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February 27, 2019

**Re: Board of Supervisors Public Hearing
Broadlands Ashburn Metro Sections 202, 204 & 206 Block 2
ZMAP-2016-0010 & SPEX-2016-0034, SPMI-2016-0016, SPMI-2018-0013 & ZMOD-2017-0028**

Dear Sir/Madam:

Cooley LLP represents Broadlands Commercial Development, L.L.C. (the "Applicant") in connection with the above-referenced applications. You are listed in the current real estate tax records of Loudoun County as the owner of a parcel of land either adjacent to or immediately/diagonally across the street from the application property.

The application property is approximately 65 acres in size and is located along the north side of Demott Drive (Route 2070), to the east and west of Mooreview Parkway (Route 2298), to the south and southwest of the Dulles Greenway (Route 267), south of Waxpool Road (Route 625), and on both sides of Old Ryan Road (Route 772) in the Broad Run Election District. The application property is located partially within the FOD (Floodplain Overlay District) and partially within the AI (Airport Impact) Overlay District, outside of, but within one (1) mile of the Ldn 60 aircraft noise contour.

The Property is more particularly described as the following parcels:

PIN	PROPERTY ADDRESS
119-37-9936	N/A
119-27-5068	N/A
119-28-2808	N/A
119-19-2497	N/A
119-18-8461	N/A
119-19-7523	N/A
120-48-6253	N/A

Please see the enclosed map of the area, with the Property shaded in grey, and outlined in red.

In accordance with the provisions of the Revised 1993 Zoning Ordinance, I hereby provide you with notice of the upcoming public hearing before the Loudoun County Board of Supervisors at **6:00 PM on Wednesday, March 13, 2019, in the Board of Supervisors meeting room at the Loudoun County Government Center at 1 Harrison Street, SE, Leesburg, Virginia.**



February 27, 2019
Page Two

The applications request the following:

- 1) To rezone approximately 36.7 acres from PD-H4 (Planned Development – Housing -4) administered as PD-OP (Planned Development – Office Park) zoning district under the Revised 1993 Zoning Ordinance to PD-TRC (TDSA) (Planned Development – Transit Related Center, Transit Designed Supportive Area) under the Revised 1993 Zoning Ordinance to develop up to 172 stacked multifamily units and 89 single family attached units at a density of 12.4 dwelling units per acre; and dedicate approximately 15.5 acres to Loudoun County for a public use site at a maximum FAR of 0.40;
- 2) To rezone approximately 16.6 acres from the PD-H4 administered as PD-OP zoning district under the Revised 1993 Zoning Ordinance to the PD-TRC (Outer Core) zoning district under the Revised 1993 Zoning Ordinance to develop up to 582 multifamily units and between 296,000 and 419,750 square feet of non-residential floor area for commercial, office, and office/educational uses at a density of 35 dwelling units per acre and a maximum non-residential FAR of 0.59; with the option to develop a 180-room hotel in lieu of 95 multifamily dwelling units
- 3) To rezone approximately 11.3 acres from the PD-H4 zoning district administered as PD-OP under the Revised 1993 Loudoun Ordinance to the PD-TRC (TDSA) under the Revised 1993 Zoning Ordinance and to dedicate that land to Loudoun County for a public use site at a maximum FAR of 0.40;
- 4) A Special Exception to permit a college or university greater than 50,000 square feet in Section 204; and
- 5) A Minor Special Exception to permit a public school on the public use site in Section 202.

These applications are subject to the Revised 1993 Zoning Ordinance. The proposed college or university use is listed as a Special Exception use under Section 4-1105(B)(1). The public school use is listed as a Minor Special Exception use under Section 4-1105(C)(1).

The buffer modification of the Additional Regulations applicable to the public school use is authorized by Minor Special Exception under Section 5-666(C), pursuant to which the Applicant requests the following modification(s):

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§5-666(C), Schools, Public (Elementary, Middle or High), Buffering and Screening	To allow the required Type 2 side yard buffer and additional buffering and screening as required by Section 5-666(C) to be planted on the adjacent residential land bay in lieu of the public school property



February 27, 2019
Page Three

The Applicant also requests the following Zoning Ordinance modification(s):

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§4-1102(A), PD-TRC – Transit Related Center, Location, Size and Components, Location	Reduce the requirement that the PD-TRC district be divided into three parts or subareas so as to allow the district to be divided into two parts or subareas
§4-1102(C)(2), PD-TRC – Transit Related Center, Location, Size and Components, District Subareas, Outer Core	To permit the Outer Core to extend beyond the 0.5 mile ring to include all of Section 204, and for the TDSA to extend beyond the 1.0 mile ring to include all of Section 202
§4-1102(C)(3), PD-TRC – Transit Related Center, Location, Size and Components, District Subareas, Transit-Designed Supportive Area	Permit the Transit-Designed Supportive Area to be located outside of but generally within 1 mile from the outer edge of the planned rail station platform.
§4-1109(A), PD-TRC – Transit Related Center, Mix of Uses, Inner and Outer Core Subareas	To permit the land use mix for Residential; Office; and Commercial, Retail, and Services to be calculated using gross square footage rather than gross land area in the Outer Core and To reduce the Commercial, Retail, and Services minimum from 10% to 5%
§4-1109(C), PD-TRC – Transit Related Center, Mix of Uses	To permit the percentage of any Land Use Category listed in Section 4-1109(A) to exceed its minimum percentage requirement before all other Land Use Categories have achieved their minimum required percentages
§4-1110(H), PD-TRC – Transit Related Center, Land Use Arrangement and Use Limitations.	To permit an alternative pedestrian network in place of the requirement that pedestrian walkways be provided on all four sides of a block in certain locations
§4-1119, PD-TRC– Transit Related Center, Street Trees	Eliminate the requirement to provide one street tree per 25 linear feet along certain internal streets in the Outer Core and Transit-Designed Supportive Area
§5-900(A)(10)(a), Access and Setbacks From Specific Roads and the W&OD Trail, Building and Parking Setbacks From Roads, Other Major Collector Roads, Building	Reduce the minimum required 75-foot setback for buildings to 35 feet from Mooreview Parkway

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) which designate this area for Business uses, for either Regional Office or Light Industrial, at a recommended Floor Area Ratio (FAR) between 0.4-1.0 for Regional Office uses



February 27, 2019
Page Four

or between 0.3 -0.4 FAR for Light Industrial uses and a residential density between 8 and 24 units per acre.

If you have any questions, please don't hesitate to call me at (703) 456-8105, or Jacqueline Marsh, the County's project manager, at (703) 777-0246. To view the project file, please contact the Loudoun County Department of Building and Development at (703) 777-0220, or visit the Loudoun Online Application system at www.loudoun.gov/lola.

Sincerely,


Molly Novotny

APPLICATION AREA

