

Council Chambers, 25 West Market Street, 7:30 p.m. Mayor David S. Butler presiding.

Council Members Present: Kelly Burk, Thomas Dunn, Suzanne Fox, R. Bruce Gemmill, Katie Sheldon Hammler, Marty Martinez and Mayor Butler.

Council Members Absent: None.

Staff Present: Town Manager Kaj Dentler, Town Attorney Barbara Notar, Deputy Town Manager Keith Markel, Director of Capital Projects and Public Works Renee Lafollette, Director of Parks and Recreation Richard Williams, Director of Plan Review Bill Ackman, Deputy Director of Planning and Zoning Brian Boucher, Traffic Engineer Calvin Grow, Senior Planner Michael Watkins, Management Analyst Jason Cournoyer and Paralegal Carmen Smith.

AGENDA

ITEMS

1. Items for Discussion

- a. Loudoun County Transit Plan
Jason Cournoyer introduced county staff.

Paul Mounier, Loudoun County Transit Operations Manager, stated there are changes to the Loudoun County Transit Plan that will affect the town as of August 1.

Key Points:

- Transit plan must be updated every six years.
- Updates improve effectiveness by identifying needs and services provided.
- Town funds Safe-T-Ride and Route 57 (Villages at Leesburg) and the paratransit component.
- Safe-T-Ride will be put back at the previous service alignment. Will increase headway times but give more riders the opportunity to use it.
- Transit Plan is a guideline and does not constrain service.

Council Questions/Comments:

- Dunn: Stated he is concerned that if the Safe-T-Ride takes longer, it might cause people to try to cross the bypass.
Staff: Route should take approximately 28-32 minutes depending on the time of the day. He noted that ridership was stronger with the previous route.
- Gemmill: Stated he is glad to see the expansion of the Safe-T-Ride route.
- Burk: Questioned what other modifications will affect Leesburg.
Mounier: Stated no other modifications will affect Leesburg. He noted that there are free transfers now, which saves riders money.
- Burk: Questioned whether ridership numbers are steady.

Mournier: Stated this is a relatively new service for the county and they are monitoring metrics.

- Hammler: Stated it would be good to reach the people who are walking rather than riding the bus. She suggested putting signs up where people walk across the bypass.
- Fox: Clarified that the \$290k is for the Saturday Village at Leesburg/Wegmans route and the Safe-T-Ride.
- Butler: Stated the bus routes do not hit any of the schools.
Mournier: Stated the routes were taken over as they were. He stated they are aware that they do not serve the schools and will look at that in the future.

b. Crescent Parke Rezoning

Michael Watkins reviewed the notable changes to the Crescent Parke rezoning application.

Key Points:

- Improved sight distance at the intersection of Gateway Drive and Sycolin Road.
- Staff report incorrectly states that the applicant is insufficient canopy coverage.
- Disagreement exists over design intent for the underground retention facility.

Council Comments:

- Fox: Questioned why stormwater management is in the proffers if it is mandatory.

Watkins: Stated the applicant writes in the proffers the standards that they are placing on themselves. He stated in this particular instance, they have asked for a modification of underground retention facilities. He noted that the minimum requirements are not in the Design and Construction Standards Manual so the Department of Plan Review needed to issue a design modification.

Gleckner: Stated that anything above the 25-year storm should be reflected in the proffers. She stated that hiring a third party to demonstrate detaining 100 year storm might worsen downstream conditions may work in the applicant's favor.

- Fox: Questioned the fiscal impact of this application on Leesburg.
Markel: Stated that staff has looked at this, but has not been able to pin down hard numbers.
- Fox: Questioned what would happen to the park if it is not accepted by the town.

Watkins: Stated the park property could be rezoned to allow development. He stated staff could provide information on the possible development footprint.

- Fox: Questioned the impact of traffic to Harrison Street and whether counts had been done.
Traffic engineer: Stated there is a possibility of cut through traffic, but feels that the total trips may not increase much over the current conditions.
Watkins: Stated that they had relied on the updated applicant counts. He noted that counts need to be done during the school year and the next opportunity to validate the applicant's numbers will be in September after the beginning of the school year.
- Hammler: Thanked the Yergins and Ms. Richardson for their time. She requested information on what would be possible by-right for the park property. She questioned how much a traffic light at Gateway and Sycolin would cost.
Watkins: Stated that based on the applicant's study, a traffic signal is not warranted at this location; however, the Council can direct staff to pursue signalization. Further, he noted that based on other similar intersections, the ball park is the \$300,000 range.
- Hammler: Requested that the residents be allowed to choose the third party expert.
Gleckner: Stated that the third party expert should be mutually agreed upon by the applicant and the town.
- Hammler: She stated the Greenway reservation needs to be removed and does not know how that will be addressed but all parties will need to work together in lobbying VDOT.
- Burk: Verified that there is no phasing for commercial development and that all the trees could be removed immediately. She questioned why First Street is not connected and asked for an explanation of "general urban street".
Gleckner: Stated they are making the connections to their property lines.
- Burk: Questioned why the Greenway reservation is so narrow.
Watkins: Stated staff initially recommended 120 feet.
Gleckner: Stated the right-of-way reservation is being provided in anticipation of a road that has not been designed yet. She stated the Town Plan does not specify a right-of-way. She stated other minor arterials have a 90 foot right-of-way.
- Burk: Stated that if the town is not successful in removing the Greenway extension from VDOT plans, the 90 foot right-of-way is inadequate. She expressed concern over what the community will do until Unit MU-4 is built.
Watkins: Stated there is nothing in the proffers to guarantee construction of MU-4.
- Burk: Questioned whether the park can be separated from this development.
Watkins: Stated the only link between the park and this application is the donation proffer. Further, he clarified that the town will continue

to pay the lease for a period of two years to the new owner, who is the applicant prior to dedication. He stated that staff's opinion is that the town may not have use of the park during those two years and that at some point in time, the town needs to revisit the terms of the lease.

- Burk: Questioned the energy savings rating.
Gleckner: Stated that the 90 rating is committing to improving the energy savings of the property by 10%.
- Burk: Questioned the underground SWM facility modification.
Ackman: Stated that the modification requires inspection and maintenance.
- Burk: Stated that the property owner's association will be responsible for the maintenance and she is concerned that they will find it to be too expensive to manage. She expressed that it seems like in the future, the town may be asked to assist. She stated she does not think that 42% of the property is open space.
Applicant's Consultant: Stated that is a combination of everything that is open space, including the stream restoration area.
- Burk: Questioned the difference between a 25 year containment and a 100 year containment.
Ackman: Stated a lot of water will not get into the underground containment with higher volumes. He stated containing for a 100 year storm requires inlets that will allow water to get into the tanks.
- Burk: Questioned whether the town will have any say in the architectural components of the commercial buildings.
Watkins: Stated that is why staff included negative comments in their staff recommendation. He stated that staff is not comfortable looking at building articulation through the legislative application process.
Gleckner: Stated that because this area is under form based code, two or three stories is permitted by right using Crescent District design standards. She stated the proffered building designs will be used if the building is four stories but anything less would be governed by the Crescent Design standards.
- Burk: Stated her recommendation that the garage space is not considered as part of parking requirements. She noted that despite the fact that these proffers are new, she has very serious concerns that have not been addressed.
- Gemmill: Questioned why the trees need to come down.
Mitchel: Stated that the site has to be leveled so the high spots can be redistributed to construct Davis Drive.
- Gemmill: Expressed concern over traffic on Rt. 15/South King Street.
Applicant consultant: Stated the traffic study looked at 2040 conditions. He stated the improvements they recommended anticipate other development in the area.
- Dunn: Confirmed that there is no phasing for the commercial development. Further, he confirmed that Izaak Walton Park can be separated from the rest of the property purchase. He noted that a study

will be required to remove the Greenway Extension from the plans, but the bottom line is that VDOT will do whatever the town wants.

Watkins: Stated that VDOT does not dictate to the town, but it is a collaborative process. He stated the Town is obligated to inform VDOT and allow VDOT to opine but VDOT's opinion does not dictate the process.

- Dunn: Questioned whether there are any elevations available for any of the 'C' buildings.
Watkins: Stated the applicant has chosen to bring the entire property into the legislative process and staff does not have enough information to assess a building that is under four stories.
- Butler: Noted that there will be significantly less trips with residential than commercial. He stated he is happy with no phasing because it will be longer until the higher number of daily trips is realized. He questioned the reservation area for the Greenway.
Watkins: Stated it is 90 feet wide and currently does not exist, but with this application there is a proposal for a 90 foot wide reservation and if this proposal is not approved, the town and VDOT would have to acquire the right of way in another manner.

2. Additions to Future Council Meetings

Dunn: Stated that staff asked the County for numbers with regard to the Pennington lot parking garage and if numbers are not forthcoming by the end of the week, Council should send a letter to the Board of Supervisors. Mayor Butler noted that the county has indicated those numbers will be available in two weeks.

Hammler: Noted that she is still looking for a nominee to the Environmental Advisory Commission. She stated a sheriff/police committee meeting is being scheduled and asked for a meeting of Council prior to that time in order to get further direction on what the town seeks for additional support.

Fox: Stated she would like the status of the private funding for the skatepark. Staff will provide an update via email.

3. Adjournment

On a motion by Council Member Dunn, seconded by Council Member Fox, the meeting was adjourned at 9:27 p.m.

Clerk of Council

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