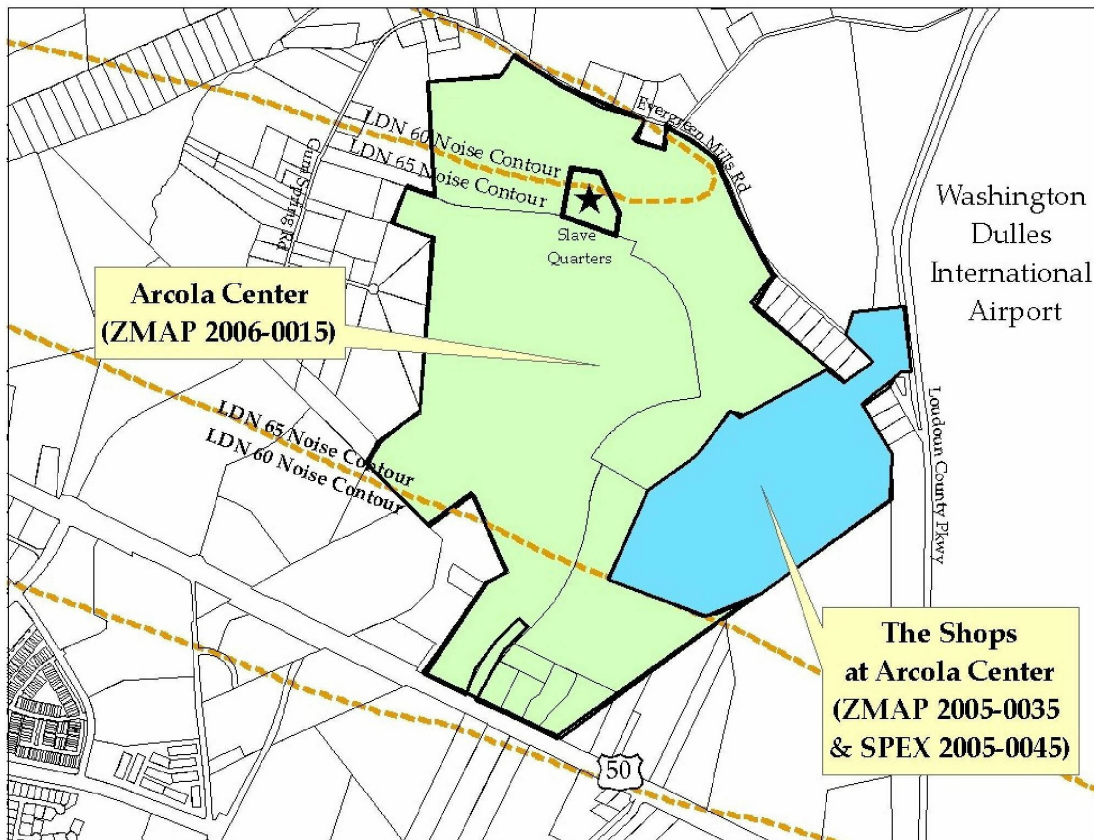


SUMMARY*

ZMAP 2006-0015, SPEX 2007-0007, ARCOLA CENTER

PROJECT DESCRIPTION

Arcola Limited Partnership of Gaithersburg, Maryland has submitted an application to rezone approximately 312.3 acres from the PD-IP (Planned Development-Industrial Park), PD-CC-RC (Planned Development-Commercial Center-Regional Center), and the CLI (Commercial Light Industrial) zoning districts to the PD-TC (Planned Development-Town Center), PD-IP (Planned Development-Industrial Park), PD-CC-RC (Planned Development-Commercial Center-Regional Center), R-8 (Single Family Residential), R-16 (Townhouse Multifamily Residential), and R-24 (Multifamily Residential) zoning districts to develop up to 1,194 residential units and 2,645,000 square feet of commercial and industrial uses. The property is located on the north side of Route 50 and the south side of Evergreen Mills Road (Route 621) west of Loudoun County Parkway (Route 606).



PROJECT OVERVIEW

PROJECTED NUMBER OF RESIDENTIAL UNITS	0 DWELLING UNITS BY-RIGHT EXISTING ZONING: CLI/PD-CC-RC/PD-IP	SFD: 0 SFA: 590 (INCLUDES ADUS)
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(SOURCE: LOUDOUN COUNTY DEPARTMENT OF PLANNING)		MF: 604 (INCLUDES ADUS) TOTAL: 1194 UNITS
ESTIMATED POPULATION RESULTING FROM EXISTING ZONING (SOURCE: 2006 ANNUAL UPDATE, LOUDOUN COUNTY FISCAL IMPACT COMMITTEE, FEBRUARY 2007)	0 PERSONS	0 SFD X 3.21 PERSONS PER HOUSEHOLD=0 PERSONS 590 SFA X 2.72 PERSONS PER HOUSEHOLD=1,605 PERSONS 604 MF X 2.04 PERSONS PER HOUSEHOLD=1,232 PERSONS TOTAL: 2,837 PERSONS
STUDENT GENERATION RESULTING FROM EXISTING ZONING (SOURCE: 2006 ANNUAL UPDATE, LOUDOUN COUNTY FISCAL IMPACT COMMITTEE, FEBRUARY 2007)	0 PUPILS	SFD: 0 SFD X 0.83 PUPILS/HOUSEHOLD=0 STUDENTS SFA: 590 SFA X 0.47 PUPILS/HOUSEHOLD= 277 STUDENTS MF: 604 MF X 0.28 PUPILS PER HOUSEHOLD=169 STUDENTS TOTAL: 446 STUDENTS
ESTIMATED ANNUAL EDUCATION OPERATING COSTS RESULTING FROM EXISTING ZONING BASED UPON \$12,467 PER PUPIL ((SOURCE: 2007 BUDGET-LOUDOUN COUNTY PUBLIC SCHOOLS)	0 PUPILS X \$12,467.00 PER PUPIL= \$0.00	446 PUPILS X \$12,467.00 PER PUPIL \$5,560,282.00

SUMMARY OF OUTSTANDING ISSUES (includes excerpts from County Staff Report)

1. Revised General Plan policies call for lower density development adjacent to the existing Village of Arcola.

On October 17, 2006, the Board of Supervisors adopted the Arcola Area/Route 50 Corridor Plan (CPAM 2005-0007), which changed the planned land use designation of the subject property from Corridor Retail and Industrial to a modified Business Community. Approximately 87 acres of the proposal is located in the Village Perimeter Transition Area, an overall area that surrounds the existing Village of Arcola. The proposed intensity of the development, in particular the residential density of 8 dwelling units per acre proposed in the Village Perimeter Transition Area is not consistent with Plan policies which indicate that the maximum allowable residential density should not exceed 4 dwelling units per acre.

According to the Loudoun County Department of Economic Development's 2006 Annual Growth Summary, as of January 1, 2007 the Dulles Planning Sub-Area had 23,385 dwelling units approved for construction with 13,461 of those units remaining to be constructed (reference Table F-7, page 50). Again, based upon the Loudoun County Department of Economic Development's 2006 Annual Growth Summary the average number of units constructed between 1996 and 2006 in the Dulles Planning Sub-Area

was 949 units annually (reference Table F-5, page 45). At this average rate of absorption, the 13,461 units remaining in the Dulles Planning Sub-Area represents over 14 years of housing supply. Even if you use the higher average rate of absorption which occurred during the 2003-2006 time frame (i.e. 1,560 units annually-reference Table F-5, page 45) there is still an 8.6 year supply of units available.

2. The phasing plan proposed by the Applicant does not ensure an adequate balance between residential and non-residential development.

The total amount of non-residential uses committed to in the proffers at full residential build-out represents on 45% of the non-residential uses proposed in the project (only 1,190,250 square feet of the 2,645,000 square feet proposed). As an alternative, the Applicant proposed to tie the development of the residential uses to the retail uses previously approved in the Arcola Center-The Shops rezoning application. As proposed, well over half (62%) of the residential units proposed in this application could be built with the development of the Arcola Center-The Shops. This contradicts Plan policies which specify that employment uses-not retail/services uses should be maintained as the predominant use of the property during each phase of development.

3. The environmental impacts resulting from the constructed of this proposal have not been mitigated.

Two stream corridors are present on the site. One runs down the middle of the project and includes the Slave quarters site. The second runs along the northern portion of the property adjacent to Evergreen Mills Road. To ensure that these stream corridor resources are adequately preserved and protected the Applicant should:

- Conserve the mixed hardwoods northeast of the existing Slave Quarters site in a Tree Save Area. This should include the integration of existing trees and vegetation into the design of the proposed development.
- Provide a 50-foot stream corridor management buffer as called for in the Revised General Plan.
- Provide a reforestation plan for the stream corridors.
- Provide a previous trail system through the stream corridors.

The County encourages new developments to provide conceptual stormwater management information and to incorporate low impact design (LID) techniques. The Applicant has submitted construction plans to the County for the two northern stormwater management ponds proposed as part of this development. According to the plans, the western tributary currently receives 168 acres of drainage from the southwestern portion of the property. However, the submitted construction plans propose to divert the majority of the existing drainage to the larger proposed pond to the east. This approach does not maintain existing hydrology, a key to low impact development principles. The Applicant should be required to explore opportunities to better balance drainage and maintain existing hydrology.

Residential uses are proposed in close proximity to several major roadways-specifically Route 50, Evergreen Mills Road and, Dulles Parkway. The Applicant is proposing minimal setbacks and very little buffering from these roadways. The Revised General Plan indicates that a Highway Noise analysis be conducted and provided to the County prior to the approval of applications adjacent to areas subject to highway noise. The Applicant should be required to comply with the Highway Noise policies contained within the Revised General Plan to ensure that future occupants of these units will no be subjected to significant levels of highway noise.

4. Transportation impacts have not been mitigated.

An updated traffic analysis dated July 27, 2007, was submitted by the Applicant. The proposed development at full build-out is anticipated to generate approximately 40,000 daily vehicle trips. Route 50 currently carries about 31,000 daily trips in the vicinity of the site and Loudoun County Parkway-north of Route 50 carries approximately 30,000 trips. County staff have indicated that the Applicant's current package of transportation proffers is insufficient to mitigate the projects traffic impacts, particularly with respect to Dulles South Parkway, Arcola Boulevard, and the lack of provision of traffic signals when warranted.

5. The Applicant does not mitigate Capital Facility and Open Space Easement impacts.

The total capital facilities impact of the proposed 1,194 residential units is \$28,946,326.00-based upon the most recently adopted Capital Intensity Factors. However, it does not appear that the Applicant's proposal, including the requested credits, complies with the capital facilities contribution anticipated by Plan policies.

Specifically:

- The Applicant's proposal to develop up to 1,194 residential units will generate approximately 446 school-age children. Inasmuch as the existing elementary school which serves this property-Legacy Elementary School is currently over capacity, there is a need for the Applicant to provide a 20-acre school site on the property. To date he has not proffered such a site.
- Based upon the Open Space Proffer Guidelines of the Revised General Plan, The County anticipates evidence of participation in the open space preservation program to achieve higher densities in mixed-use developments proposed within the Suburban Policy Area. Based upon Plan policies, a contribution of between \$139,460.00 and \$183,500.00 is anticipated. To date the Applicant has not provided any such contributions.
- The Applicant has not provided the required information regarding the appraised value of the 10-acre Slave Quarters site dedication.
- The requested credits for the land dedication to the Arcola Methodist Church and the HOA community center/pool facilities with membership available for Arcola residents do not comply with adopted policies which indicate that an applicant may

- receive capital facilities credit for public properties and/or facilities that are dedicated to the County.
- The Applicant is requesting a \$6 million credit for "Regional Road Improvements". However, according to the February 15, 2005 policy adopted by the County, an applicant may receive credit for the cost of proposed transportation improvements that exceed the impacts created by the project. As indicated above, the Applicant has not adequately mitigated his transportation impacts and therefore no such "regional road" credit should be allowed.

*Document prepared by Ed Gorski, Piedmont Environmental Council with excerpts from County Staff report.