51:52] Staff cannot determine if the purpose of the modification exceeds the public purpose of the existing regulation or is not otherwise being proposed to primarily maximize density on the site. I don't know what you guys are saying to me right there. Can you explain it to me like I'm worth it? Those are the requirements written into the revised 93 ordinance.

[00:52:09] This is still being. So you haven't determined it yet because staff cannot determine? So commonly where we cannot determine this, the question is usually is this just allowing a greater density or not?

[00:52:34] So in this case, it's not clearly obvious as it has been in some others that we put before you. So that's why this is kind of in between. We don't feel comfortable making a judgment call one way or the other based on the facts in front of us from our analysis. Do you need to do more analysis?

[00:52:53] No, I think it's a, how can I put this, basically a difference of opinion. They're seeking this, they're getting some density out of it. Is that the sole reason? The applicant has said no, we can't clearly say yes, so we're just raising it for the board's awareness.

[00:53:10] okay this is is that bullet connected to your to your bottom bullet remove or increase the reduce building setbacks from sickland Road and the Dallas Greenway yes oh okay believe it or not now I understand okay huh don't don't we think we want to determine these things before we can vote on them though before I'd like to rely on I rely on staff for this information it really helps me make my decisions and so before we get to the place where I'm voting on this if we can get

[00:53:48] closer to a determination or understanding for staffs so I can so you can assist me I'd appreciate that okay all right thank you good evening everyone how you doing um would you like to uh Paki would you like to before you start your time introduce everybody Ms. Crown I'm sorry and introduce everybody and then you all can give your presentation you have 10 minutes yes ma'am thank you very much um for the record my name is paki crown i'm a planner with bowman consulting also with me tonight is matt leslie also with bowman john poltonino who is representing the

[00:54:25] owner of the property tonight and don knudson who is the builder that we've been working with throughout the entire project to bring this to you tonight and he's involved in this project as well Supervisors, I would need to go back and check my campaign finance reports from last year.

[00:54:48] If I am not mistaken, Mr. Knutson might have given me a contribution. No. You did not? Well, why not? Okay. Because I knew this would happen. Okay. Okay. Thanks. I wasn't sure, actually.

[00:55:04] I wasn't sure. If it was, it was going to be fairly small, but I couldn't remember. So, okay. All right. Thank you. All right, we're ready when you are. So, are you all controlling slides tonight, or do I get the clicker?

[00:55:20] The clicker would be great. Well, no, but that's, okay, thank you. Next slide. All right, thank you very much. I will, I think through my presentation, we will be able to address the comments and the questions that you've raised so far.

[00:55:43] And then, of course, any other questions as we go through it. As Mr. Metcalf said, this is an application to rezone 20 acres of a 34-acre parcel that is zoned PDOP to the R16 ADU Legacy District.

[00:56:00] So we're under the revised 1993 ordinance. We've been in the process almost three years on this project. The property is designated for suburban mixed-use place type. Next slide. We had several objectives when we started this, key objectives.

[00:56:20] One of them was to complete the Goose Creek Village community. This property was rezoned back in 2008 and has been under development ever since then. We wanted to exceed the county's goal of providing 20% of a project.

[00:56:42] as attainable units. This project delivers 33% of the project as affordable. And then we wanted to also provide for a diversity of product type and sizes to address not just the rental component of the ADU, attainable housing, but also to address the smaller unit that has not typically been constructed in Loudon, and so we are proposing 16-foot wide and 20-foot wide units and stacked units.

[00:57:19] I'll talk about that in a little bit more detail later. But the area that we're talking about here is outlined in pink on your screen. One thing I want to point out to you, in the original rezoning, this area also then had further constraint of a limits of disturbance that could be used for development on this parcel. So the area that we have been working with and in which you see the development proposed is within the limits of disturbance that

[00:57:55] was approved with the original rezoning in 2008. Next slide. The project in 2008 was proposed as an urban design concept was one of you know a few projects back then that the county was presented it has a mix of uses north of Sicklin Road our residential units a mix of residential units two over twos and townhouses at a little over 11 units to the acre just between Sicklin and road and

[00:58:32] and the residential area is the um the goose creek village commercial center uh been a very successful center in this area just to the south continuing south uh some of you will remember that we came in and converted um suburban style op zoning to pdmub uh area that's century corner and that's where we have developed vertically mixed buildings along Sicklin and along Belmont

[00:59:11] Ridge Road. There are five-story apartment buildings there and vertically mixed buildings along the frontage of Sicklin Road. That area will also be built out with a continuing care facility or high-rise building complex in this project it also has office buildings there is an existing office building there today there are two churches there's a daycare center there's an amphitheater that is operational now and the park and ride lot that has bus service bus transit

[00:59:47] service that bus transit service has been there for 10 years that provides bus transit to the metro stations. And then continuing around along the Greenway side of the and south of Sicklin are additional residential units, higher density residential units.

[01:00:09] And then that brings us to this final site in Goose Creek. excited about this because by bringing this in not only are we providing the type of units that the county has proposed and has as a goal but we're providing additional ad use one thing I'd like to point out for the board even though the this this project

has not been subject to some of the adu ordinance requirements overall if this project gets approved ten percent of the

[01:00:46] overall project will be a to use and and 72 of those will be in this project now the other thing I want to point out here you know with the design the design was to have the units and the building sitting up on the street so all of you I know travel sickle and road quite often you've noticed that there's on-street parking the buildings are close to the street edge and so the Modifications that we've requested with this application mirror the Modifications that have been approved in the other sections of Goose Creek Village

[01:01:26] We have a robust pedestrian connectivity System in Goose Creek Village 40% of this property is open space the area that's light green to the To the east. This is one of the questions. I think Ms.

[01:01:47] Tacroni asked or someone what is the area between Into the east that's open space. It's eased open space and will be permanent So that is not included in this area The area along the creek is 11 acres.

[01:02:07] No, I'm talking about on the other side between the existing residential units, and then that is open space that was dedicated from the Goose Creek Village, and there was an 11-acre parcel along Goose Creek Village dedicated by the McKelvies in this project as well.

[01:02:27] So we, let me go forward. Next slide. Darby pointed out what the distribution of our product is here, but the LITEC building is located Long Sicklin Road south of our entrance.

[01:02:46] North would be the two over twos, and then we have our smaller townhouses beyond that. As you all know, this property, the Sicklin Road's the high point, and it falls down to the creek. So we've had a design challenge here of taking up, taking upgrade as we provide our different types of units here.

[01:03:10] Next slide. 61% of the units that are proposed here will be under 2,000 square feet. That includes the 16-foot wide units, all of them under 2,000 square feet. The lower levels of the 2 over 2s will be under 2,000 square feet.

[01:03:29] And we have proffered that, you know, have various proffers, but 35% of the townhomes will be less than 2,000 square feet, 42% of the four-sale products, so you include the two-over-twos into that. We have 61%, and 33% of this project is ADUs.

[01:03:49] Next slide. We've really concentrated, and with the Planning Commission, did a lot of work on the open space and active recreation areas. we have six active recreation areas for this project most of them centrally located within the in the development so you can see them kind of outlined in in white and then there will be trails that go down to the lower level and that is to be a hardscape court one of the board

[01:04:22] planning commissioners suggested we add that so we did but it's it'll be buffered by a tree reforestation area we have two other tree conservation areas and then eventually the trail that will go down to the creek next slide go ahead and skip forward this addresses the setback issue there are setbacks along sickling and uh and the greenway what you see in green are the areas that we have proposed to reduce.

[01:04:59] They mirror what's on the south side of Sickleland and were approved for the south side of Sickleland. What you see in purple, the light purple there, would be the impact of this on the project if we were to provide the full setbacks there.

[01:05:15] We have enhanced the landscape buffer along Sickleland Road beyond what was approved and is being installed throughout the rest of the project. So this will have an enhanced type 2, and it will have

hardscape features incorporated as well.

[01:05:34] Next slide. Yes. I'm sorry, your time is up. I know. Matt was trying to keep me on track. Thank you very much. I'll answer questions. Thank you. I appreciate that. Mr. Turner. Thank you, Madam Chair. So everything I said before, where are the front yards that extend out into the roadway?

[01:05:54] Is that along Sickland, or is that along the back road by Goose Creek? No, we have one area that is along the screen north. We have 16-foot-wide townhouses there, and our lots go to the center line of the alley behind it.

[01:06:13] Okay. And it's not a public street. It's an alley that serves those units. That's what that is. Okay. Can I get – that's a good map. There's nothing in the proffers, I don't think, about street lighting here on this intersection, not traffic lights.

[01:06:32] What I'm concerned about is even if we have the crosswalk there, it's black at night. Can we get some kind of street lighting or overhead lights to light the crosswalk? Yeah. Can we do that? Supervisor Turner, I just messaged Bob Brown of J2 Engineering, and he can confirm that FSM actually requires one and possibly two streetlights.

[01:06:56] We have already done this along Sicklin Road at the other intersections and we actually use some fairly good-looking streetlights from Italy, which I think we would like to do here as well. And I'm sure that in the landscape beds along the buildings, there could possibly be exit lighting as well.

[01:07:20] Okay, thank you. I'm a big proponent of Italian streetlights. And you're proffering, I want to say, \$45,000 for the crosswalk in Lube? It's \$47,000, and that's if VDOT doesn't approve a high-visibility crosswalk there.

[01:07:38] Do we know if there will be any traffic control features at the crosswalk, or is it just a painted crosswalk? No, there will be controls as well. So it's a push button. If you want to cross, you can cross. It would be a push button flashing beacons on the crosswalk. And our preliminary analysis shows that we're fairly confident VDOT should approve that.

[01:07:58] Okay, thank you. Mr. Letourneau. Thank you. So are there units in the community now that front on sickling with that kind of setback? Yes, there are. Where are they? I'm looking at the map.

[01:08:13] Darby, can you go to the next slide? I think it's probably on the, there we go. The ones on your screen right are the existing units today. Those are the van meter two over two. Is that on the other side of the street? Yeah. Okay, that's what it is.

[01:08:29] The county system doesn't show them built yet. Yeah, yeah. And those are frontage, front doors to the, and these are the, are these the type of two over twos? They look like two over twos. There are. We've mirrored them across the street. I see.

[01:08:44] Okay. What about the water pump? Oh, if we can go back, Darby, to the overall slide, then, yeah, well, yeah, you can see it there. The LCS, the Loudwater Pumping Station, you can see on this screen here, is located to your screen left in that kind of top triangle beyond the landscaping area.

[01:09:14] Yeah. The access road to that comes off of Erskine Terrace and winds around. It is not a part of this project. That area is not. Does that make any noise or anything? No. Never. No. Okay. No. So it's just going to be there, and I'll just continue.

[01:09:31] Right. Yeah, it's also at a lower, it's at a lower elevation than the proposed units and the existing units. I've lived in this community for several years, and I've walked by that pumping station. I've never heard a peep out of it. Okay. Was there public outreach to the Goose Creek Village?

[01:09:48] Yes. We had two meetings with the Goose Creek community. We had one with the HOA Board of Directors and then another with the broader community. And we actually sent out, in addition to communicating with the HOA about inviting people to that community meeting, we actually sent mailed letters to all of the units that are immediately adjacent to where this project would be and had fairly good attendance at that meeting about like it was like you know 20-25 people which for that community having served as the HOA president when nobody showed up to our HOA meetings 15 to 20 felt good so and was well received and we actually reached out to the HOA president

[01:10:26] again ahead of this meeting just to make sure that they felt like all of their concerns had been answered and that they didn't need another meeting and they said that they were they were all good two thumbs up so okay and and in addition to that mr poltonino um has met and talked with the goose creek scenic advisory committee um over the last couple of years i mean this project the the closest building uh in this development to goose creek will be about 870 feet back from goose

[01:10:58] creek um so we're well well back but we did talk with them as well mr glass thank you madam Chair and thank you for the presentation. What is the HOA structure in this community and are there sub-associations residents will be paying into? There is a master association for all of Goose Creek Village and then yes there will be sub-associations in this area as well. Could you

[01:11:34] tell me do you know what the HOA fee is for the master association that the residents will be required to pay into i don't know that um no we haven't calculated that number yet um you know typically the way it'll be set up is there's a master association the townhomes and then the two over twos will have a sub association so i think um probably in the 125 dollar for the master and then the typical two over two number would be 275 some number like that perhaps and then

[01:12:08] there's also a very small amount for the overall, excuse me, overall Goose Creek, which I think is roughly \$10 a month. Okay, thank you. Mr. Crony. Thank you, Chair Randall, and thank you for the presentation. So I do see that the 15-foot setback mirrors what you got approved in Goose Creek Village on the other side of Sicklin. Given that we know there's going to be an expansion there, Do you think your enhanced buffer type 2 will sufficiently offset the impacts of the planned future expansion of Sickland Road?

[01:12:48] Yes, we do. The ultimate right-of-way dedication has already taken place. It's already been made. In addition to that, even the easements, the construction easements were provided for in the deed for the Sickland Road dedication.

[01:13:04] So we do believe that the design that we have for this project will be actually more adequate than what we have on the other side, but we felt like that that was going to be adequate, too.

[01:13:21] Okay, thank you. And then also, I noticed that 65% of your single-family attached units are those large townhomes up to 2,700 square feet. You mentioned that a large portion of this development will be under 2,000 square feet, so I assume it's not the SFA units that maybe you can describe what are going to be under the 2,000 square feet.

[01:13:45] All of the 16-foot wide SFAs are under 2,000 square feet. Okay, but most of them are the large, right? Yes, and then we have majority are the large, and then we've got the first floor of the first unit, the lower unit of the 2 over 2s, are all under 2000 square feet as well and we have 103 townhomes and 40 of them will be 16 foot wide so it's about 40 of our townhomes will be the 16 foot wide townhomes okay i know um staff had asked if you'd be willing to decrease the size of the large townhomes to 2600 square feet to be more

[01:14:23] consistent with the place type what we've tried to do here and i'm going to i'm going to defer to Mr. Knutes. Well actually yeah I think large is a little bit of a misnomer. We shouldn't have used that term. Darby last time we were together I think the average size of a townhome in Loudoun County is roughly 2,600 square feet. So we really view them as small and medium and so the 16 foot townhomes which I think top out at 1,925 square feet those will be the smallest for sale

[01:14:57] fee simple product offering in Loudoun today. I'm actually building 16-foot townhomes in one location, and I've built them in a number of other locations already. You know, 98% of the product type that's townhomes today that's offered in Loudoun is greater than 2,000 square feet. So I think we really tried to go after this product diversity with these small townhomes, which are new product offering um they're not they're not um readily available to address you know i think a segment of the market that perhaps is being overlooked so we're feeling like we're small

[01:15:33] and medium um and then i think complemented by this 33 adu or ahu component you know fully one third of the product okay thank you so if i might add uh supervisor to crony the 60 is including the multifamily units in its total percentage. And staff is recommending the one option of being a 50% of a recommendation would be of the small SFA units be of the smaller size. And additionally,

[01:16:08] in terms of Sickland Road build out supervisor Briskman, I also have DCCI available for questions if you must work back to them. Mr. Saines. Thank you, Madam Chair. So when you say small size townhomes, those are going to be market rate, correct? Yes, sir. And so what are the pricing going to be for that? I would say, you know, based on what I'm doing today in the low 600s, and I guess to put that in perspective, we know that 20-foot townhomes are far in excess of

[01:16:41] that, and so our goal was to offer a smaller product, but still offer two-car garage, three-bedroom, and a half baths and all those features associated so um i would say in the low 600s okay is there any way already probably know the answer is there any way you're proffer to come down a little bit lower than 600k because i think we all can agree that's not truly affordable i think when we when we envisioned this project uh in terms of addressing affordability we were addressing affordability

[01:17:16] through our multifamily attached LITEC building and we felt like providing 33% of all of our units as price controlled affordable units was far in excess of county policy and we thought you know that that was a good faith effort to address the county's goals and the unmet housing needs strategic plan. Our desire to provide smaller units in terms of what is generally provided in market today is certainly not going to provide any sort of price controls on those units but

[01:17:51] you know it is all everything is relative um and so in relation to what could have been built is certainly smaller and cheaper well i appreciate the the commentary mr leslie but again 600k is we can again that's not affordable um and then regards to the light tech just in case i'm assuming you guys did this say the the funding doesn't go through do you have a backup plan to keep those. So the way we do the proffer is written in a way that we specifically carved it out so that if it doesn't get approved you know the

[01:18:28] funding doesn't get approved we would have to come back through for a ZCPA number one. Number two we have a proffer that ADUs in accordance with the county's ordinance would be distributed throughout the rest of the community. All right. Very good. It's good to hear we have a backup just in case.

[01:18:45] Yes, we did. Even though I know that's far in between that it doesn't happen with the funding, but good. Thank you. Never know. Ms. Bricksman. Thank you, Madam Chair. Some of my questions were answered, but the two over twos are going to be condos, correct? Yes.

[01:19:02] Yes. So hence, that's the \$275 monthly fee that you were talking about for the condos. Okay. And then, do you know who owns the easement to the north and around in that bright green, that light green? Do you know who owns it? So, it depends on the easement.

[01:19:20] The stormwater easements and the conservation easements are to the benefit of the county. And then Loudoun Water also has their own easement for access to the- It's a county conservation easement? Over the stormwater management areas, yes. Oh, interesting. So, we could put trails there?

[01:19:36] No. Okay. Thanks. Thanks for that. Could you show the amenities, that one slide that had the amenities, like the court and the... I think it was slide seven, or that slide, it works as well.

[01:19:54] There you go. Okay, that's actually really nice. Yeah, slide seven. I mean, that is really nice green open space. I mean, this is a good application. In talking about amenities, though, we did have a discussion about whether they would be able to be included in the Goose Creek HOA to access those amenities as well.

[01:20:15] And I understand you had a conversation? Yeah, so we had a conversation with both Goose Creek Village North, which is the HOA for the stuff up screen from us, and then Goose Creek Village East, which is across Sickland. Both of those HOAs have indicated to us that they would be willing to discuss about offering paid memberships to their pools since they both have clubhouses and pools in their development.

[01:20:39] Okay. All right. That's really good to hear. And then is this the original density or did you come down in density from your original plan? This is the original density. It is 11 versus 16 because you're going to R16, but you're really only at 11, right? Well, we did R16 because we are doing two different product types here and that's the district that allows us to do that.

[01:21:02] Oh, interesting. Okay. It's one of the quirks of the zoning ordinance. Okay. All right. The old ordinance and the i'm just gonna needle my neighbor here but the the multi-purpose court well do you know what's going to be on it well um the we said hard surface court but we said it can be used for pickleball it can be used for multi-purpose it can be excellent it can be used for anything that's permitted by the definition of active rec in the zoning ordinance okay thank you but we did put it there because pickleball we understand can be pretty annoying okay you say Pick a ball one more time.

[01:21:39] I know, it's way over there. That's good, it's way over there. So I don't think it's realistic to ask you to make 103 single-family attached units, put them at a lower price point. I do think, though, I will ask the question, is it possible to make any of those 1, 2, 5 attainable single-family attached units?

[01:22:06] I ask that because the single-family attachments are for sale, correct? They are. They are. And as I said before, you create generational wealth by having property. And so to say let's take 103 of them and

put them at a lower price point, but I would say could two or three be placed in an attainable space, whether that attainable space is 60%, 70% AMI.

[01:22:38] That is a question I will ask. You don't have to answer that question right now because we won't be passing this tonight. We're going to send this somewhere else. But that is a question I'm going to, that's a question. My second question is, well, two more questions. Of the ADUs that are, I mean, of the ones, of the LIHTC building that are ADUs, what is the AMI on that?

[01:23:00] Where's that AMI sitting? 60% of AMI. all of them the whole building the 60 percent we have a proper for a minimum of five percent to be zero to thirty percent ami and then the balance of them would be sixty percent up to sixty percent it's not all of them have to be sixty percent it'd be so up to five percent can be zero through thirty percent minimum a minimum of five okay a minimum all right all right and then after that they would

[01:23:33] would be 60% of AMI. Okay. And then the last question is you said you have 40% of the property is open space. Open space is kind of a weird word sometime because the open space can include areas. It's not really usable, right? It's not really, it's not always usable. So it's kind of, it can be a bit of a fungible word. When you say 40% is open space, show me the 40% is open space, so I can know if it's usable, because sometimes people want to count things like, you know, the curb, you know, is open space, so what are you calling, what are you

[01:24:10] all calling open space on here? On the map that you have right here, just talk to me about the map that's on the screen. Well, let's go back to slide four. Okay. So this slide depicts the areas that are counted as open space. It does not include, you know, anything that is, you know, just a perimeter buffer, unless it is... Go back to the slide that was up there, because I can't see it. Oh, okay. I'm sorry. So go back to us. I hear you laughing, Mr. Sainz.

[01:24:46] That's much more helpful. Okay. That's a much more helpful slide. Just in this project, so the project boundaries are outlined in the white, you know, dash line. You kind of see where the yellow circle is, follow that line around. So that is the 20 acres. Of the 20 acres, just with this project, nine acres of it is open space. And of that nine acres, almost all of that is usable open space.

[01:25:19] All right, and that's what I'm seeing on here, too. Right. So then continue to your screen left. Screen left is, you know, I didn't have time to talk about this, but we've proffered a contribution to the county for an extension, a trail extension down to the creek when the county at some point constructs the linear trail.

[01:25:44] That's 11 acres that the owner, under the original application, dedicated to the county. It's under VOF easement, just like the area on the other side of the Greenway. Okay. So that will have a connection down to that.

[01:26:01] All of the trails and sidewalks on this project will be under public access easements. Okay. And so that's the other key, I think, component of this that is, it kind of gets overlooked. but until this project gets approved and developed there's no access to the creek right now and into this area all right i just i just want to add just for the record that the suburban mixed use place type calls for 10 of the place type to be open space and at 40 percent were four times the

[01:26:36] recommendation of the 2019 general plan on open space and and and just with all that's usable so so thank you. Good answer. We have one speaker on this item. It is Theo Stamatis. Mr. Stamatis, will you

please come to the podium? Good evening, sir. Good evening, Madam Chair. Members of the board, my name is Theo Stamatis, Loudoun County Chamber of Commerce. On behalf of nearly 1,100 employers that are Loudoun Chamber members, we'd like to express our thoughts on the Goose Creek Village West application that is now subject for review by this board. For more than a decade,

[01:27:14] chambers made the issue of attainable workforce housing our top public policy priority the chamber has successfully advocated for policy changes many of those adopted by this board to address and provide greater affordability and diversity of housing options for our workforce at all income levels on the subject of this application i'm happy to convey our appreciation for the applicant's commitment to significantly add to laden's inventory of attainable housing units the goose Creek Village West application presents an opportunity to have a positive, significant impact on this area of critical need here in Loudoun. As proposed, this application promises

[01:27:53] to deliver what the Loudoun Chamber has previously advocated for, innovative housing solutions to address the county's unmet housing needs by providing a range of unit sizes and types, both rental and for sale with 33 percent of total units being attainable for those making 60 percent ami this project meets the county's affordability needs and exceeds the ambitious milestones of laden's unmet housing needs plan in addition 61 percent of the total units in the application

[01:28:30] are under 2,000 square feet, which will increase first-time homebuyer options and deliver more innovative, attainable housing solutions for our workforce at all income levels. Thank you, Madam Chair. I want to take the next 43 seconds and just say that the application before you today, the idea of it was started at a Loudoun Chamber event. Your chamber is a testament to fostering in that growth in that advocacy and we're willing and always will be willing to work with this with

[01:29:06] you madam chair this board our staff planning commission of course our business community ready to help advocate for more attainable workforce housing so i'm going to call tony howard and tell him to give you a raise i yield back to you thank you very much mr turner would i can make a motion madam chair i move the board of supervisors for legy 2023 0038 goose creek

[01:29:34] village west z map 2022 0013 specs 2022 0034 z mod 2022 0046 z mod 2022 0047 z mod 2022 0048 z mod 2022-0049 z mod 2023-0030 z mod 2023-0044 we can go to close session now if you want z mod 2023-0045 z mod 2023-0047 to the october 16 2024 board of supervisors business meeting for action

[01:30:11] second i'll give that to miss glass i would just like to ask the applicant would you prefer the october 2nd meeting to the october 16th meeting i can amend this very quickly okay i'm i learned and i would always love to do something sooner rather than later i i i do not know what the what the um agenda is doing on these days and so we're going to leave it where it's at because because i i would need to check the agenda to see how okay my my chief staff is going to kill me but i'm going to make a joke is it possible for us to proffer out pickleball courts

[01:30:49] All I would say is that this is a good application overall, and I know we should say that when it is, and so I'm overall very happy with this application.

[01:31:12] There is no way that I'm not going to always ask for something attainable for purchase. You do have 33% of ADUs, but zero of that is for purchase. And it would be remiss of me not to ask when I know that we're trying to see people be able to get into homes and not just to get into rentals.

[01:31:33] And I do realize that that question does come with some loss. And so I'm not asking that kind of without that knowledge, because I understand the knowledge. But when we talk about our unmet housing needs, our unmet housing need is not just for rentals.

[01:31:50] It is for purchased units as well. And so that is something I would like you to consider, one of those single-family attached to be an attainable unit as well. So as you're between now and when you come back, I'd like you to take that and think that one over some.

[01:32:08] Okay. Thank you. All right. Motion was made by Supervisor Turner and seconded by Supervisor Glass. All the people who say aye. Any opposed? That motion will pass six, I mean, sorry, nine to zero. Supervisors, if you don't mind, I'm going to change the agenda just a bit because the last item has speakers and the one before that does not.

[01:32:31] And so if possible, I'd like to get speakers out of the room just a little quick. And so if staff is all in the room for the Greenland Park application, Dan, are they in the room? Because if not, we can go on and just do the, do it. I'm sure he's running down the stairs now. He's upstairs at the moment.

[01:32:48] I'm sorry. It just gets us there a little faster and gets people out the room a little faster. My apologies to Marchant. This is how he gets his exercise, though. So we'll give him a second to arrive.

[01:33:56] How are you?

[01:34:33] Good evening. So interestingly enough, the last time this happened to me, Charles Yudd was my boss. And I was not allowed to leave the room ever again. So, we've come full circle. And the webcast is about a minute behind, so I didn't run this time.

[01:34:53] I'm sorry. I am sorry. You know, and I was only asked like four times, you're going to change the agenda? And I said no each time. But I looked at that, and I was like, there's a lot of people speaking on this item. So, thank you very much, and you're not breathing hard at all. Not at all.

[01:35:10] Good to see everybody. So, Greenland Park. It's an 80-acre parcel, south of Leesburg. Bordered by the Deltas Greenway and Sicklin Road. Well, well, well, south of the town of Leesburg, but in the Leesburg District. I just said town of Leesburg, I'm sorry.

[01:35:26] Yeah, okay, but in the, okay. Gotcha, my bad. So, this is within the transition policy area. This is designated the transition light industrial place type. That's a proposal for data center development. Specifically, the proposal to rezone that acreage from TR-10 and JLMA-20 to the IP zoning district.

[01:35:50] This project limits the development to data center use and utility substation use only. This is the concept development plan. Generally, it's a building envelope. You'll see in the dashed line, substation to the upper left of your screen, there is an overhead power line that borders the Dulles Greenway.

[01:36:13] Borders the site, comes up along the west side. You see some environmental features on the west side or the left side of the screen along Sickland Creek that are preserved by this application. So some general points to be said before we get into some of the details we'd like the board to look at.

[01:36:32] The property is predominantly when the transition policy area and designated, as we mentioned, transition light industrial place type. The county envisions compact development in the TPA through low profile construction and extensive use of natural open space to minimize visual intrusion of the built environment into the natural environment.

[01:36:51] Specific to the transition light industrial place type, the 29 GTP anticipates an environment dominated by open space of established forests or thickly vegetated buffers that screen such uses from roads in adjacent development. In this case, this property is bounded by three roads, Sicklin Road, Dulles Greenway, and Shreve Mill Road.

[01:37:11] The transition light industrial place type is anticipated developed with a range of low traffic industrial and employment uses. And CORE's uses include light production, flexion space, and contractor services, and data centers such as the uses proposed this evening. Anticipated floor area for this place type is 0.6, and building height is between one and three stories.

[01:37:32] So the IP district proposed implements multiple place types. Each of these place types have distinguishing design characteristics, one of which is number of stories. The staff has consistently applied the number of stories or the height of a story is 12 feet.

[01:37:50] In our eastern place types, we have a specific height designated of 12 feet. A lot of the other place types simply mention stories, but don't have a specific height. So for consistency, we've applied it as 12, and our assessment is that 36 feet would be an appropriate number of stories to meet the place type.

[01:38:09] Again, the applicant is offering that 60 feet is allowed by district implementing the place type. But again, looking at the design characteristics, we are recommending that the height of 36 feet be committed to implement that direction.

[01:38:28] This is an example of some of the existing development patterns in the area. This is a map of all the place types. And generally in the middle of your screen is the transition policy area. Areas to the right is the beginning of your suburban policy area. Areas in green to the left is your rural area.

[01:38:44] The area in pink north of the site is our joint land management area, our Leesburg joint land management area. And again, design characteristics for each of these place types transition. In this case, you see one to four stories north of the site. You see one to stories over in your mineral extraction areas.

[01:39:01] And then you see the transition south to one to three stories as you get farther into the TPA. Other projects that have developed along this corridor, and again, the emphasis of this place type is on your transition to your boundaries. and specifically adjacent uses and also public roads.

[01:39:19] And so in this case, projects that have dealt or had addressed this policy include the Sicklin Road Distribution Center, which you see here is at 45 feet. My cursor is a little crazy right now at 45 feet.

[01:39:35] You also see a commitment to place types like a True North Data, which is down to the south, which committed to 27 feet for buildings along Sicklin Road and then committed to higher heights further into the site that you developed. Stonewall Business Park, and also Loudon West, which is directly on their side of the road, although they have higher heights, they do have higher commitments to tree conservation areas, upwards of 100 feet along Sicklin Road. In this case, the applicant is, by the IP district standards, is allowed to develop as close as 35 feet for parking, 75 feet for buildings. They are providing enhanced landscaping, which is a six-foot high berm, and a number of additional evergreen and

[01:40:12] other deciduous plantings to further mask the development. Another aspect, again, is architectural design. We do, we have seen in the past speculative developments that wish to describe their development through text, describe the general design characteristics and patterns in lieu of providing a specific building layout, parking layout, building layout, circulation, those types of things.

[01:40:40] In this case, the applicant is choosing to rely heavily on descriptions of design characteristics. We've recommended, given the location and the context, that to better assess its impact in meeting the place type, that architectural design elements and architectural elevations and specific building layouts would give the board a better idea of how the uses might look on the site and might be oriented in the relationship to the area roadways.

[01:41:09] Planning Commission did support the application. There was a considerable amount of discussion about predominant development in the area existing today, other features on the site, including the overhead power lines, proximity to the Dulles Greenway, and how areas to the east have developed. Staff does not support the application at this time.

[01:41:27] We're asking for the board to, again, assess data centers anticipated on the property and within the place type. It's the nature of the development that distinguishes it from other areas of the county, and is the board comfortable without specificity finding this proposal appropriate? That is the end of my presentation.

[01:41:45] Thank you. Can you explain that last part you said before we go further? Is the board comfortable without specificity deciding what goes in this area?

[01:42:00] Is that what you just said to us? Specificity. Does the board feel it necessary to see specific building elevations that are proffered to, specific layouts of the property that show how buildings and parking are oriented, if the board feels like that is information necessary to make your recommendation or your vote?

[01:42:16] Okay. All right. All right. Yep. Thank you. Thank you. Ms. Umstead, this is your district. Thank you madam chair Marchant. Yes, ma'am. To do we when we're looking at providing the board with information about elevations and layouts, do we care more when the buildings are going to be more visible from the road or from nearby residential or do we just have a blanket policy that

[01:42:55] we prefer or certainly staff prefers to have more information about elevations regardless of the extent of visibility of the project it's it's the first part of your question it's relationship to the area roads and adjacent development to the south of the greenway okay all right thank you miss glass thank you madam chair and thank you for the presentation has dominion commented as part of the referral process on this application not in the referral

[01:43:31] process i know the applicant has been in contact with dominion about power to serve the site okay we have not received a specific referral from dominion no ma'am okay thank you uh mr letourneau thank you so there are power lines that are either existing or proposed near the site right or they're going to come adjacent to the site yes sir the the superstructures are already up right if you you notice it's right along in this graphic it's that white area just bordering the dulles greenway and you see sort of the right angle that goes up into the site and then the orem property the property just looked at would pass up through that area up into leesburg and what's the are those

[01:44:10] what's the height on those uh upwards over 100 feet over 100 feet yeah does that mitigate at all the concern over the visual impact on height it's certainly a factor the board can consider i think you see through the easement right you see those power structures there's distances between those structures, the scale and massing is still going to have an impact on the area.

[01:44:31] Yeah, I mean, I tend to agree the 60 is too high, but how did you arrive at 36? Because it looked like, from the graphic you showed us, most of the other buildings were between 40 and 45. 36 is how we consistently apply. Just because of the 12? Yeah, the 12 number of stories, so three stories being maximum.

[01:44:46] If we considered a story 15 feet, then 45 would be. Correct. But we consider it 12 in the east. Were those other heights on those other projects approved through rezoning, or was that existing zoning at the time?

[01:45:03] Through rezoning, sir. Through rezoning. So the board's pretty consistently, it looks like, allowed 40 to 45 feet in this area. Is that fair to say? Correct. So a number of these existed predating the updates of the 2019 GP. And as I said, a lot of these are properties that it's interior to the site.

[01:45:21] So I said before, Loudon West, Stonewall Business Park, they space attention to the visual impact along Sicklin. And even though you see those heights, you'll see tree conservation areas and other larger distances from Sicklin Road to mitigate that visual impact.

[01:45:38] Would you prefer if there was lower height closer to the Greenway and then higher as you get farther away? I think our recommendation to meet the policy is more of an emphasis on Sicklin versus the Greenway. If you look at, you know, next door at the Stonewall Business Park, as you're driving along the greenway, that's a pretty visual and striking impact, and the topography impacts that.

[01:46:01] This is a rolling site, so part of the greenway is below this property, and part of the property is below the greenway. So it is going to be sitting up higher on the sickling side. Yeah, I think it might be helpful to see a little bit more about the exact elevations on these buildings and the sort of geography to really weigh the extent to which this is something to be addressed.

[01:46:21] And that was part of our recommendation, Supervisor Letourneau, is that I think we would say at the Planning Commission that we would feel comfortable if we could look at how the buildings are arranged. And we did meet with the applicant earlier this week to talk about some potential layouts that concentrate data center on the property closer to the west that may achieve that or may take advantage of the topography.

[01:46:40] that's a conversation we're still having with the applicant. All right. Mr. Turner. Thank you, Madam Chair. First, I need to disclose that Mr. Kuhn made a contribution to my last campaign in excess of \$100. I've spoken to the county attorney. That will in no way affect my judgment or my decision in this case. And as I state in my paper, my principal concern with any data center discussion going forward is grid resiliency, and that's the primary motivation in my discussions.

[01:47:11] I had a point there, and I lost it. Just the fact that I think not having the precise concept development plan to look at in the way the site will be laid out is a significant issue, and we're going to have to discuss that as we go forward. Thank you.

[01:47:35] Mr. Sainz? Thank you, Madam Chair. That was fun. So the current power lines, because they are putting them up now along the Greenway, where are those going to?

[01:47:55] And are they going to, I'm assuming obviously they can't go to this site just right now because we haven't even approved this application. So where are those going to connect to? So those are coming

across the site east to west and coming up through to the Orem substation and then going up into Cross or Compass Creek.

[01:48:14] So the power lines are coming up along here. There's a substation in this location from the applicants proposing to serve its site. The lines cut up through up into Compass Creek, the data centers that are at the south end of Compass Creek.

[01:48:31] Okay, so the power lines that they're putting up right now are going to Compass Creek right now? Correct. Okay. And this application does say they're going to do a substation. So in theory, for these lines that they're putting up now that are going to Compass Creek, they could in theory go to this substation possibly if this is probably connected to yes and the applicant will have more information about that okay that's if this is approved correct okay um yeah because i've noticed that uh on my drive and i was like where are these where are they going to so okay that answers that question buy right at this current location could flex industrial be done i know sir the existing zoning is tr10 and glma 20.

[01:49:08] okay but with their with the special exception that they're asking for they could do flex industrial if they wanted to? They've limited themselves to data center only. They've not asked to develop any of their IP uses. But they could in theory? If they change in one of the IP uses, yes, there's a number of other IP uses that could develop on the site. Okay, and that would you say, in your opinion, that matches the area for industrial type use? Correct, subject to the design discussion we're having now. Okay, so that is another option besides what's being presented

[01:49:39] today to us. Okay. Well, thank you. Mr. Kirshner. Thank you, Madam Chair. Thank you, staff. I got a couple of follow-up questions. Mr. Letourneau actually hit on a couple of things, but my understanding that, and I drive up and down this road literally probably every day or twice a day, but my recollection of the piece of property is that those power lines pretty much run across the, almost entirely across the face of this, this 80 plus acres on the greenway side. Is that correct?

[01:50:11] Yes, sir, and they also connect with the north-south subline that goes with the Pana Power Plant. Yeah, so essentially, and is this piece of property set lower than the Greenway, even with it, or higher? Both. Okay, so it's where the proposed data center is, is that below where the Greenway will set? That begins to drop into Sicklin Creek, yes, sir.

[01:50:27] Okay, so essentially, the visual impact, and I think this may be part of what the Planning Commission discussed as well from my review of that, is part of the visual impact, of course, will be what the impact is for those people driving by. essentially, and so if the base of the data center is set below the greenway, it wouldn't actually be a, you wouldn't see the full, you would see the full 60 feet, but it wouldn't have the same impact as if the land were level potentially. Do we know how far below?

[01:50:54] No, sir, but it does have the potential. You see here on this graphic that this area, there's a conservation area and some reforestation areas that would, if you're coming from west to east, would mask some of that. Yeah, she would still see the top of the building, but there is an opportunity to use a topography to lessen the height.

[01:51:10] Okay, and do we know whether the applicant is amenable to looking at that, or I guess potentially could be designed to do that, is that correct? Correct, I'll let them answer as part of their presentation. So my understanding of the two main issues the staff has is perhaps the height. Can you tell

me how, again, you came up with this 36 feet and why that specific, because there's nothing in this particular area that the 12 feet per story, because I think you're saying it's a maximum of three feet.

[01:51:37] How did you extrapolate the two together? So Mr. Glendale is going to answer. So the first place type that's listed in the plan includes a note that 12 feet is what a story is considered. So it's not copied throughout all of the various place types. And the plan is a general, so is that for data centers as well?

[01:51:55] Yes, the mention of the feet is to provide a measurement for height that can be used as standard throughout. When we were developing the plan, people wanted to use stories as a more general way of doing it, yet they still gravitated to feet because that's what the zoning discussion becomes, because that's how it's measured under the zoning ordinance. Are data centers generally 12 feet per story?

[01:52:12] What's the general practice? No, it doesn't differentiate between the use. I understand the plan doesn't, but is our data centers generally 12 feet per story? No. Okay, all right. Was that taken into consideration when staff made their consideration on this? I think we acknowledge that data centers, because of the infrastructure, those heights tend to be higher.

[01:52:31] Got it. But again, the stories across all uses, not just data centers. No, I understand. So there are other uses that would be probably developed more in line with that 12-foot elevation. Real quick, I'm looking at the surrounding, you mentioned the height of the service centers quite a bit, and that sets up higher, correct, than this, and it's over 100 feet, is that right?

[01:52:50] The distribution facility is 45 feet and actually sits about 10 feet below grade of Sicklin Road. Got it. Okay, I'm out of time. Thank you. Mr. Crony. Thank you, Chair Randall. So I'm just going to piggyback on what Supervisor Kirchner was talking about.

[01:53:06] Was Belmont Innovation, that recent approval, was that 12 feet per story? We applied that, but the place type allowed a number of stories that the proposal was below. I believe it was a suburban, I'm recalling, it was one of the suburban place types that anticipated a larger number of stories or a higher number of stories that that development, even though it wasn't at 12 feet, the overall height proposed was within the range that the place type anticipated.

[01:53:37] okay but the transition light industrial 12 feet is um per story correct it's one of those things where people often when you say stories they quickly says well what does that mean in height and just dan said because mr galindo said because of zoning and people want to get in a visual of it and so that's why we've consistently applied it right so that our recommendations are consistent okay and this property so i went out there today this property is the only property south of Sicklin. So I'm just looking at Sicklin Road. The Greenway, yes, it has those high

[01:54:11] power lines right now. You can see them. But the impact will be mainly from Sicklin because that's where the development will be. Is this the only property that's developing industrial that you know of south of Sicklin Road? South of Sicklin Road in this area? Yes, ma'am. Yes, yes, south of I thought it was north and it's not, it's south.

[01:54:36] No, it's not, it's south of Sicklin, it's across from the FedEx facility. So it is south. So right now the property has a lot of trees, it has a huge amount of trees and a corn field. So it seems very rural from what I could see and it is very hilly and true north is set back from Sicklin.

[01:54:58] Do you know what the applicant is proposing as far as the setback off of Sicklin? - 75 foot building, 35 foot parking, and they are offering a six, I think it's a 25 foot wide. - 75 feet from Sicklin? - Yes, ma'am.

[01:55:14] And then they're doing a landscape berm, six foot high landscape berm with additional. - Okay, is that, how about for the other, like true north, is that 75 feet from Sicklin? It seems further back. - It does, and I can have that information. I drove by the other day and someone's gonna ask me that.

[01:55:30] But they do have the berming, they do have the landscaping along the berm, and then they have the smaller height buildings alongside. Yeah, the smaller heights, it's 27 feet off of Sicklin, and then you can see it gets bigger as you go up to the 56 to save that Mafic Baron.

[01:55:47] But has any applicant used a utility easement for their open space that you know of? There are other applications in process are doing so. Yes, ma'am. Thank you. Thank you. Ms. Bricksman?

[01:56:02] And the plan does, with certain parameters, the plan does allow that. Oh, it does. Okay, thank you, Madam Chair. The recommendation for approval from the Planning Commission was a little bit conditional.

[01:56:20] It said that they are subject to amendments on additional fenestration and commitments to continue to research and apply renewable energy options. Has that occurred? The commitments, fenestration commitments, yes, ma'am. Okay. The energy options is something the applicant can speak for too.

[01:56:39] Okay. And the Orem substation, has that been approved? No, ma'am, that has not. Or the Orem application does not. That's what I thought. Back to the board, yeah. So we haven't approved that yet? No, ma'am, the board hasn't taken action, no ma'am. Okay, okay.

[01:56:56] And then what else could go in the TLI place type besides data center? The other core uses anticipated within the place type are light production, data centers, flex space, and contractor uses. Complementary uses are retail and service commercial and institutional.

[01:57:16] Conditional uses are civic, cultural, and community, public facilities, special activities, and parks and recreation. Okay, so there's a number of options for that place type. Thank you. and i guess we don't require schematics or a cdp we're just used to seeing them we don't do we we obviously don't require them or this application wouldn't be here it's the applicant's election oh it's their election okay and if you see that are very specific and it helps you sort of have two development options you have substantial conformance to a cdp which is very i'm sorry can you stop my

[01:57:53] time please i will not i'll be talking you've been doing i certainly well there's not not just one conversation there's three right now I will not stop your time keep talking thank you supervisor briskman we've seen both options and we've recommended approval of both options and we've recommended both options require more information based on the context right okay all right um I think that's all my questions thank you um so is there a mafic mafic baron on site on this site no ma'am that was on the true north that was true all right all right just I didn't think so um 75

[01:58:28] foot setback 35 foot for parking is the parking fronting Sicklin Road that's one of the questions we do not have a layout yet to know that because it's a potential but it's not committed because when we say like 35 in my in my head that's just a 30 35 foot setback of the parking fronting yeah okay all right that's

my only question my only question um hi how are y'all doing we up 10 minutes. You can stay sitting there or you can stand to the podium. Either way is fine with me. Thank you, Madam Chair. Do you mind if I introduce my team without my time

[01:59:07] starting as well? Absolutely. Thank you very much. Absolutely I don't mind. I mean. I appreciate that. Madam Chair, I'm Mike Romeo with Walsh Colucci here in Leesburg. I'm with Ms. Catherine Bond from Iliox Advisors. She's a 25-year veteran of Dominion Energy. She is with us as a consultant this evening in her advisory capacity, Mr. Charles Yudd with J.K. Land Holdings and Mr. Chuck Kuhn with J.K. Land Holdings as well. And for the record, the affidavit for mailing and posting has been submitted. Next slide, please. So I want to just touch base and provide a little

[01:59:44] bit more context on the transition light industrial place type. Marshawn did a good idea of showing its location. It's the light blue area with the polka dots on it. And in this area, it's the only area in the county that has TLI place type. It's fairly unique because it's a buddy in a number of different heavy industrial type users there. If we go to the next slide, this is the cover sheet for the TLI place type, and you'll notice that there is no residential permitted in this place type. It is transition in name only. It is effectively a light industrial place type that does accommodate many heavy industrial and light industrial uses. Next slide, please. I'd like to give you a windshield

[02:00:23] shield tour of what's out there today. So this is an existing data center mechanical yard. Next slide, please. This is a data center building with existing high voltage power lines running alongside of it. Next slide, please. This is the entrance to a data center just south, I'm sorry, just north of Sicklin Road. Next slide, please. This is an under construction 100 foot tall data center just to the east of our site on Sicklin Road. Next slide, please. This is the Sickland Road distribution facility, which is currently under construction directly across from

[02:00:59] our site. Next slide, please. And these are the power lines on the left that have just been strung along the property frontage. They go to a substation, which is in the upper right-hand corner, and they eventually go down to the substation on the farther, the bottom right picture, where there are existing high-voltage power lines there as well. Next slide, please.

[02:01:20] And this is all to show that this area is very much so industrial in nature. It is not a transition in the traditional term of residential transitioning to rural. It is industrial, transitioning to heavier industrial. There are existing quarries. There is the Leesburg Airport.

[02:01:37] There is a power plant. There is a major gas line. There is a water treatment facility. There are data centers, which are shown on the stars on the screen. There is a six-lane green green highway. There is Sickland Road. There are many facilities out here that lend itself to industrial development, and that's exactly what we're proposing in the green area there.

[02:01:55] Next slide, please. So this is the zoning map. The TR-10 district is what exists on the site today. It sticks out like a sore thumb on the north side of the Greenway because there is no residential zoning on the north side of the Greenway except for this one location, aside from the JLMA zoning that's to the north there.

[02:02:15] Surrounding us is PDIP zoning and PDGI and MRHI zoning further to the north. Next slide, please. So this is the actual landscape plan for the property. I'll just point out a couple things on this site. are in this image.

[02:02:31] Along Sickland Road, we are proposing improvements to widen the road in an interim capacity. We're dedicating right away for that. Further to the north of the site, we have a tree conservation area. Further to the northwest of the site, we have a reforestation area.

[02:02:47] And then the yellow line that runs through the western and southern portion of the site is the power line easement. There are pollinator meadows that we are seeding within that area. And if you go to the next slide, And again, the whole purpose of, I'm sorry, if you go back one slide, the purpose of us not showing any specific development layouts is because we have no user yet.

[02:03:07] We have laid out multiple layouts on this site, which we have showed staff, and we will likely show additional detail in our resubmission after the public hearing. Next slide, please. So the power lines, as you look at it from Sicklin Road Bridge over the Greenway looking west, these are the power lines that exist along the Greenway.

[02:03:26] And I want to point out a couple things. You'll notice that there's a lot of existing trees between the greenway and the power lines and our site. Those are gonna remain there, that's within the right of way. The power lines themselves are over 100 feet in height, and then beyond that is where our building envelope begins.

[02:03:42] So we're 150 feet minimum off of the greenway right of way, and then we have a 300 foot wide greenway, and then there'll be 150 feet on the other side of the greenway for building setback. Next slide, please. This is another image showing the power lines looking from west to east.

[02:03:58] Again, a lot of trees remain along the Greenway, and there is additional tree cover that we will be preserving that is beyond these power lines. Our building heights will, in fact, be much smaller than the power lines that are there. Next slide, please. So just to touch on the building height issue, as Dan mentioned, there's actually two place types in the urban policy area that reference 12 feet in the 2019 general plan.

[02:04:21] The rest of the place types reference stories. This site is referenced up to three stories. We believe that data centers should be treated differently, as should industrial warehouses or flux industrial, because they're not the same as commercial office or multifamily residential, which you see in the urban place types.

[02:04:37] Next slide, please. So this is an analysis that was done. It's very similar to what staff did. The Planning Commission recommended the actual height be 60 feet because of this analysis. All the buildings around our site are 45 feet to 100 feet in height. Next slide, please.

[02:04:55] For architectural and site design, we have agreed to building elevation to be provided as the site plan stage, because we do not have a user at this point. I'm not going to go through all this text on the screen, but these are the text commitments we have made in the proper statement that allow for us to have high-quality architecture on the site. Next slide, please. So that, you don't need to go back to that slide.

[02:05:15] It just says that we meet the new standards of the ordinance. We've been able to find these renderings and use these renderings for this purpose, because we think that the design that we're proposing will, in fact, match some of these designs. If you go to the next slide, please. these are renderings that could very well be on the site if you go to the next slide please we get into the more realistic examples that actually exist in loudon county that would meet the standard of our architectural

requirements next slide please and again these are very similar type designs that we would be building on the site next slide please but as you can tell there are many different designs and committing to just one at this point is premature however we are working

[02:05:53] with staff and we had a good conversation with them about creating additional commitments for of this. Next slide please. So in regard to setbacks and what it would look like from the Greenway and Sicklin Road, we provided this image for the Planning Commission to show what the screening might be for the generators.

[02:06:10] And I'm not gonna go into too much detail on this, but we are open to additional graphics and exhibits like this that show exactly what it will look like. Next slide please. I'm gonna run through these pretty quick. The screening, these are examples of existing screening in Loudoun County. This is at Route 28, Waxpool Road.

[02:06:26] If you go to the next slide please. This is Route 28 and Noakes Boulevard. Again, really high quality screen that matches the architecture of the building. If you go to the next slide. This is a slide that shows all the environmental commitments we've made on the site. We work on these requirements on many meetings with environmental staff to agree to these commitments.

[02:06:47] Next slide, please. Before I turn it over to Catherine Bond, I just want to say that the applicant is absolutely committed to making more improvements to the site. Specifically, we're gonna do noise mitigation, provide low water, low liquid cooling system commitments.

[02:07:03] We're gonna look into gas powered generators and we're gonna look into a proper commitment for limitation on power usage and over a certain number of years. And with that, I'm gonna turn it over to Catherine. - Thank you. And Madam Chair and members of the board, Catherine Bond, it's great to be with you. In July, I concluded my 25 year career at Dominion where among my other responsibilities included infrastructure strategy, public policy, as well as alternative energy.

[02:07:28] And I'm really happy to be working with the JK team. They did provide notice to the utility more than two years ago for this project. This is not a new need. And so the infrastructure that's on site and the planning that went into it did so with this project and its needs from an electric standpoint in mind.

[02:07:45] Broadly speaking, I don't have to tell you that energy is a complicated topic. And I'm really happy to be part of this team that's working to challenge today's status quo and achieving the energy future that's envisioned, Supervisor Turner, by you and your white paper and by others, is going to take companies like JK who are willing to seriously evaluate the emerging technologies for commercial viability.

[02:08:07] And I'm happy to be a resource both to them and to you. - Madam Chair, we went so quickly through the presentation, I didn't realize we were gonna have this much time left ever so I'll yield that back to the board for any questions they may have of us. - Well, thank you very much, we appreciate it.

[02:08:24] Ms. Umstead. Thank you, Madam Chair. You know, one of the things we hear from the public a lot is concern about large concentrations of data centers in a particular area.

[02:08:41] If we were to hear from members of the public along these lines, do you have any thoughts on how this area, whether there will be additional pressure in this area for more data centers?

[02:08:59] - I can take that. Thank you, Supervisor Umsat. Yes, we certainly have looked into that. We are following the other applications that are in front of the board and always looking for solutions.

[02:09:17] So I do believe that we have one to offer and we have mentioned it to a number of board members in our briefings that we've been able to conduct today. There is an application, Our neighbors are proposing up to 500,000 square feet of data on the Worm property.

[02:09:37] And they were also requesting special exception approval to increase their FAR and to increase their lot coverage. We, by the way, for the Greenland application, are not seeking any FAR increase. And we are not seeking any lot coverage increase. And we are compliant with the 50% open space in the transition light industrial place type.

[02:09:58] With that in mind, that could potentially remove a significant amount of square footage for a potential data center. They were requesting slightly over 500,000 square feet, which is significant. And that also has a coincident reduction in megawatt demand as well.

[02:10:23] What we would propose on that property would be a switching station appropriately screened and then we have acreage available for battery storage. That battery storage concept, I think you have seen a couple applications like it and we would pursue that because that does help to manage the demands on the grid, store energy and then disperse it in an efficient manner.

[02:10:54] so that is that is an opportunity i think for all of us to roll up our sleeves on but that is how we would address a potential reduction in square footage and i think while some applicants may may look so introspectively at just their site we were looking beyond our borders to try and come up with a solution thank you very much no other questions mr latour thank you so i think one of the reasons why the conversation is going a little bit rougher on this is because there's There's no site plan to really look at, and obviously not a formal site plan, but we don't have the building schematics, and we don't have the heights.

[02:11:31] Is the reason for that because it's going to depend completely on what the customer wants? Good question. Good question. I didn't mean to cut you off. No, that's all right. Go ahead. So good question. And so if you could imagine two bookends. One is you don't know exactly who the user is.

[02:11:46] Hold the mic a little closer, Charles. You don't know exactly who the user is yet. And so users that we work with have their own different approaches on exactly what they want their building to look like, and that choice should be theirs.

[02:12:03] The same time, staff, the county, the board is looking for some more detail. And so from the slides that Mike showed a little bit earlier, we were able to work with Marchant, and I think we're getting closer to locating a footprint.

[02:12:21] We would really like the input from the board on the concerns from sickling or the concerns from the greenway and maybe help adjust what's facing each way. But in the end, our graphic pictures of what the building will look like will be -- Yeah, so let me -- I'll interrupt now.

[02:12:44] It's less for me about exactly what the buildings look like. I'm not going to ask you to commit to a specific architecture. It's more the heights and the layout and try to understand the gradient. I mean, my take on this is I really need to see this, like, exactly what's what height out here because, like, how high is Google, you know, nearby and so on.

[02:13:05] From Marchand's schematic, 60 seems a little high for what's there. So that's kind of what I'm, you know, what I'd be getting at and, you know, what the building layout actually would look like. But I think that might help the conversation. Okay. Could I just add on a little bit more? We've been working with Marchant. He's got a great sense of humor, pleasure to work with.

[02:13:40] One thing that would be good for all of you to look at is specifically in proffer, we commit to building design standards. And so that wording is actually, that becomes the zoning regulation we live by. We have committed to that, and it's in the proffer statement. I think the need is for the supporting graphics to go with it. And so that and, you know, the density sort of the buildings and, you know, how 60 feet on which side is there some going to be gradient from that or variation from that?

[02:14:02] Sure. We've got your question to us is a good one, which is, do you care more about the Greenway view shed and the cyclone view shed? And I couldn't answer that question on the spot tonight, but I think that is a fair question for us. So, OK, Mr. Crony.

[02:14:18] Yeah. Thank you, Chair Randall. So my concern is Sicklin, that view shed, because I don't think you can go to the Greenway because it goes up and then there's a slope down just from what I could see. So I think my concern would be more Sicklin. And I think True North provides a good example of, you know, with the 27 up near Sicklin and then it goes back and you really can't see kind of the taller buildings in the back.

[02:14:50] But I did notice in your presentation that you were looking at natural gas for the generators over diesel. Can you explain that? You were doing an analysis. Oh, I'll let Mike do that. Yeah, we would commit to an analysis to see if it's feasible as part of our resubmission package.

[02:15:08] So there is gas in the area, but we're not sure if it's feasible to bring it to the site or not. So we would review that and see if it's possible. Okay, and then what does power usage over a certain number of years mean? I saw that in one of your slides. So we've had discussions, and Sylvester Turner, specifically with him, regarding how we could address the board's concern.

[02:15:31] We know power is a concern. We understand that. And we don't know exactly what that looks like yet either. We've had very preliminary discussions about this issue, and I think we would appreciate board direction. And if we can accommodate it, then we can potentially commit to it. Okay. And the battery storage, I think, is on another property, right? That's the Orme farm property that you're looking at? That's correct. It wouldn't be on this property.

[02:15:55] That's correct. Okay. And then what, I noticed you're doing strategies from leadership and energy and environmental design lead by the U.S. Green Building Council. What strategies are you going to be doing? What specific strategies? So there's no specific strategy. The way that property is drafted we have four commitments and then we have the lead option and any strategies within the lead bailiwick we could incorporate. If there are specific strategies that you would like to see we are all ears and we would like to hear those. Okay thank you. Mr. Kirshner. Thank you. Thank you

[02:16:33] Madam Chair. So Mr. Yudd can you talk to us a little bit about because there was some concern from staff on the building height and you heard some of my questions to staff concerning where the footprint would be, whether it would be, you know, put up, et cetera.

[02:16:49] Can you give us a little more of your thought process on the building height itself? Thank you for the question. I hope that you and the rest of the board members are getting the message that we are

working and trying our best to address all of your policy requirements. So when the building height issue was raised, we were, I guess, called to action to start to look at what has occurred in that vicinity, but specifically, the place type says one to three stories.

[02:17:20] There isn't a specific definition of story, and there are other parts of the comprehensive plan in other place types. Most, best example, I think, would be urban transit center. It says the story is 12 feet. Well, in the urban transit center, you have a different type of development.

[02:17:38] You have vertical mix of residential, office. That's typically a 12-foot story. But if you heard tonight, those uses anticipated in the transition light industrial, which are other industrial uses, flex, data, light industrial, those typically are of a different height.

[02:18:01] They're a higher height. You need clear height in an industrial building to be able to do the industrial nature of the activities in the building. They're not limited always to 12 feet. So we have had this running argument with staff.

[02:18:18] Where exactly does it say it? And when you consider what else has been permitted for those industrial uses, a wide variety of industrial uses at that, 60 feet seems appropriate. The zoning ordinance also says, your newly adopted ordinance, the IP implements the transition light industrial.

[02:18:39] It has a 60-foot building height. We're not asking for any more. So is 60 feet consistent with three stories of data, if you were to look at other industrial buildings? Well, one to three is the range. 60 feet, if you had a 20-foot story.

[02:18:55] And so we've talked to a number of data center operators, and typically you're probably at 22 and up. So this would likely be two, but if we could accommodate three stories in a 60-foot height, we would.

[02:19:13] And remember, we have a limitation in our footprint that's based on policy. Fifty percent of your site has to be in open space. And so we have that constraint. honoring it and um we're just looking for the height that comes with the district i don't think that length that we don't think that policy language is really aimed at tli the way the the staff is interpreting it thank you mr mr mr turner thank you madam chair um we had extensive discussion whether we're talking about 36 feet or 60 feet around a data center that's 2 million

[02:19:50] square feet that's going to add 300 megawatts to an oversubscribed loud and grid the key issue in the elephant in the room here is this add further resiliency issues and insecurity to an already insecure loudon grid that's the issue for me that's the only issue for me the applicant to their credit has has proposed a very innovative potential i would say medium step in the direction of figuring out how to do denis and data centers in a more innovative way in loudon county i commend them for that. We're going to enter into some discussion between now and when this comes back

[02:20:29] to us to see if the step is, in my judgment, substantial enough to actually represent an exemplar for other data center applications in Loudoun County. In a broad term, basically we're looking at an energy cap for a finite period of time so that we can define what is the load on the grid for a finite period of time I will tell the applicant in advance of these discussions my big concern is what happens after that time period what does it look like after that time period if we just expire the time period and then

[02:21:06] we throw 300 megawatts on the grid in however many years that's probably not an answer I'm fascinated with what could happen with the Orem property I think that has tremendous potential and so I really want the discussion to include the ORM property and how we might use that in an innovative solution. But again, I commend the applicant for, I think, taking a substantive step in the direction of doing things differently with data centers in Loudoun County. That by no means predicts the outcome of these discussions, but I'm encouraged that we are having the discussion, so thank you very much.

[02:21:43] Ms. Brixman? Thank you. Is the applicant aware that there's other ways to cool data centers that might, you know, reduce your electricity there besides water which is very concerning to some of our environmental groups here but all the water that's being used to cool these things yes we we are committed to air cool currently in the proffers but we're actually going to update that proffer to be liquid to chip or liquid to liquid as well which is also significantly less in water consumption in fact the water consumption is virtually nothing okay um i guess one of the top things that i hear

[02:22:21] the applicant saying is you know this is not appropriate at all for residential and I understand why the applicant is saying that because it's you're trying to go from TR to PDIP IP but I don't think anybody up here thinks necessarily that this is an appropriate place for residential but for me it's the height and the schematics and the architecture because the pressure that we're getting from the community and that we hear all the time is visual fatigue it's visually fatiguing

[02:22:57] for our residents and things have gotten better as far as design of these buildings but I think that's one of the root things that is is why we're very uncomfortable without seeing what the building's going to look like so I'll just I'll leave that out there I think that's why you know before it might not have been such a big deal, right? But we're hearing, you know, at the grocery store and at the gas station and, you know, on my bike ride about the way they look. And so I think

[02:23:30] that's why it's so difficult not to have a CDP. And I think also in this area, at least for me, I think we need a step down kind of idea, right? And so that's why I asked staff what else could go here. And I think one thing that I would strongly consider here is solar. I mean, it may not be as lucrative, but there's going to be a battery storage right next door. So, you know, talk about being an exemplar community member. I don't know what to tell you to do with your

[02:24:10] property, but would that be something you would consider straight up? A couple of things wrapped in there. One, the data centers we're building in Arcola is a picture. I think it's on slide 20, we can show you the actual picture of what that building looks like.

[02:24:29] Let's go back one more, please. Okay, the bottom left is the exact yonder buildings that we're building in our cola off a race field, so that's not just a fictional picture, that's the actual building. That building is approximately 60 feet.

[02:24:47] One of the reasons we can't show you the exact layout and the exact elevation is until we we lock down the building height, it locks down different buyers. So for example, if we're approved at 60 feet and we can get the layout approved that Yonder needs, it'll be that exact building and that would be our preference.

[02:25:08] If not, we have two other buyers in tow with two different layouts, two different elevations, all good looking product. I will promise the board, the product we build will be the best looking product you have on the toll road the airport all the way down to the to the water sewer plant i promise one of the

comments you talked about water usage and that building in the bottom left the only thing water is used for is to flush toilets and wash hands that building uses less water than my moving and storage facilities

[02:25:42] use in sterling virginia and we are proffering to either air cooled or closed loop water which consume virtually no water. They use water, they don't consume water. You asked another question about solar. There are areas where we can do a lot of things. Supervisor Letourneau can attest to hundreds and hundreds, approximately two million square feet of flex industrial we're building off of Route 50 and up in a business park is approved in Percival, where we're going up against residential developments, where we're going up against schools, we're doing non-data,

[02:26:22] because we've heard the board loud and clear, that's what you all prefer. Certain areas where we're not up against schools, we're not up against residential, we're in highly industrial developments, we think are appropriate for data, hence this application.

[02:26:39] We are open to doing solar, we would not wanna do solar on ground of this value. If we got out to AR1, AR2, would be an appropriate place to do solar. The economics for solar on a site like this would not work financially.

[02:26:55] And to add to that from an energy perspective, there may be other options that could provide additional resiliency. So it could mean a combination of resources. But, again, looking at those sort of constantly evolving and rapidly evolving technologies is part of what we're going to be looking at. Thank you.

[02:27:12] So to kind of piggyback on something Ms. Pricksman said, So I would, when making these decisions, there are many things that go in these decisions, land use, and it's obviously primary for me is land use.

[02:27:28] But it can be tough sometimes because as much as I really, really appreciate our businesses and the businesses in Loudoun are my constituents. I see a business as a constituent also, but residents are constituents too.

[02:27:46] And when I first came into this job nine years ago, the main emails I would receive that were residents that had constituents that had complaints with traffic. Today, it's data centers. Every single day, I get an email about a data center.

[02:28:01] And I used to say, this is what they're going to do for your tax rate. And data centers are really good for a good partner to the community because you are. Mr. Kuhn, you're an excellent community partner. I used to say that, and people would go, oh, okay, I get it. And now I say that, and they go, I do not care.

[02:28:18] I do not want to see one more data center. And so as elected officials, I try to hear and balance everything. What is the economic benefit? What is the land use appropriateness?

[02:28:35] What is the voice of constituents? All those things together have to, and then I go out and I look at sites. As you know, I go look at sites, and all those things come into play when we're making decisions, and so these are, I know that applicants spend a lot of time and expenses to do this, and I want you all to know that we don't take these decisions lightly. These are tough decisions, and we're trying to hear many voices and take many things into account when we're trying to make these decisions, so I just wanted to say that. Staff, I do have one

[02:29:09] question because I think I maybe heard two different answers. Mr. Saines asked you about Flex Industrial and I thought you all said it couldn't be considered at this location but then somebody else asked you and you said it could. Can Flex Industrial be considered?

[02:29:30] Yes ma'am. It's not a core use but tell me the answer to that question. I heard it was two questions. One, the IP district does allow those types of uses. Yes. They are limiting themselves the data center. The applicant is limiting themselves the data center. But in terms of flex space, contractors, late production data centers, those are all considered core uses.

[02:29:52] Okay. Okay. I thought you answered Mr. Sainz's question differently. So I misunderstood that. Thank you. Thank you very much. Do we have any other speakers that signed up? Can you bring them to me please we have quite a few speakers on this issue and we have two that are remote i'm going to do the people in the room yet so the people who are remote just hold on i'll get to you i'll get to you very soon our first three speakers are john benedict and avis renschaw

[02:30:18] and the third speaker is mark raphael thank you good evening thank you for meeting with us and we appreciate everyone on the board and and their interest in the issue i'm john benedict of middleburg in the little river district and although i'm on the board of loudness future pack i'm speaking here tonight as an individual my chief concern is this project is too large in

[02:30:53] scale it may not be the blockbuster that was the original belmont innovation application but it more than two million square feet its floor space is still the size of 20 home depots In Loudoun, even with a booming home building market, four home depots are sufficient.

[02:31:12] From a visual standpoint, we're getting to the point where data centers are out of hand. But more importantly, this new data center would require more power than many thousands of homes. Loudoun already faces huge demand for new infrastructure to subsidize one of the world's wealthiest industries.

[02:31:33] Dominion Power has said consumers' power bills will double because the demands of serving data centers and transmission lines are a big concern throughout the county the aesthetics and the local environmental impacts of projects like this are troubling too notwithstanding proffers this site has steep slopes which would be heavily graded right along sickland creek and visual impacts along sickland road clearing the wooded site would contributed to loss of tree cover and make runoff worse and harm wetlands and wildlife making an already you know disappointing area worse so in scale and aesthetics and an operational noise

[02:32:12] it's also likely incompatible with the adjacent rural areas at the very least it would add to an already problematic area staff doesn't support proving the application for solid reasons it's inconsistent with the design recommendations for the 2009 general plans transition light industrial place type and the application lacks specificity for all the reasons that have already been discussed this evening the proposed 60 foot building height is nearly double the 36 foot limit anticipated for this place type and the large building and potential noise could disrupt the

[02:32:49] rural area and anyone nearby these make any approval at this time at best premature early this year the board recognized data center zoning should be reviewed after dramatic growth and at some point leadership needs to acknowledge enough is enough thank you thank you sir um eva trinchaw followed by

mark raphael followed by erin walter good evening board i'm avis renschaw from the catoctin district i would not be in favor of rezoning this for yet another data center

[02:33:24] especially one so big i don't know what to say anymore about the view shed on the greenway it's pretty foobar as far as i can tell i don't drive it very often but every time i do now it's shocking to me um i know that the flex space is what's needed by citizens i've been here you guys know it's it too you've you've heard people come up here and beg you for more of that type of space for small businesses i've had multiple locations that were that kind of flex space and it's very

[02:34:02] unavailable in loudon i couldn't start my business as i did before here if i had to today i know multiple people that are looking for space and they can't find it um but that all being said it certainly doesn't bring the dollars that data centers do apparently um anyway i don't think the project is right for the site although it is good to hear that there are flex spaces being developed but not close in uh to leesburg um thank you thank you miss rinshaw mark raphael followed by

[02:34:40] Aaron Walter followed by Jim Bingo. Good evening. Good evening. Thank you. I'm Mark Raphael. I'm an engineer. I'm a 20-year resident and a supporter in our local community in the Algonquin District. And I'm also the energy rep for the Loudoun Coalition of Homeowners and Condo Association, LCHCA. I have one point or one point of focus, I should say, on this proposal. And it also relates to a big opportunity, I think, that exists for the board. The proposal adds, of course, another 2 million square feet to the current approved roughly 40 million of data center square feet in

[02:35:17] the county. That translates to another, I think the number was 300 megawatts on top of 8 to 9,000 megawatts. To put that number in context, about 1,000 homes per megawatts. We have 150,000 homes in Loudoun County, 150 megawatts. The data center alone is twice the power consumption of every single one of our residences in the county and if you look at the pool of data centers it's closer to the magnitude of 60 times where's that power coming from it's coming a lot largely from out

[02:35:52] of state on transmission lines the standard power loss five percent or so means that the amount of power it just that's lost energy lost just getting that power to the data centers is at least twice that of what we're consuming for all our homes where's that going it's heating the power lines which is heating the air, the atmosphere. It's just a fact. We shouldn't approve a single new

[02:36:23] data center until we have a revised and more aware energy policy within the county. We are unique. We've talked about being the internet capital of the world. Seventy percent of internet traffic rides through Loudoun County. Ten percent of our economy is on the internet. That's about \$2 trillion when you do the math. That's a huge leverage point that nine people in this room can have to make significant changes and do things differently. Even in Congress, we have several hundred people that have to come to agreement. We only have to do nine.

[02:37:01] This is, I know that may still be hard, but there is, where comes great power in two senses, comes great responsibility. We have that responsibility, but we have an opportunity. we have that leverage that not everyone has lchca would like to be a part of the conversation if possible and uh let's let's uh make a difference other than just heating the air above our county thank you thank you sir thank you aaron walter followed by jim bingle followed by tia ehrman

[02:37:34] good evening good evening nice to see all of you again um so you know i come here every time now for every single data center and i'll continue coming because you know we have a problem you know

we don't we're over prescribed in our power you you know and we have all this land already in this county that is set aside and can be built data center we don't need to approve more land that isn't already available we shouldn't even be approving any frankly until we have a solid plan

[02:38:14] You can't just keep burying your head in the sand about problems that you know exist and making it worse. And so any data center makes it worse. You need a plan before you do this.

[02:38:30] And also, I'm not thrilled about that we're a single industry, sort of, we're relying on a single industry for our tax base in this county. That disturbs me, too, as well. And I think we need to stop doing that too. So thank you very much. Have a good evening.

[02:38:51] Thank you. Jim Bingle, followed by Tia Ehrman, followed by Tony Vigiglio, I think. Good evening. Good evening, Chair Randall and board members. My name is Jim Bingle. I'm speaking for the Piedmont Environmental Council.

[02:39:10] We oppose the Greenland Park application. I will focus on site-related issues connected with the excessive size of the proposal for this site and lack of detailed concept plan if it was much less than the 2 million square feet it could completely avoid the forested slopes several and several sensitive resources could remain intact but we can't see where the recent changes avoid or reduce the major negative impacts at least as stated in the proffers the substation site is still on the steep and wooded slopes adjacent to sickle and creek despite changes to the entry of the site it's still at the edge of

[02:39:49] very steep slopes and cuts across the moderately steep slopes on site which does impact sicklin creek negatively both on and off site clearing that much mature forest on the steep slopes on poor soils will supercharge the resulting runoff a remarkable number of specimen trees in the mature forest will be lost with the proposed plan even though i saw something about saving them there's There's nothing that I see in the proffer particularly.

[02:40:18] They are excellent carbon capture agents, free, and when eliminated, we lose the free carbon sink in the trees and the soil along with the critical habitat they provide. We appreciate the complete list of building performance standards that have been proffered now.

[02:40:35] However, we heard that there's no water usage. It's not still clear because the particular use or method of performance standard isn't I guess technology is what I'm trying to say.

[02:40:50] The application also fails to give staff the concept plan details, as you've heard, to adequately analyze the development's layout. It still shows nothing inside the development envelope regarding building location, orientation, driveway. You've heard it all.

[02:41:06] It's more important to preserve forests than give open space credit for the area under the power lines. A picture is worth a thousand words, and despite the verbal descriptions and commitments, a visual of what they will proffer to is wonderful besides the board's discussion the additional height request for 60 feet means even more power demand at a time when power generation you know is a problem generator details are missing in the proffers again they said something we haven't seen them so um until there's a until there's a tenant i think this is premature

[02:41:40] thank you thank you tia erman followed by tony virgilio and then we and then um and then debbie julio excuse me good evening my name is tia erman also speaking on behalf of the pec in addition to the site specific concerns my colleague jim outlined there are numerous more global reasons why we

oppose a data center for the site as we all know dominion and pjw must provide power as demanded at this point that means sourcing the needed power from new gas plants and extending the life of coal plants this has a negative impact on both our local greenhouse

[02:42:19] gas reduction goals and the virginia clean economy goals as even with the backward steps we're taking right now the power demands of the data centers already approved in laden county are still unmet in considering a zoning change for this parcel the 1993 zoning ordinance which governs this this application has a relevant section we think the board must consider in its deliberations.

[02:42:42] From Article 6-1210.E1 factors for approval, "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. While in the past data centers have been in appropriate land use in many parts of the county, today the sheer dominance of the industry in both economics and physical space has led to a

[02:43:19] lack of support for other industrial uses necessary to cultivate a robust and diversified economy with room for growth and adaptability as new businesses and trends emerge. The county's economic dependency on the data center industry is generally not considered in whether or not to approve these individual applications.

[02:43:39] However, we feel Loudon has reached a critical tipping point, as a joke, and the fiscal impacts on a healthy and diverse economy must be addressed, discussed, and factored into any decisions going forward as a key factor in considering the current and future requirements of the community and to encourage the most appropriate use of land throughout the county.

[02:44:00] For all of these reasons, it is apparent that the negative impacts, loss of potential use for other uses of the space, and deepening of our energy deficit impacting residents incurred by approving this application outweigh the benefits, and we urge the board to deny it.

[02:44:18] Thank you. Thank you, Ms. Ehrman. Sir, would you pronounce your last name for me, please? Yeah, I'll try again. Okay. Tony Virgilio. Virgilio, yeah, that's pretty close. And then you'll be followed by your wife. She's going to speak. Thank you.

[02:44:34] My name is Tony Virgilio. I live south of Leesburg. And I've spoken to you many times before about data centers and about the impact on the county. So let me just cut to the chase. If you vote tonight to approve this particular agenda item, then what you're telling your constituents, you know, the ones that vote for you every election or some that don't vote for you every election, that you're in favor of basically replicating data center alley again in Loudoun County because the land that you're talking about is not just this one parcel of land the land you're talking about is from Goose Creek to the Leesburg Airport it's from Route 7 all the way to Sicklin and then to onto the Greenway and probably on Evergreen Mill Road by the time we get done so what you're saying is that this part of the

[02:45:13] county which has some industry in it and a lot of homes in it and a lot of farmland still but you're telling them that you're willing to go ahead and turn this part of Loudoun County into the second data center alley and you can't hide data center alley. You've been down there. You know what it's like. You see the substations.

[02:45:30] You see the power lines. You see building after building after building. You said the residents are getting fatigued at what's going on with the data centers. They're not getting fatigued. They're going crazy. They're actually having a literal meltdown, a breakdown. They're feeling like rats in a maze because when they bought here, they bought to be in a residential area in a neighborhood with schools and families and parks and recreation. And what they're seeing happen to this county is data center after data center after data center literally taking over all the rural areas.

[02:45:59] I thought it was rich that they're going to go ahead and deforest this particular piece of property and then offering to reforest it. Well, why didn't they just leave the trees there and leave the forest alone? But that's not good enough. What you're talking about doing is increasing the size of the number of data centers by a significant portion, increasing the amount of electricity required to do it.

[02:46:16] You just went through a whole bunch of stuff about having an expanded right away for more power lines coming in from Maryland into this area. Dominion Power has already told us they don't have the power. They're not going to be able to hook these things up for another eight, seven, or eight years. It doesn't exist.

[02:46:32] It doesn't exist in the PJM area, and they don't have the lines to bring it in here. But they will build those lines if you approve this data center. They will bring more lines in. They will have to find power someplace else in the country, and our rates for electricity are going to go through the roof, both for the transmission costs as well as the production costs.

[02:46:47] This is not something you need to approve. You have time. You've got at least another five or six years before you have to even take a look at this. What's going on right now is somebody trying to improve the value of the land and guarantee that they can build data centers in the future. But what you're voting on tonight is data center alley number two in Loudoun County from Leesburg all the way to Goose Creek.

[02:47:06] And I don't think you should vote yes on this thing. I think you should turn it down. Thank you, sir. Thank you. Mrs. Vigilio, nice to have you. Thank you. You will be followed by our remote callers, Natalie Pien, Richard Ramos, and Scott Brainard.

[02:47:23] Good evening. Hi, how are you? I can't come up with all of the specifics that these people have come up with, but what I can tell you is this is my neighborhood. I've lived in areas that we had to leave because trash to steam, electric centers have been put in on a block.

[02:47:46] I had neighbors, 10 neighbors in one year die. Why did they die? Because we lived east of where these facilities were built. So number one question is, why do we have to have all these data centers?

[02:48:02] And number two, under that question is, what are we going to do when these data centers are no longer needed? Because there's been new technology that has come up that is providing a much smaller storage area needed. Number three is we were in Washington, D.C. recently, and my husband was upset about how hot it was. I said, oh, when we'll get home, you know, we're always 10 to 15 degrees cooler.

[02:48:30] We're always five to seven degrees cooler than River Creek. We're now hotter than those places. We keep planting trees like crazy, and these people are going to tear down our trees. Our environment is going to be worse. We have talked to people in West Virginia that are upset that their coal factories are going to be restarted to provide energy for here. The residents are going to be paying for these lines going in. Our electric bills are already bad. This great that our taxes

[02:49:05] are not high, but we don't care anymore and we're retired. We built a house. We live in a house we've been in for 40 years. This was our dye house. Now we're looking at moving because we're not going to be able to afford, we can afford the taxes. We're not going to be able to afford our electric bills. We're not going to be able to afford to live here because we're not going to be able to breathe because our trees are disappearing. Our environment is getting worse. We're no longer improving the environment and the air quality in this county, in this country,

[02:49:41] but we're making it worse i don't understand why we have to have all these data centers and i am one of the residents that's fed up with it and they said this is not a residential community it is a residential community orms farm has been transferred into a building site for homes ma'am i'm sorry your time is up okay well i wish you would consider how the residents feel Thank you very much.

[02:50:07] Thank you. Natalie Pien, Richard Ramos, and Scott Brain are our three remote speakers. Hello. My name is Natalie Pien, a 40-year resident of Loudoun County and the Little River District.

[02:50:27] Thank you for allowing me to share my thoughts on the Greenland Park rezoning application. I appreciate staff environmental and heritage resource analysis that identifies outstanding environmental issues. I wholeheartedly agree with staff recommendations to deny this application.

[02:50:46] This application lacks detail to allow judicious decisions. In addition, there are general questions that remain to be answered that cannot be ignored when it comes to data centers. First, the Department of Economic Development reports that there are 30 million square feet of operating data centers and 5 million more in the process of development.

[02:51:06] 30 million square feet is equivalent to about 688 acres or about 520 football fields. That's what Latin has already. The additional 5 million square feet in development is equivalent to 115 acres or about 87 football fields.

[02:51:24] Does Loudoun County need more data centers? Deny this application. While data centers provide tremendous revenue, Reliance has grown dangerously from an acceptable 14% of general revenue in FY 2017 to 33% in FY 24.

[02:51:44] Has Loudoun County become an economically unsustainable single-industry community? Deny this application. Who can forget the 2023 air permit variant to allow highly polluting data-cell diesel backup generation to ignore air pollution limits and operate 24-7 in the summer?

[02:52:05] Why was Loudoun allowed to become a sacrifice zone? How many sensitive and ecologically valuable stream valleys will be violated by electricity transmission lines? how many forests will be compromised or destroyed? Deny this application.

[02:52:21] There have been so many data center approvals in Loudoun County that Dominion Energy cannot provide electricity in a timely fashion. The normal three- to four-year process will now take one to three years longer. Thinking about the seven-year maximum wait for power and the rapidly changing data center technology, does it make sense to approve any data center application now?

[02:52:43] Deny this application and stick to this denial. Thank you. Thank you very much. Richard Ramos, followed by Scott Brainard. Good evening. My name is Richard Rasmus. I live in Hamilton in the Catoctin District, and I'm speaking on behalf of Loudoun's Future, the 501c4 organization, where I serve as board member and treasurer.

[02:53:06] We are not anti-data center per se. We recognize the many benefits they've provided the county. Nonetheless, we're deeply concerned about the cumulative effects that their accelerating growth is having. This is causing increasing risks to our electric grid capacity and stability and demand for new transmission pathways.

[02:53:27] We are seeing firsthand the adverse effects this rapid development can have on neighboring communities. The current county and state rules governing data center development make it very difficult for the board to manage these challenges in a way that ensures a balanced, sustainable future for the county.

[02:53:46] Yet, with each new special exception and zoning rewrite that is approved, we're edging closer to overloading our infrastructure, and the disruption to residents and the surrounding environment is becoming more evident. Opposition to huge projects like this would be helpful, but not sufficient to mitigate the adverse effects of unchecked growth.

[02:54:09] But we need to recognize and act decisively to remedy the broader, long-term impacts unchecked growth will have on the county as a whole. That's why we strongly support Supervisor Turner's leadership in the upcoming CPAM rewrite process. This effort is critical to establishing a framework that will allow Loudoun County to guide data center development more strategically, foster a balance between economic benefits, and protecting the quality of life for all residents over time.

[02:54:39] We need a plan that accounts for not just the immediate considerations, but also the long-term sustainability of our communities and resources. Loudoun's future is committed to being an active participant in this process. We believe this is an opportunity for the board to set the right standards who will guide data center development responsibly.

[02:54:58] Thank you for your time and consideration. Thank you. And then our last speaker is Scott Brainhardt. Hi. Thanks very much for the opportunity to speak. Like a previous speaker said, she didn't know what to say anymore.

[02:55:19] I feel very similarly. Many speakers sounded a note of exasperation, and I share that sentiment 110%. The board denied a rezoning of the Belmont Innovation Center for several additional million square feet of data center, despite the fact that in that case there were significant proffers to mitigate the environmental impacts of what they were allowed to build by right.

[02:55:43] So that was a kind of tricky decision back in March. And I think the upside of the decision in front of you tonight is that there's no tricky cost-benefit analysis to weigh because there isn't 1.3 million square feet of data center allowed at this site by right.

[02:56:01] Instead, there's just a decision as to whether or not we should build 2 million more square feet of data center in Loudoun County. As Supervisor Turner stated quite accurately during the debate over the Belmont Center, there's no such thing as a renewable energy-powered data center.

[02:56:18] On the contrary, these data centers, as everyone has said, are overwhelmingly and single-handedly driving an energy crisis. I listened very carefully to the applicant's presentation with a particular focus on any kind of assurance that there would be an analysis and mitigation of energy consumption with respect to this project, And I was disappointed that there was just brief mention and kind of vague allusion to an interest to work to develop new technologies, along with an acknowledgement that fundamentally they do not have any strategy for mitigating the crisis that data centers are causing on the energy grid.

[02:56:55] So right now, the hundreds of megawatts that this additional square footage will demand will strain our energy grid, increase prices for ratepayers, drive the demand for the construction of new high-voltage lines, and decrease any chance that we will be able to reach our climate goals.

[02:57:14] I think the board set a very reasonable and rational precedent to pump the brakes on additional data center upzoning last March, and I would encourage supervisors to apply the same logic in this case. Thank you very much. Thank you, sir, and that was our last speaker.

[02:57:32] This is in the Leedsburg District. Ms. Umstead, would you like to make a motion? Yes, Madam Chair. I move that the Board of Supervisors Forward-Legi 2023-0059 Greenland Park ZMAP 2022-0024 to the October 16, 2024 Board of Supervisors Business Meeting for action.

[02:58:01] I have no opening statement. Motion was made, seconded by Supervisor Letourneau. Discussion on the motion. Mr. Letourneau, I'm sorry, Mr. Rogers? Madam Chair, I believe that meeting is October 16th.

[02:58:20] Isn't that what she said? I think she said that. Okay. I thought I said October 16th. That's what I heard. Mr. Letourneau? Yeah, it is my practice to always vote to forward an application to a business meeting for action, and I will do so here. I appreciate the speakers.

[02:58:36] I think there is more discussion that we should have with the applicant on this application. It's, you know, a difficult macro conversation, but looking at it micro, you can't credibly argue that the site is appropriate for residential. It's not.

[02:58:52] There's no one would want to live there. No one would move there. So then it becomes a question of what is it appropriate for. I'm passionate about ensuring that data centers do not get built next to residential communities. all the more, especially given some of the situations we have in the southern part of the county.

[02:59:12] And so that means there has to be an outlet for where they should go, where there is no residential. And this corridor represents that because of there's literally a power plant, there's other data centers, and so on. The other challenge for us is, quite frankly, the parameters by which we decide land use are not the same as the public has opinions about them, which is perfectly fine and perfectly understandable.

[02:59:36] And when I was not on the Board of Supervisors, I felt the same way about a lot of things. But some of the arguments made by some of the speakers tonight are simply not feasible legal arguments against the land use application. And that's okay. I mean, that's why we're here and so on. So we take the input and we try to do what we can with it.

[02:59:53] So I would certainly be interested in further discussion about some of the specifics on this application. I also think there's more discussion that we're obviously having about the larger macro power supply issues and so on. that all come come to play into this but i'm also cognizant of what our legal constraints are as a board as we consider these applications thank you mr kirschner yes just briefly madam chair i appreciate what mr letourneau had to say because i was thinking somewhat in the same lines in terms of the breakdown of what we heard tonight and kind of how we approach our data centers in a micro and macro kind of perspective i i i would have to say that a lot of the comments

[03:00:32] that were made tonight are not feasible for land use decisions. I will also say that I just fundamentally disagree with the whole talk of the power grid. I mean, these data centers are going all kinds of other places. I own a property down in Louisa County.

[03:00:48] They're putting 15 million square feet of data down there. And so the power grid is going to be strained one way or the other. It's just kind of the demand of what's going on here. So I really don't, I do agree that some of the things are legitimate and that we need to have a broader conversation as we continue to do so. So, you know, I will say that this particular data center is not going to require more power lines, has been planned for a couple of years, so it does fit within what Dominion is going to be able to supply and has planned to supply, et cetera.

[03:01:13] I think the more important question in this application is, what are we going to do on the micro? I appreciate what Mr. Letourneau had to say, and that is, yes, this is not next to residential. It is on the greenway. It can be significantly screened. I am interested in seeing what the applicant can do in terms of screening it along, not necessarily the greenway but the other road that it approaches I think that's really really important in terms of how we lay this out because I think one of the things that we've heard from a lot of residents not so many much my residents but obviously many other residents in the east and that is you know having to look at the buildings and that sort of thing I appreciate the

[03:01:49] facades and a lot of the elevations that we have been talked about it seems to me that we are significantly improving that in our data community and I think some of the new guidelines are really important because I think a lot of our old ones obviously are the ones that people have to look at on a regular basis and I can see how you know large concrete walls with nothing on the side of it can be become tiring but I think we're certainly moving away from that we've improved that significantly so I do look forward to hearing what the applicant has to say in terms of the screening and taking a few more looks at that but I think this application probably is in pretty good shape for this particular area I do I do love the concept of what we're trying to do here potentially I know this is not part of this

[03:02:28] application but the discussion we had in terms of a switching station on the Orem I hope that the applicant in that will will work well with you or bring that suggestion to bear and hopefully that can be a kind of companion application that comes along at some point thank you. Thank you Ms. Brixman. Thank you Madam Chair so you know there's an old adage that your parents probably always used to say to you and that's two wrongs don't make a right um it's pretty clear that this area did not quite go the way that it was maybe originally envisioned um there were some perhaps

[03:03:06] bad decisions made by previous boards two boards ago maybe there was some buy right stuff that got built before you know we revised our general plan but i don't think that means that we have to buy into the slippery slope argument that's been presented here tonight staff doesn't support this application so i am unlikely to support this application especially without any options for anything else to go here besides data center there's no cdp it doesn't match what should go

[03:03:41] in the tli and so you know i i don't think i'll be able to support it and it's pretty telling that that the applicant is not even considering any other option in the application even though they're all you know staff listed out so many other options that could be done here maybe as a step down as you go toward sickland and as you go toward the greenway but there's no other option in this application so it's it's almost like you leave me no choice i would i would like to see something else here i know it's not appropriate for residential ms renschaw is absolutely correct

[03:04:16] Mr. Reiser comes to us almost every month in finance committee and says we have a dearth of flex industrial and we really really are sorely short of flex industrial in this county and I know you're doing it elsewhere but you know it and it may not be as profitable but we need it we need it and it may not you know in some ways it's not profitable because the applicant is a victim of his own success.

[03:04:49] When I came on the board, you know, land for data centers in this county was going for \$2 million an acre. Now it's going for \$4 million an acre. And that's the quandary that we have ourselves in right now. Flex industrial, solar panels, I'd love to see solar panels right here.

[03:05:06] When I drive to Maine, I see solar panels along the highway all the time. That's where they go. That's where they belong. Not near residential, close to industrial. Something innovative and unique for Loudoun County, because we know we need to do these things for the environment.

[03:05:25] So I guess that's all I have. Thank you. Well, I, like Ms. O'Turner, I routinely will vote for an item to be forwarded to the business meeting so we can have a final vote on it.

[03:05:43] Please do not assume that my vote to forward it means one thing or the other, except for I'm forwarded it to the next meeting. While it is true, there were things that were said during the public comments that we cannot take into account when making decisions because legally we can't, there are also things that were said that we can take into account.

[03:06:09] And I think it's okay to recognize both those things. And, you know, this is one of these moments where no one's doing, no one, the applicant is not doing anything wrong.

[03:06:24] People who might want to say yes is not doing anything wrong. People who want -- the supervisors who might want to say no are not doing anything wrong. It is a decision, again, made using lots of factors. This is not an appropriate place for residences, but it is an appropriate place for other uses that could be helpful.

[03:06:42] And there is no way anyone can or should deny the probability of data centers and how helpful that's been. We have -- I think we have the lowest tax rate in Northern Virginia, although I'll check on that because Prince William may be one tick lower than us, but there are other costs to data centers that we sometimes don't see and are unseen, and environmental cost is a real cost as well.

[03:07:10] So we will have this discussion between now and October 16th, a little more robust, a little more fully, and then on the 16th we will make some decisions on that day. So is there a closing?

[03:07:26] No, no closing. Thank you. All right motion was made by Supervisor Umstead seconded by Supervisor LeTerno all in favor to moving this to the next meeting Please say aye Opposed that motion will pass 9-0. Thank you. Thank you. Okay I know we only have one more, but I think we do need a break actually and we're going to do that Why we have a very very very fast closed session. So miss Bricksman. Will you read us into that closed session, please?

[03:07:58] Yes, Madam Chair. I move that the Board of Supervisors recess this public meeting and enter into closed session pursuant to sections 2.

[03:08:16] 2-3711A8 and A29 of the Code of Virginia to consult with legal counsel pertaining to the negotiation of a collective bargaining agreement where public funds are being expended and where negotiations in open session would adversely affect the bargaining position of the county. Second. Discussion? All of them, please say aye. Aye. Any opposed? That motion will pass 9-0. Thank you.

[03:21:17] Let it go. We are back. Ms. Brixman, will we please read us out of closed session?

[03:30:00] Yes. I move that the closed session be adjourned, that the Board of Supervisors reconvene its public meeting, that the minutes of the public meeting should reflect that no formal action was taken in the closed session, and further move that the resolution certifying the closed session be adopted and reflected in the minutes of this public meeting.

[03:30:16] second um discussion on the motion i will um just say that mr kirchner did not vote to go into closed session he abstained and then he did not join us in closed sessions lest he does not need to be here to read us out of closed session all in favor please say aye aye any opposed would everybody please affirm affirm affirm affirm and i affirm as well thank you very much we

[03:30:44] have one more item this evening miss oh okay we're good we need to keep a keep quorum up here guys okay we're good we're good um uh you are you are this you are the the the staff doing the thing yes ma'am though i am missing dad all right we're ready when you are okay there we go good evening board my name is marshall brown with the department of planning and zoning and i'm here to present

[03:31:20] the applications for the Arcola Town Center residential. The subject property is a portion of the original Arcola Center development which is located north of Arcola Boulevard and south of Arcola Mills Drive. It is currently zoned TC or Town Center and is located within the suburban mixed-use place type and in the Dulles Election District. I do want to note that this is a grandfathered application so I will be using references from the revised 1993 zoning ordinance with regard to zoning ordinance districts and criteria. The applicant is proposing to further amend the existing approvals for approximately 38 acres of the site in order to decrease

[03:31:57] non-residential uses by 460,000 square feet from 530,000 total to 70,000 square feet and increase residential units by 524 units from 299 to 823 units by the addition of 234 single family attached and 290 multifamily attached units.

[03:32:18] The applicant is also proposing zoning modifications to increase the percentage of residential uses in the PDTC zoning district from 50 percent maximum to approximately 90 percent of gross floor area to eliminate the requirement for ground floor pedestrian oriented uses in the PDTC core and to allow lots to front open space provided there is private access provided to the rear lots and there is also one minor special exception to reduce the minimum setbacks on Arcola Boulevard as well from 75 feet to 35 feet this is a view of the proposed CDP again the PDTC zoning district

[03:32:55] establishes town center core and fringe areas to encourage town center style development the core is intended to consist of vertically integrated mixed uses pedestrian oriented design and to generate substantial pedestrian activity while fringe is intended to generally serve as a transition between higher intensity uses in the town center core and the surrounding development you can see in the core areas there are denoted in yellow and the fringes in green i want to note that the location of the future commercial land bay is in blue towards the the southwest of the site and the location of the affordable housing unit building which is being proposed is just above that where my cursor is. Pissarro Drive a portion of a portion of which

[03:33:33] is constructed will be extended through the site to connect to Arcola Boulevard to preserve to serve as a spine of the TC Corps. In terms of overall design the applicant is proffering design guidelines which are relatively consistent in terms of architectural treatments high visibility facade standards and

street amenity design for the suburban mixed use place type. There are a total of five live work units which are designed to accommodate office or retail space with a separate bathroom in one of the multifamily attached buildings and to have exterior entrances to either the street or the parking lot and one integrated commercial core space in the

[03:34:09] multifamily attached building. They are meeting open space requirements for the place type and they are providing adequate soil volume for all large canopy trees and native landscaping. To touch on landscaping, I do want to note that they are proffering an enhanced type B buffer between pending data center and substation uses to consist of a 20-foot wide buffer and with an additional 100 plant units per 100 linear feet for a total of 180 plant units per 100 feet.

[03:34:40] They are proffering two affordable housing scenarios. In the first scenario, they are proffering 65 of the multifamily attached units will be AHUs, dependent upon LIHTC funding. Eight multifamily attached will be community workforce units, which will be marketed to land kind of government and public schools employees 10 of the single family attached affordable dwelling units in this will be a to use in this scenario as well as five for sale news if light tech funding is not received for this project they will provide

[03:35:16] the zoning ordinance standard six and a quarter of all multifamily attached and multifamily that should just be multifamily attached pardon and 12 and a half percent of all single family attached as adus per article 7 the second scenario also includes the community workforce units and the unmet housing needs units staff has identified outstanding issues with the applications first among the issues identified as the land use mix which is not consistent with the suburban mixed-use place type the 2019 gp supports a preferred land use mix which is 60 residential 35 non-residential and five percent public civic the applicant's proposal is not consistent with

[03:35:53] The plan guidance says the amount of residential far exceeds what would otherwise be permissible in the place type. Subsequently, staff cannot support the applicant's ZMOD request to accommodate this development proposal, and staff is recommending that the applicant realign the land use for consistency with the place type policies.

[03:36:12] Similarly, staff has identified outstanding issues with site design. The suburban mixed-use place type supports vertically integrated mixed-use development. The applicant is proposing little integration of uses with most of the commercial uses, separated into a land bay on the southwestern side of the site. Additionally, staff does not support the requested ZMOD and recommends that stronger commitments to integration of uses be provided on the CDP and in the proffers.

[03:36:41] The applicant is proffering two signal warrant studies for two intersections on Pissarro Drive. One is to the north at Arcola Mills Drive and Pissarro Drive and the other at Pissarro Drive and Arcola Boulevard. For both proffers, the applicant is not committing to fully fund innovative signal control if that improvement is found warranted. The applicant is requesting credit against capital facilities fees for costs above \$500,000 if such improvement is found warranted. The countywide transportation plan policy states that the applicant must mitigate the impacts of development and provide improvements if found warranted. Staff does not support the credit and if those facilities are shown as warranted and staff is recommending additional

[03:37:21] technical revisions to the proffers. Staff has identified another issue which is related to the proffers that we are still working on clarifying with the applicant related to previously proffered credits

associated with Arcola Center. The applicant has provided a large amount of data for staff to sift through and we are working with them to address how to move forward on a resolution and whether additional mitigation may be needed. The planning commission did forward this to the board with a recommendation of approval 6021 and staff cannot support board approval of the applications due to the outstanding issues that I have discussed in the presentation tonight and

[03:37:57] further expounded upon in the staff board. I'm happy to take any questions. Mr. Letourneau, this is your district. I will go to you first, sir. Yeah, I don't have too many questions, which probably makes sense because I'm the one that's been working on the application the most, but I do want to ask one for kind of everybody's clarity. So the section of this application that's adjacent to the data center uses and maybe you want to go back to that um uh i think it was yeah here so potential substation so that is a substation that is a current application pending

[03:38:36] i think that now to the planning commission as part of the arcola grove data center right that's correct and the arcola grove data center was a previous board approved data center but it specifically did not include a substation in fact i believe a substation was proffered out of that original um application right that's correct okay so um the you know the mix of use here obviously is concerning with this potential substation next to the residential however as far as this applicant

[03:39:11] is concerned there is not an approved substation in this location as of now and that will be up to the board ultimately through this future rezoning that's correct okay thank you mr crony okay thank you chair randall so um thank you marshall i sent you an email earlier today about the land use mix so um you note that a large majority of non-residential uses within our cola center our data center and utility substation uses that don't support the intended land use mix for the smu place

[03:39:49] type. If you remove the data center and substation usage, what is the use mix within the Arcola Center? So what's the percentage? I saw like 59% residential, 39% commercial, non-residentials. I believe that changes if you move it out. Yes. I will have to do a little bit of math if you move that out. So the current proposal is for 90% residential, 7% non-residential, and 3% public civic in the ZCPA area. Outside of the ZCPA area, by removing the PDIP zone juices, it is about 95% residential, 1% non-residential, and 4% public civic.

[03:40:24] If I go to an overall image here, so this is a comparison of the ZCPA, the current entitlements, essentially. And it's a bit difficult to see, but the area you're referring to is the list that is proposed in this image, but this is rezoned to PDIP and currently has data center and utility substation.

[03:40:45] The rest of Arcola Center, the original development is right here, part of which is the current application area, and then down here to the south. The shops, which became shops and tech, is actually a separate application. So what part of the 2007 rezoning remains true to the original concept, where there was not data center and utility uses in Arcola Center?

[03:41:12] So it has changed a bit through time. I would say probably the area that is closest to the original rezoning is the area that I believe is called the residences, which is to the south, that developed first. Otherwise, this area up here has changed from the initial as well.

[03:41:30] Even the original rezoning had public use sites where Elaine Thompson is now. That was originally residential. That public use site shifted a bit. Some of the Arcola quarters for the enslaved land area has changed slightly. There was a larger civic space.

[03:41:47] So it's kind of a difficult question to answer, and I can provide more graphics at a later date. But essentially, long story short, residences to the south is the closest since that is developed. Yeah, so in 2018, 2.3 million square feet of data center was approved.

[03:42:07] And part of that promise was 530,000 square feet of non-residential in the PDTC district. So, and now what the applicant's asking is to reduce that to 70,000. Is that correct? That's correct.

[03:42:22] So that area is, again, that's up here, this northern portion. Okay. That's the PDTC. So that was the original. And the other question I have is, is there an entitlement for PDIP zoning in the town center area?

[03:42:37] at all? No, there is not. There's, I think, a small portion of the Arcola quarters for the enslaved that is technically PDIP, but that is a civic use site owned by the county. Okay. And then you mentioned that there were issues that needed to be resolved regarding right-of-way for proper transportation improvements and credit received for improvements completed by others. Have those been resolved? Those have not. We have, the applicant and staff have been working together to kind of sift through some of the information.

[03:43:07] Arcola Center has gone through a number of changes and a number of proper revisions. So by piecing those together, we're trying to figure out where we stand at this moment, and we just need a little bit more time. Okay, thank you, Marshall. Ms. Brooksmen. Thank you, Madam Chair.

[03:43:25] So this is, oh, it's not working out. That's, is that Google? Yes, ma'am. The whole place is Google? Yes, ma'am. And that was a rezoning? Yes, ma'am. In 2018?

[03:43:38] That was a rezoning. Let's see. It is 2018. Okay. And what was it originally supposed to? What was it originally? So I can go back to one of my hidden slides to show a bit more of the evolution of Arcola Center, which you see on the far left. That is the original concept. I got you. I got you. Okay. I do want to note, though, that the area that says the shops, technically, that's a separate application. They were developing somewhat in tandem, but it's technically a separate application. Right. Okay. Okay.

[03:44:09] Okay. And then right about, I'm sorry, can you go back to that one you had on a second ago? Yes, ma'am. Please. Right about, yeah, right about here, there's a substation, correct?

[03:44:25] That's correct. Okay. And then, oh, the data center, the upcoming application, the Arcola something something, it's a by right data center, and then the substation needs a rezoning. If the substation is not approved, can the data center still get built? So they would have the entitlement for it.

[03:44:47] The original Arcola Grove rezoning that approved that was for 614,000 square feet of data center use. So that is what's entitled on the site now. Well, you don't know if they need the substation or not, right? I'm not privy to that information. Oh, he does know. Okay. All right.

[03:45:06] I'll ask my colleague later. And then what are the, you said staff has an issue with the mix of uses what are the and I can ask the applicant this if you don't know but what what are the other uses besides residential here so the other use is proposed with this application yes right now it is it is essentially a rezoning to add those additional units with 70,000 square feet of commercial under pdtc so that's pdtc zoning allows a lot of neighborhood serving resident or neighborhood serving retail and personal service establishments that type of thing it's intended to serve nearby residential okay I'll ask the applicant what they're actually putting in there

[03:45:46] thank you okay oops okay we are ready when you are and um you have 10 minutes i thought you were changing podiums this time to change it up on it just mess up our heads a little bit oh oh okay members of the board of supervisors my name is colin gillis i'm an attorney with curata partners i'm joined this evening uh by james brothers and david ramsey with westbrook partner partners and And we're here to talk about this application.

[03:46:25] So really talking about this area that's in pink. As Marshall has already described, the entirety, everything that's outlined in yellow is what we think of when we think of Arcola, a number of different applications. But as Marshall said, these are applications that were approved in tandem.

[03:46:41] They were approved together. And so that's why we think of all of them together. When we think about this property, though, the property was designated for suburban mixed use. Everything in yellow designated for suburban mixed use. So even after the Google campus was approved in 2018, the board approved designating that Google campus for suburban mixed use, even though it was brand new and just barely developing at the time.

[03:47:08] But as you can see, so much in this area is already developed with commercial uses. So as we talk about the mix and what we're asking for, we need to keep in context how much commercial is really existing here. And in particular, we've put the put the logos for a number of the retail uses that exist along Loudoun County Parkway.

[03:47:27] You've got Sheetz, Aldi, the Target, which we'll talk about in a couple of minutes, Dix, Walmart, Ulta, you name it. They are all along Loudoun County Parkway and appropriately so because that's where the greatest visibility is. Over the last 10 or so years since Westbrook Partners has been involved in this, They've worked very hard to get commercial uses to the area on the property that we're talking about tonight.

[03:47:51] And unfortunately, all of those commercial users want to be where the best traffic flow is. And that's along Loudoun County Parkway, where the center of gravity is already and is committed to be in the future. And so they've had difficulty, extreme difficulty, getting commercial to be developed in there.

[03:48:08] This is a summary of the existing approvals. I won't spend a lot of time talking about all of the different existing approvals. know the slide is here if you've got questions, but I want to point out a couple of things. One, this is a very front-loaded application. For the number of residences that we're talking about, it's pretty miraculous, pretty incredible that we dedicated the land for the Elaine Thompson Elementary School, also the Arcola Quarters for the enslaved, and made significant transportation improvements, not the least of which are the transportation improvements to open Dulles West Boulevard and just recently Arcola Boulevard. Hugely important traffic connection here that took

[03:48:46] traffic away from the intersection of Route 50 and Loudoun County Parkway. This is hugely relieving for the people who live in this area, who travel through this area, and we're really quite proud of it. We also made the improvements to Arcola Mills Drive. In total, \$35.5 million in critical transportation and infrastructure. So even as the proffers have been revised over the years and the traffic impacts have been reduced, we have continued to keep a commitment to those original transportation proffers, \$35.5 million. But perhaps, and Supervisor Letourneau can confirm

[03:49:21] or deny this, perhaps what people are most excited about now is the coming target. And so this gives you a sense for how hard Westbrook has worked. We're really excited. This is going vertical right

now, and we're hoping it is open very, very soon. But that's over on the Loudoun County Parkway side.

[03:49:37] what we're talking about here is for the property that's adjacent to Arcola Boulevard. And what we're asking for is it has been a struggle, an incredible struggle, and we anticipate it being a struggle for many, many more years to get commercial development to be located on this property. Prior to us submitting this application, we couldn't submit for residential on this property because it was within the 65 LDN. This property is no longer within the 65 LDN. It's within the 60 LDN, and it's part of the reason why it opened the door to asking for residential here. We are not eliminating all of the commercial development here. What we think is viable and reasonable is 70,000 square feet of commercial development. Let's talk a little bit about the

[03:50:17] product mix. When we got to the planning commission, we had a number of two over twos as part of the project. Commissioner Modaretti and his colleagues said, we don't want two over twos. That's not what's appropriate in this district. And what you see here tonight is an application that has eliminated all two over twos. We've got a mix of single family attached townhome product. We've got a commitment to a minimum number of 16 foot wide townhomes, knowing that that's an inherently affordable product. And then we've also got apartments, four rent apartments, of which a minimum 50% of them will be one bedroom apartments. They are not, you know, they are not ADUs,

[03:50:54] they're not designated like that, but there'll be 50% of them will be one bedrooms and we're proud of that. And then we've got a 65-unit LIHTC building in that orange area there. In total, this project has more than 15% affordable housing as part of it. 80 units are in total affordable, 65 are LIHTC, 10 are for sale ADUs within the townhomes, and then we've got five unmet housing needs units that are in the townhomes as well. Those UNUs are designated for families making between 70 and 100 percent AMI. This gives you a sense for what it's going to look like on the

[03:51:32] ground. This is Pissarro Drive. You've probably been on Pissarro Drive if you've ever gone and visited Elaine Thompson Elementary, but this is the spine road that will run through the center of the project. What you can see from this, wide sidewalks, great two-lane road with some on-street parking. This is looking southbound on Pissarro Drive, and not only is it great pedestrian activity, one of the things that I think is really unique about this project is that we put the open space in front so often those buildings are right up against the back of curb it's tight and what we tried to do here is create a linear park that linear park is

[03:52:08] wide enough for people to throw a frisbee kick a soccer ball but we think it creates a really nice blend of an urban and suburban environment so one of the questions is so great you're keeping 70,000 square feet of commercial what would it look like and what we've conceived of here we don't think we can compete necessarily with the sorts of retail that would want to co-locate with a Target or near along Loudoun County Parkway. What we think is appropriate here is an entertainment or some sort of vibrant sort of environment where people come out, have a beer, or listen to live music. And we're... Eatertainment? Eatertainment. I like this. Thank you. I didn't make it up,

[03:52:45] but I'm just saying it tonight. And one of the things that we're proposing to do is that Red barn that you see in that image there is actually a historic barn that Clyde's restaurant group owns. And we would buy that barn from Clyde's restaurant group, set it up here to start to create a sense of place for this type of environment. That could be programmed by the developer, by the HOA. You can see that there are food trucks there. There's a lot of opportunity here. And we think that something like this that would not

be appropriate in that Target-anchored shopping center could actually thrive in this location and be an incredible amenity for the

[03:53:21] residents of the dullest district additionally our apartment provider our partner has a has a partnership itself with a group called land of a thousand hills coffee and so what crescent communities does is they have partnered with a network of rwandan coffee farming communities and they take their coffee and sell it for sale retail environment in their apartment buildings and so as opposed to asking an apartment builder to go out and rent to starbucks or pete's it's actually part of their pro forma and that creates a third space what you can see here is that picture

[03:53:57] of that third space you got a coffee shop you got a co-working place someplace for people to gather and that is up against our cola boulevard we paid attention to the open spaces as well this is an open space in the northeast corner great looking open space not much to say here but in the back of that, you see this signage. This signage we're particularly proud of because it leads us to the Arcola Quarters for the Enslaved. So this is a site that's already been dedicated and already owned by the county, but what we're trying to do is weave it in with the fabric of our community.

[03:54:33] You can see that there are trails that go from our property onto the Arcola Quarters for the Enslaved, and our dream is that folks who live in our community will use those pedestrian paths and be reminded of our history in Loudoun County and be reminded of that experience for those who lived in that space as opposed to just on a field trip or maybe on a one-off day, that it actually becomes part of the experience of those who live in Arcola.

[03:55:00] This is our clubhouse. The clubhouse will be available and a pool. There's a pool behind it. You can't see it in this image, but a pool exists there today. This will be available to everybody in the community except for those who live in the apartments because they will have their own pool and meeting space.

[03:55:16] Supervisor Letourneau identified to us in the process of discussing this application, and I want to thank him for his leadership in working with us and getting this application to where it is right now. But he identified to us that there is a significant missing trail connection north of our property, off-site to our property, and asked if we would consider completing this trail connection because it was missed when this section of Arcola Boulevard was constructed.

[03:55:46] And we have added this to the proffers. As we understand from Supervisor Letourneau, a lot of people walk in this area and really miss and have identified to his office that that segment is missing. In total, we've got a lot of different proffers here. We're particularly proud of this application.

[03:56:03] We know it's a change here, but we think that this completes and activates the entire Arcola community. We're proud of the 15-plus percent affordable housing. We're proud of the traffic signals that we're constructing without credit. We're proud of the contributions to the Arcola Quarters for the Enslaved.

[03:56:22] We're proud of the out-of-the-box thinking with regard to retail. I'm happy to answer any questions. I appreciate it. I gave her a little more time because I interrupted her with entertainment. I still try to come in two seconds after. All right, questions for Ms. Gillis.

[03:56:39] Mr. Letourneau. Yeah, so I do want to just hone in on one of the outstanding staff issues, which is the sort of concern that the commercial area is not mixed into the community. So I pushed you to come

up with something a little bit different, and I sent you to two silos in Prince William County to look at, which is an entertainment type of venue.

[03:57:00] It's a music venue. It's a brewery and so on. And you kind of came back with this proposal. So this barn, I believe, and correct me, we have seen before as part of Hyde Park. Is that right?

[03:57:16] Yes. Yeah, you all remember Hyde Park, which went data center. That's the same barn, though. Yes. And so that was also Westbrook, so that would come here. The reason why you all ended up putting kind of the commercial space, although there is some ground floor in kind of this area, though, is because I asked you to sort of come up but this concept of utilizing something different here.

[03:57:39] Absolutely, absolutely. And what we love about it is that, as you know, Supervisor Letourneau, it's difficult to get new tenants to come and to put their money where their mouth is. We're hoping that with this space and they start to see the population in your district and Supervisor Tocroni's district frequenting this location, that it starts to create a buzz that actually shows the viability of retail in this corner of Loudoun County.

[03:58:03] Okay. That's a question I have. The rest of my comments, I'll make in the motion. Okay, Supervisor Tocroni. Yeah, thank you, Vice Chair Bristwin. So I have a question about the commercial. So is it only in that one land bay? It is only in that one land bay.

[03:58:20] Well, let me put it this way. The commercial, the 70,000 square feet of commercial is in that land bay, but there is a commitment in the ground floor of the apartment buildings for that Land of a Thousand Hills coffee concept. So that is not just a coffee shop for those tenants of that apartment building complex.

[03:58:38] That will be open to the public, and quite frankly, Crescent Communities would love everybody to come and use it because it helps sustain that. That's another what we think of as proof of concept opportunity, right? That if it's successful and it gets used, we can continue to sell that to other tenants and other retailers.

[03:58:58] So is that just one on the ground floor? What are the live-work units then? What are those? So live work units are units within the apartment building that that are facilitating somebody having maybe in its rental, right? Somebody having a maybe it's a psychology or therapy practice, a dietician practice, maybe something along those lines.

[03:59:19] And we're trying to facilitate that sort of integration of living and working in the same place. Okay. You mentioned 16. You have a few 16-foot townhomes. How many do you have in there? We've proffered to a minimum of 18, and what we're showing on that slide is 24.

[03:59:39] But obviously, this isn't a fully engineered plan, but we've proffered to a minimum of 18 of them, and they could be more, depending. Okay, and how many, the 16-foot, how many, what's the square footage, the maximum? Do you know?

[03:59:57] Maximum would be \$2,000. \$2,000. It's like \$1,600 to \$2,000. Okay. And how many one-bedroom? 50% of our apartments. And so 50% of our market-rate apartments. The bedroom mix within the LIHTC will be what that's going to be, but it's 50% of our market-rate apartments, which, if I'm doing my math correctly, is roughly \$115.

[04:00:24] Okay. \$112, okay. And then I'm going to go on to transportation. So if VDOT requires an innovative transportation solution at those intersections, would you be willing to pay for this improvement versus getting a credit against capital facilities?

[04:00:41] So a couple of things. One, with all of the work that was just recently done to widen our cola mills drive and improve our cola mills drive, David Ramsey with Westbrook gained a couple of gray hairs doing that. knows that that area is incredibly tight with easements, with utilities, with all of those things. And so that's what the concern is. The concern is not building the improvement itself.

[04:01:08] It's really all of the costs that would come with relocating utilities and acquiring from a variety of different property owners. We did have to acquire some off-site right-of-way when we built our coal and mills drive. And David will tell you, it lengthened the process, it cost more money, and that was a big big challenge and so our point is is that if VDOT comes back and says we want you to do we don't want a half a million dollar signal here we instead want to want a roundabout that could easily be a five or six million dollar hit to the pro forma with all of those those sorts of things we would hope that the county would step in supervisor perhaps Letourneau would step in

[04:01:44] and say it's not what we want it's not what that's not how we want this this to operate but not having that assurance and because we couldn't have the conversation at this point with VDOT we have to be in a situation to protect ourselves and that's the reason for it. Ms. Bricksman. Thank you Madam Chair. I had the opportunity to drive down to this area last week check out a couple of application sites and I was teasing Supervisor Letourner like this area just feels schizophrenic to me.

[04:02:17] i think maybe the 65 ldn is a little bit of an explanation um but um you know i always say colleen you could sell an umbrella to a bad water ultra marathoner um i don't even know what that is but game on i'll tell you later but um is anyone leasing the barn yet no it's not constructed so it's in storage right now in vermont so we would purchase it and transport it down here and okay and set it up and and so nobody's leasing it yet would the barn have any community space in it or is it strictly commercial no it we're still figuring out how it would you're still figuring

[04:02:54] yeah we're still figuring so it would be available for for rent the question is is whether or not we would rent it as the developer or whether or not we would it would the hoa would want to be in that business but but we are thinking it's a community amenity okay can you go back to the slide that had the trail commitment on it the yellow line yeah please okay right there um so colleen you and i talked about this the google substation is right here and your multi-family light tech

[04:03:27] building i guess is right here and right yeah so so it's four it's four stories so light tech is actually, um, you can go to the other one if you want. No, no. Um, so, so do you see those, the, the row of trees, the line of trees within our site? Okay. If you, you can kind of see how Pissarro will content. Yeah. It's kind of great. Yeah. There you go. There's Pissarro connected all the way to that road there. Exactly. The light tech building is pretty much the trees to the right of Pissarro. Go to the other side. Yep. That's where the light tech building is right

[04:04:07] there yeah but there's an apartment building that is exactly but two things to know and i'll go back to the the image keep that in your mind and i'll go back to the image um so my you know my concern is the substation right not that substation not that's this the google substation right so when i drove by there this substation i mean it's not screened at all i don't know if it's finished but it is not screened at all.

So the Google substation is, if you will, roughly where the word ZCPA is in the white box. It's from the word ZCPA up to the top left corner of that box.

[04:04:44] It's not direct. So in the words, go to the right. It's off the picture. Yeah. It's over there. Exactly. Now, nevertheless, Supervisor Briskman, um, if you, and I wish I had my clicker, but I'm using the keyboard tonight um i wish i could show you but you see that their yud yud drive continues and it runs on the right side of our property do you see where yud drive yeah that road nope did somebody have a do you have a here oh i see it yeah yeah yeah yeah got it i'm gonna

[04:05:21] run out of time oh whoops okay i'm hoping i can do this actually i'll just let her finish her answer but don't put it in your eye i'm not gonna put in my eye i don't know how to do this it's not turning on is there something i should be doing differently it's okay your time's up we all see yud drive now that's fine we i will just say this we on the right side of yud drive on the the the quarters for the enslaved site we are doing reforestation there one acre of

[04:05:57] reforestation as well so there will be additional tree screening that will buffer if you will those apartment buildings from the view of that substation and it's all going to be planted on county property it's such a deja vu moment right because this is this is i i totally forgot that we had talked about this piece of property forever ago um i will this seems like there's a lot of work to do in this application still and i'm going to let miss latano do a lot of the work and see where it lands and see where it goes.

[04:06:29] My only question is, for your affordable or attainable, is it all at 70% AMI? Because that's really high. Is that just a LIHTC building? We don't have designations. We don't have a LIHTC partner on our LIHTC building.

[04:06:46] So we have not added language in there. We're open to having a conversation, and we'll talk to people that we know that are in the LIHTC industry. but there is no income limitations on the light tech building for the adus that's 70 that's 30 to 70 and then five unus are at 70 to 100 um and so that that's because they're for sale units you know i understand yeah that's actually not bad and you and we just don't know about light tech yet we don't yeah we didn't okay i will tell you until we got here tonight we hadn't gotten the question nobody's asked us what those oh you know i'm going to ask i know but that's that's a fair

[04:07:24] answer for now and then i'll wait and see how it kind of shakes out as you guys work on it a little more there are there are rules as to what the litex spread needs to be so 20 of those units need to be below 20 ami 40 need to be below 40 or below 60 and then 40 40 can be above that i thought the first one was below 30 and is it below 20 i thought it was 30 we'll look into it and either I like below 20 better, so that's absolutely fine with me.

[04:07:54] No, that's a good answer, and like I said, I think there's more work to be done in the application, and I'll just kind of monitor and see how it's going. Great, thank you. Okay, all right. Is there any members of the public who would like to speak on this item? Do we, did you, I know, but did you fill out the piece?

[04:08:12] Oh, I see. Okay. Good evening. Would you like to introduce yourself? Yes. Good evening, everyone. Thanks for this opportunity. and this is my first time, and this is a first experience for me.

[04:08:28] It's completely new. - Welcome to the board, and we're gonna stop your time and start it again, 'cause they didn't give you enough time. - Yeah, my name is-- - It's not working? Just give us a second to

make sure your time's good right. All right, we're good now. - Sure, my name is Nareen.

[04:08:44] I'm currently a resident of Arcola Town Center, and I'm happy to see the developers team, everyone here. I missed our prior meeting in the town hall thing. A couple of things which I want to bring up here is about the parking.

[04:09:00] I know they have an immense upcoming plan in terms of apartments and townhomes. So I just want to understand where does the parking comes for the apartment building? Is it like open, like what do you call, open parking or like a surface parking or like a garage?

[04:09:21] Like any number of floors inside? So you have to, like, if you don't stop, it's time for a sec. Do you have to direct your comments to us? Okay, I'm sorry. Because if you're not, you're not even going to be able to be heard if you're not speaking directly into the microphone. Thank you. All right, start at time again.

[04:09:37] Thank you. Yeah, sure. First thing is about parking, to understand, I mean, the apartment parking, is it like a surface or the garage? And next thing is, currently, we have a clubhouse. It's really beautiful, no doubt about it.

[04:09:54] But we have right now two level condos on the other side of the road to the clubhouse where we have parking congested at this moment. So the clubhouse is so huge, like around 3,000 square feet, like a built-in square feet itself.

[04:10:14] So definitely it's a good space to host some parties, whereas the parking is a little tough. Like on the school, on the Pesaro Drive, right on the school, we have maybe around nine to ten parking spots. That includes two physically handicapped ones.

[04:10:35] And there is an adjacent road which is heading towards condos, like a two-level condos. And we were being identified those street was parking belongs to the clubhouse. But honestly, at this moment, being a two-level condos, they have only one car garage, and most likely residents will be parking on this road, which we cannot complain on that, being a resident as a first priority, than the clubhouse.

[04:11:06] So to us, I mean, we have a very limited space for the clubhouse to host even a small party. Okay. In the evening time. Daytime definitely might not be a big problem, but we're not yet there yet. But that's one thing.

[04:11:22] Third thing is, oh, I'm so sorry, we don't have time for the, lastly, no, no, we don't have time for the third thing right now, you're out of time, you're literally out of time, but what you could do is, Madam Chair, Mr. Parker and my staff can chat with you, yeah, that's what's, okay, Tom, raise your hand, there you go, that gentleman right back there, he's gonna, he's gonna take your name and, and, and talk with you from, from here, but yeah, but your time is up, okay, I'm sorry, thank you so much, but you, those are great comments, so thank you thank you thank you and we have one person who is remote can we get him on the line is that

[04:11:59] possible hi my name is xos of aspect and everyone hear me okay we can hear you just fine sir well thank you for taking the time and the opportunity i am a recent resident as well into the auricola town center i want to echo everything mr narin said earlier and i'm actually on a run right now in the area that we're talking about and i appreciate everything the developers are doing in terms of widening the roads,

making sure that the data center and the substations are screened, but I do feel like it is a missed opportunity

[04:12:36] for these wide roads and for all of those access ways to not really have access to any sort of, I guess, commercial use or commercial real estate. While I understand the concerns with the upcoming target and all of those other businesses in the area,

[04:12:55] I do think this is a prime opportunity to not just use an entertainment center, which, by the way, is a fantastic word, but build something more akin to the talent editor that you see in Mosaic or in Rustin, where you can really build up the environment, build up the commercial footprint to really leverage everything that brings to bear.

[04:13:20] So I'm not going to waste too much more of your time. Thank you for the opportunity. Good. Well, thank you very much. Thank you very much, sir. supervisor letourner would you like to make a motion yes i move the board of supervisors forward leji 2023 0030 arcola town center residential zcpa 2022 0001 zmod 2022 0013 zmod 2022 0014 spmi 2023 0016 to the october 16 2024 board of supervisors business meeting for action motions made and second supervisor turner i mean letournel yeah uh so appreciate uh the discussion tonight and the comments from the public and we're certainly happy to to jump jump into those issues

[04:13:59] i know as a macro um i've looked at the parking extensively with the applicant um you all know me on parking so um i'm comfortable with how they're parked we can look at this clubhouse issue specifically offline um after this this meeting and and get a little bit more information from speakers um look it's it's never great when you're in a situation where you have a long-term plan that included a lot of commercial and you're abandoning that. But the reality is this site is internal essentially to this area. It's next to the elementary school that was built.

[04:14:35] It is not on Loudoun County Parkway. It is not on Route 50. And Lord knows I have been trying my entire time on the board to get major commercial developments underway in those locations which have really great visibility and great access and we do have several approved projects that are moving forward at various stages that will bring some of that environment that mimics more of a mosaic but the reality is this is not what this is going to be and truthfully when you look at the development pattern here you know quite frankly a lot of these type of parcels are coming

[04:15:13] forward to us as a request to do data center. And the applicant could have made that argument because, as you can see in the map there, there's data centers very close. But they didn't do that. Now they have plenty of data centers, they're their data centers, and this was a situation where there was an existing amount of buy right data center, the board allowed a little bit more, and we did get that spine in the middle, our cola boulevard built as a result, which is being heavily used by the public to the point where we're going back and forth with VDOT on trying to get the signal timings adjusted to allow more time for it because residents, it's backing up a pretty good distance at Route 50 and at Loudoun County Parkway.

[04:15:50] But, you know, when you look at the totality of the package here, you have really solid design guidelines. The concept on the apartment is something a little bit different with the ground floor coffee bar. The historic barn, I think if it's done correctly, could be really something neat for the whole community to use, not just the residents here at Arcola Center, but the entire Dallas South area. There's eight recreational amenity spaces, tree conservation area. The way it's integrated into the Arcola Quarters for the Enslaved is kind of, it really like makes that county project just sort of

[04:16:29] brings it to life and makes it accessible, which I think is, you know, puts it to use in a way that will actually get people there and being there and kind of using it as a recreational amenity in addition to a historical one and one we can learn from so there's a lot of positives here and i do appreciate all the work the applicant has done and you know we're hopefully just get this across the finish line addressing a few of these other issues tonight but i think we're in pretty good shape with this mr crony yeah thank you chair

[04:17:03] randall so i've lived in dulles south for too long i remember in 2007 when our cola center was approved. We were really excited that it was going to be a gateway to Route 50. You know, we were going to have high-end retail and restaurants. Buchanan Partners described it as another Fairfax corner and kind of a needed pedestrian Main Street in Dulles South. This didn't happen, as we all know, because in 2018, 2.3 million square feet of data center was approved

[04:17:39] right in the middle of the community, so it really cannibalized that whole vision and changed it. And I liked what that gentleman said on the phone. I do think there's an opportunity to have a little more. I do think we could have supportive retail. I mean, this is kind of a town center, PDTC area, and small businesses, a focus on small businesses down on the first floor where the town center is, I think there could be an opportunity there.

[04:18:11] I don't want to give up on more commercial for the community because I think the community's been waiting a long time. And they really gave up that center portion, which was supposed to be a nice central park in Main Street, for that Google Data Center, thinking they were going to get 530,000 square feet of commercial.

[04:18:31] And now it's only 70,000 square feet of commercial. And it's, I know, I know the community has been waiting, and I'd like to see a little more. I think going to 70,000 is too low.

[04:18:49] So in my view, I'd like to see more of the promise. And I know you've been working on it. I know Supervisor Letourneau has been working on it. But we don't have any, we don't really have much retail and restaurants.

[04:19:05] and Old Arcola Residential's coming, so there will be more rooftops coming to support more retail, and Yud Road is coming. In fact, back when Arcola Center was first coming through, a group of residents asked for Yud Road so that there was that inter-parcel connection with the Old Arcola School, with the historic school.

[04:19:28] So all of those Winsbury community and Old Arcola, there will be more rooftops, I believe, to support more of the non-residential, the commercial. So maybe I would encourage you to dig a little deeper and increase that percentage, because the mix right now seems like a lot of residential and data center.

[04:19:52] So thank you. - Did you add a little permit name for Charles Jett? - Yes, not me, I don't know who came up with that. - Should I go closer? - Yeah, just certainly, obviously, we can continue to talk about that.

[04:20:09] And the only thing I would say to Supervisor Coney's point is the problem isn't that we haven't approved commercial restaurants, all that. It's that it hasn't been built. And I guess my point is it hasn't been built in locations that, quite frankly, are more favorable for it than this is.

[04:20:26] So I found the argument of the applicant a little bit more plausible than I sometimes do because, you know, we're working to try to keep Dulles Landing afloat. where obviously we want this new Arcola Center shops section with Target as an anchor to continue to grow. If there's maybe a little bit more ground floor that we could do integrated here in some way, you know, maybe that addresses to President Crony's concern. But like macro, I don't know that we're going to be able to move the needle a huge amount on this just because of the reality of how it's developed on the ground. And I don't want to be in a position of saying,

[04:21:02] oh it's not a data center so we should love it but in this particular area as you see the development pattern you know I really really pushed for high quality design and a high quality thoughtful kind of environment here because it really needs it in this area and I think that they've largely accomplished that. Okay Mr. Letourneau made the motion to move it to the October 18th meeting I think it was that seconded by Ms. Brixman is that

[04:21:30] right okay all right all in favor say aye any opposed that motion will pass six no seven seven zero two with mr um turner and mr kershner having left the dais thank you very much thanks so much everybody we are adjourned



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