



Date of Council Meeting: November 25, 2013

**TOWN OF LEESBURG
TOWN COUNCIL WORK SESSION STAFF REPORT**

SUBJECT: TLZM-2012-0003, Crescent Place a concept plan and proffer amendment and rezoning application.

STAFF CONTACT: Mike Watkins, Senior Planner, Department of Planning and Zoning

RECOMMENDATION: Staff recommends continued discussion of the rezoning application in preparation of a December 10, 2013 Town Council meeting.

ISSUE: Should the proposed amendment of the Harrison Park rezoning concept plan and proffers (TLZM 2005-0001) and rezoning of the AT&T parcel, and associated modifications, be approved.

UPDATE: On November 19, 2013 the Applicant provided a working draft of a revised concept plan and, for Buildings D and E, revised building elevations and a cross-section Staff has not had the opportunity to fully review and comment on the working draft documents, but notes the following changes to the plan, tabulations, and building architecture. (See attachments 1-3)

- **Residential Density:** In order to maintain some flexibility during the final site planning of the project, the Applicant is revising the residential density to 230 dwelling units as originally proposed. Although 224 dwelling units are depicted on the plan, the overall composition of dwelling unit types has not been finalized. Therefore, flexibility is sought in the total number of dwelling units and not any specific dwelling type.
- **Commercial Square footage:** The Applicant's intent is to revise the proposal to increase commercial square footage from 16,000 to a maximum of 35,000. The revisions to date currently depicts 33,500 square feet (see Attachment 1), but the Applicant is continuing to explore ways to increase that amount. Changes to building commercial square footage include:

Buildings A/B	16,000 sf	None - remained the same
Building C	- 4,000 sf	Reverted back to 2-over-2 residential
Buildings D/E	+10,500 sf	New ground floor commercial with residential above
Building L	+ 7,000 sf	New ground floor commercial with residential above
TOTAL	33,5000 sf	

- **Commercial Parking Calculation:** As a result of the additional commercial square footage, the commercial parking calculation has been revised. A table is provided below to illustrate the required and provided parking tabulations. Due to the fact that the Applicant is still revising the plan, Staff made the following assumptions regarding required parking, see the notes below the table.

Building	Required Parking Spaces	On-Site Parking	Parking Deficiency	With Adjacent Parking Included	Parking Deficiency
Buildings A/B	81	30	-51	23 spaces (Town Lot), 7 spaces (Harrison Street)	-21
Building L	28	17	-11	4 spaces (Harrison Street)	-8
Buildings D/E	42	0	-42	15 spaces Harrison Street)	-27
subtotals	151	47	-104	49	-56

Estimated Uses: 32,500 sf commercial, 1,500 sf sit-down restaurant, 12 outdoor seats

Only 23 unrestricted (73 spaces - 50 proffered spaces) parking spaces on Town Lot

Restaurant : 1 space /150 sf

Retail: 1/200 for 1st 10,000sf (4/1000 thereafter)

Outdoor seating: 1/4 seats

Per Town of Leesburg Zoning Ordinance (TLZO Sec. 11.2, the Applicant cannot satisfy the required on-site parking requirement of 151 spaces. A modification of 104 commercial parking spaces is required. However, there are a number of “off-site” adjacent parking spaces located on the Town Parking Lot and Harrison Street (adjacent to the specified Buildings above) that could be used to justify the requested modification. These spaces are identified in the column above entitled “With Adjacent Parking included.” If credited these 49 spaces would reduce the overall parking deficiency from 104 spaces to 56.

- **Building D/E Architecture/Height:** Buildings D and E have been revised to provide first floor commercial space, with a 2-over-2 residential unit above (see Attachment 2). Due to flood plain constraints and the desire to activate Harrison Street with buildings, ample pedestrian circulation and street trees, ground-level access directly to Harrison Street cannot be achieved. Multiple access points are provided along Harrison with either stairs or accessible ramps. The residential units are recessed from the lower level commercial space to create pedestrian access to the front of the unit. An elevated sidewalk, accessed from the ends of the building and located over the commercial space below, provides Harrison Street access to the elevated residential units. The addition of commercial space to the first floor increases the number of stories from four (4) to five (5), and building height increases to approximately 51 feet. Staff also notes that pedestrian access to these units is constrained via stairs on the side of the building and through internal stairwells. Access to units in Building D/E is only 5-foot wide, whereas the access to Buildings A/B is 11-foot wide.

- **Open Space:** An essential element of the Crescent District Master Plan (CDMP) is street connectivity. The CDMP was modified to eliminate a vehicular connection across the W&OD Trail; however, public street connections through the Crescent Place property remained. The Boulevard depicted on previous versions of the concept plan was intended to implement the CDMP objective regarding connectivity; but it had one compliance issue in that it was not a public street. However, because of the design features proposed as part of the boulevard (wide sidewalks, on-street parking, and the more than the required street tree plantings), Staff supported this centrally located, unifying design element as compensation for a publicly maintained street. This feature, which included open space, has been eliminated from the plan.

As a result, Staff continues to believe that a modification of the required open space is necessary. TLZO Sec. 8.4.8 requires 15 percent or 1.76 acres of open space, as an infill development. Eliminating buffer-yards, as they are significantly less than required (via another modification), Staff includes the following areas as meeting intended open space:

Central Plaza/Green	0.30 acres
Linear Park	0.21 acres
<u>Promenade</u>	<u>0.32 acres</u>
Total	0.83 acres

The resulting open space (0.83 acres or 7% of the property) represents less than half of the 15% open space requirement of 1.76 acres on-site.

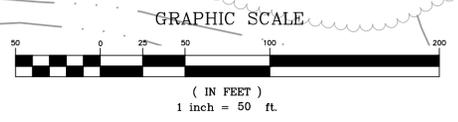
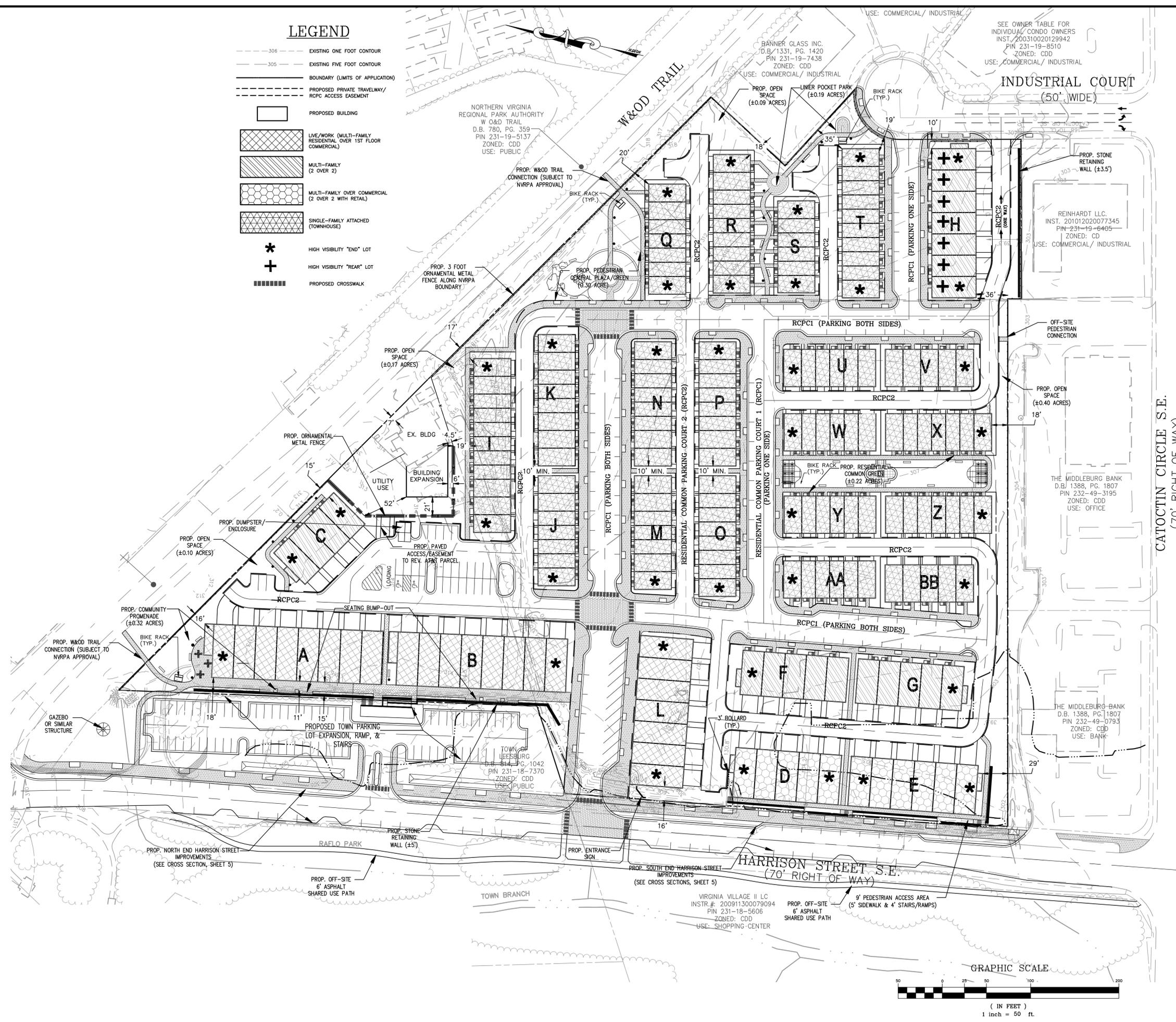
- **Architectural Feature, Town Parking Lot:** The Applicant has presented the idea of an architectural element at the entrance to the Town Parking lot. The Applicant is still investigating the architectural design and has not included this feature on the concept plan at this time. This architectural feature has been described as a linear pavilion-like structure. Staff notes the following concerns:
 - Uses that may be associated with the structure as opposed to an architectural element
 - Maintenance of this proposed structure on Town Property
 - Location within flood plain (could need a special exception)
 - New modification needed to perimeter parking lot landscaping because the structure removes required landscaping
- **Harrison Street Streetscape/Parking:** On-street parking and street trees have been enhanced along Harrison Street. Eight (8) additional parking spaces were added to the Town Parking Lot with the consolidation of the entrances to one as a median entrance. Additionally, parking bays created by street tree bump-outs increase the number of on-street parking spaces and add commentary landscaping along west side of Harrison Street.

Attachments

1. Working draft of a revised concept plan received November 19, 2013
2. Working draft of revised Building D/E building cross-section received November 19, 2013

LEGEND

- 306 --- EXISTING ONE FOOT CONTOUR
- 305 --- EXISTING FIVE FOOT CONTOUR
- BOUNDARY (LIMITS OF APPLICATION)
- - - - - PROPOSED PRIVATE TRAVELWAY/RCPC ACCESS EASEMENT
- PROPOSED BUILDING
- ▨ LIVE/WORK (MULTI-FAMILY RESIDENTIAL OVER 1ST FLOOR COMMERCIAL)
- ▩ MULTI-FAMILY (2 OVER 2)
- ▧ MULTI-FAMILY OVER COMMERCIAL (2 OVER 2 WITH RETAIL)
- ▦ SINGLE-FAMILY ATTACHED (TOWNHOUSE)
- * HIGH VISIBILITY "END" LOT
- + HIGH VISIBILITY "REAR" LOT
- ▬▬▬▬ PROPOSED CROSSWALK



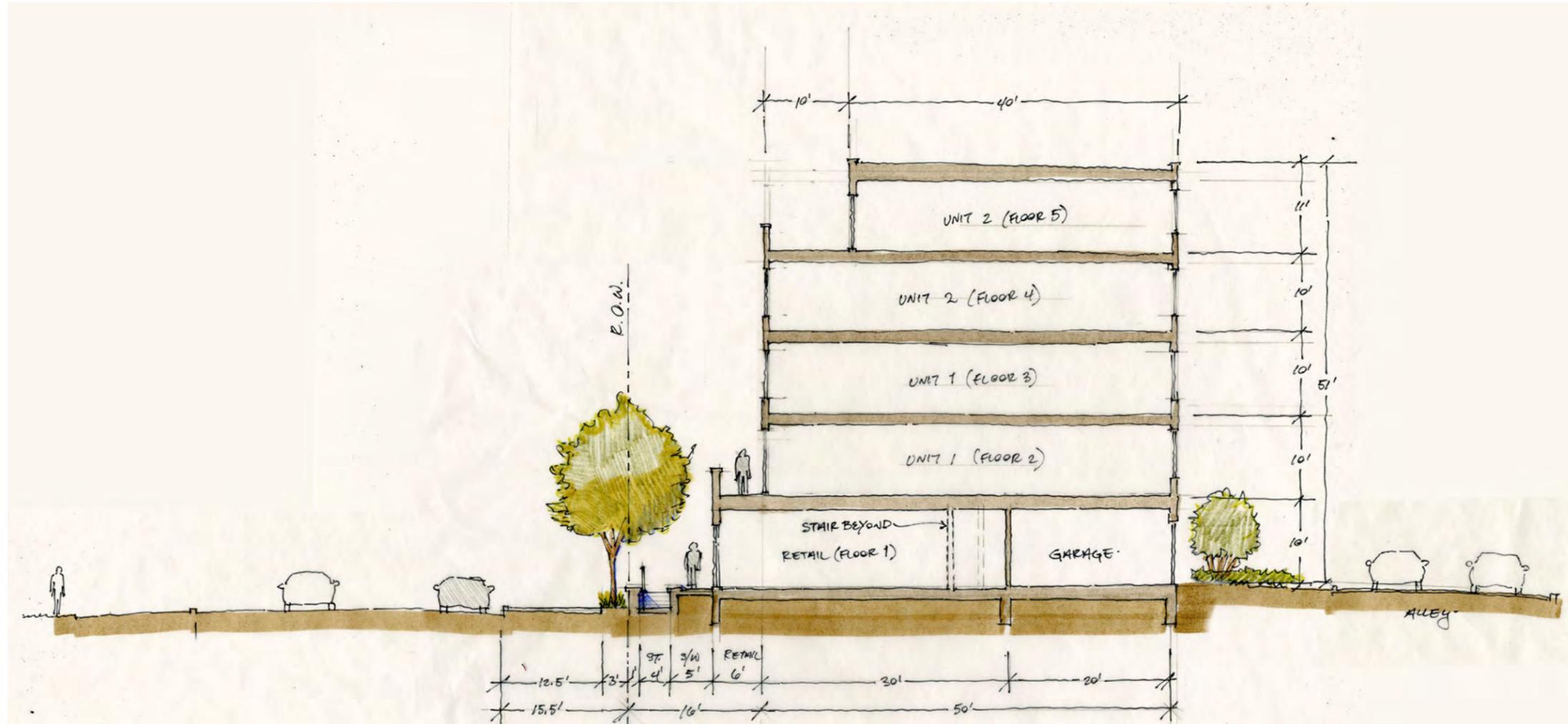
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CONCEPT PLAN
CRESCENT PLACE
ZONING CONCEPT PLAN & PROFFER AMENDMENT
TLZM-2012-0003
TOWN OF LEESBURG
LOUDOUN COUNTY, VIRGINIA

DATE	DESCRIPTION
11/20/12	PER CHECKLIST COMMENTS
3/28/13	PER 1ST SUB. COMMENTS
6/14/13	PER 2ND SUB. COMMENTS
8/14/13	PER PC COMMENTS
9/18/13	PER PC COMMENTS
10/07/13	PER PC COMMENTS
10/18/13	PER PC COMMENTS
11/01/13	PER TC COMMENTS
11/22/13	PER TC COMMENTS

DATE	DESCRIPTION
BBR DESIGN	JAE DRAWN
	CMM CHKD
SCALE	H: 1"=50'
	V: 1"=50'
JOB No.	5371-01-003
DATE	NOVEMBER 5, 2012
FILE No.	5371-D-ZP-001

Code file name: \\c:\pds\new_projects\5371 - Crescent Circle Ind. Sub-Station & Res\5371-01-003 (P1) - Crescent Circle Industrial Substation, 2012\Concept Plan.dwg



BUILDING SECTION



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REVISED TWO-OVER-TWO WITH RETAIL

CRESCENT PLACE

LEESBURG, VIRGINIA

A.1

0 8' 16'
 SCALE: 1/16" = 1'-0"

11.19.2013
 KTN.003A



FRONT ELEVATION



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REVISED TWO-OVER-TWO WITH RETAIL

CRESCENT PLACE

LEESBURG, VIRGINIA

A.2

0 8' 16'
 SCALE: 1/16" = 1'-0"

11.19.2013
 KTN.003A