



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

Innovation Gateway LEGI-2023-0027

Planning Commission Work Session
February 8, 2024



Loudoun Gateway Center

JK Corporate Park

OPTICS PLZ

Bergers Industrial

UNDERWOOD LN

OLD OX RD

DAVIS DR

OAK GROVE RD

SITE

28

Dulles International Airport

267

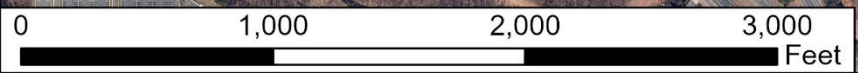
Waterside

SHAW RD

ROCK HILL RD

INNOVATION AVE

FAIRFAX COUNTY



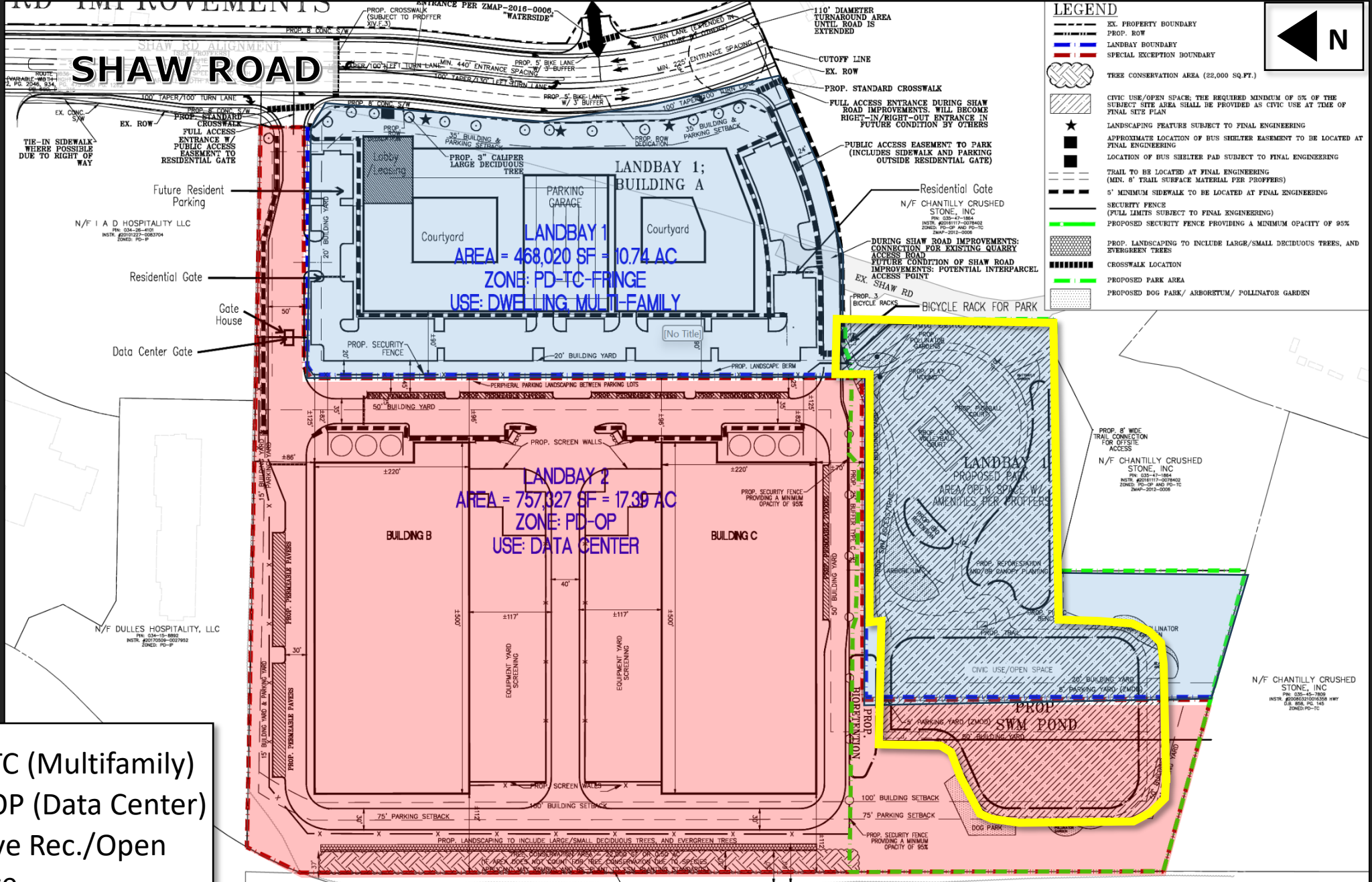
Proposal

- **ZMAP:** Rezone the subject property from Planned Development – Research and Development Park (PD-RDP) into two land bays:
 - Land Bay 1: Rezone 10.74 ac. to the Planned Development – Town Center (PD-TC) zoning district to develop 425 multifamily attached (MFA) dwelling units.
 - 8% Unmet Housing Needs Units (UHNUs) provided (34 units).
 - Land Bay 2: Rezone 17.39 ac. to Planned Development – Office Park (PD-OP) zoning district to develop 700,000 square feet (SF) of data center uses.

Proposal

- **SPEX:** Request to increase density in the PD-OP zoning district from the base Floor Area Ratio (FAR) of 0.6 to 1.0 FAR.
- **ZMODs:** Ten modifications requested to PD-OP and PD-TC zoning districts, including: increase building height, reduce setbacks, reduce landscaping, modify pedestrian circulation, reduce parking setbacks, and zoning district base standards and to eliminate the town green and civic/public space use, Town Center Core, and commercial use requirements.

SHAW ROAD

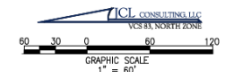


- ### LEGEND
- EX. PROPERTY BOUNDARY
 - PROP. ROW
 - LANDBAY BOUNDARY
 - SPECIAL EXCEPTION BOUNDARY
 - TREE CONSERVATION AREA (22,000 SQ.FT.)
 - CIVIC USE/OPEN SPACE: THE REQUIRED MINIMUM OF 5% OF THE SUBJECT SITE AREA SHALL BE PROVIDED AS CIVIC USE AT TIME OF FINAL SITE PLAN
 - LANDSCAPING FEATURE SUBJECT TO FINAL ENGINEERING
 - APPROXIMATE LOCATION OF BUS SHELTER EASEMENT TO BE LOCATED AT FINAL ENGINEERING
 - LOCATION OF BUS SHELTER PAD SUBJECT TO FINAL ENGINEERING
 - TRAIL TO BE LOCATED AT FINAL ENGINEERING (MIN. 8' TRAIL SURFACE MATERIAL PER PROFFERS)
 - 5' MINIMUM SIDEWALK TO BE LOCATED AT FINAL ENGINEERING
 - SECURITY FENCE (FULL LIMITS SUBJECT TO FINAL ENGINEERING)
 - PROPOSED SECURITY FENCE PROVIDING A MINIMUM OPACITY OF 95%
 - PROP. LANDSCAPING TO INCLUDE LARGE/SMALL DECIDUOUS TREES, AND EVERGREEN TREES
 - CROSSWALK LOCATION
 - PROPOSED PARK AREA
 - PROPOSED DOG PARK/ ARBORETUM/ POLLINATOR GARDEN

- PD-TC (Multifamily)
- PD-OP (Data Center)
- Active Rec./Open Space

LANDBAY 1: 468,020 SF (10.74 AC) BUILDING 1 = UP TO 425 UNITS
 LANDBAY 2: 757,327 SF (17.30 AC) FAR: 1.0

SULLY RD
ROUTE 28
 (VARIABLE WIDTH RIGHT-OF-WAY)



Updates

- Land Uses
 - Removed office-use component.
 - Proffering out substation use on property.
- Proffered additional noise mitigation measures for data center uses and to perform noise study for residential uses to determine additional residential noise attenuation.
- Updated residential design proffers and provided additional detail for ground-level building design.
- Additional ZMOD requested to eliminate buffer between Land Bay 1 and 2 on south side of property.

Updates

- Revised Shaw Road Credit Request from 50% to 37.5%, resulting in total credit request of \$5,200,000.
- Shaw Road crosswalk cash-in-lieu revised from \$50,000 to \$71,000.
- Private shuttle contribution proffer eliminated.
- References to phasing of construction removed from Proffers.
- Capital facilities, regional roads, and regional transit contributions are now being provided per County policy. Contributions are still subject to credit request.

Outstanding

- Land Use & Compatibility (*No change*)
 - SPEX & ZMODs* (*No change*)
- Transportation*
 - Shaw Road Credit Request
- Administration of Proffers*
 - Phasing
 - Technical Revisions

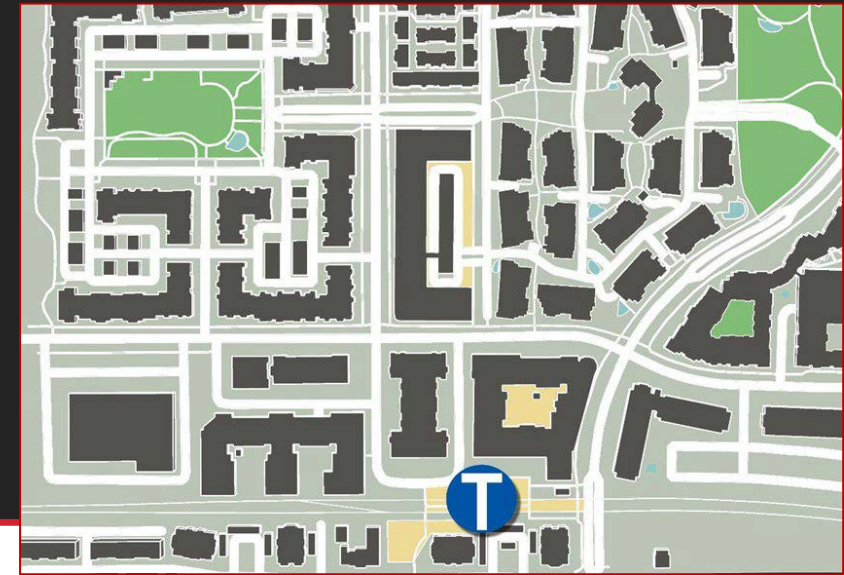
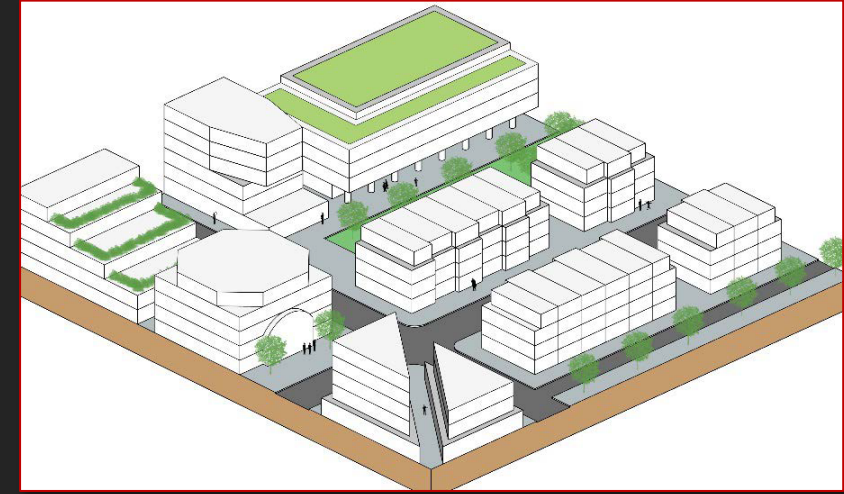
*Issue previously identified has been revised with latest resubmission, remains outstanding.

Outstanding Issues: Land Use & Compatibility

Urban Transit Center (UTC) Place Type

- Mix of commercial, entertainment, residential, and community uses.
- High-density, buildings 6+ stories tall, interconnected gridiron street configuration, parks, public art, plazas.
- Access to transit, proximity to Metrorail.

Proposal is inconsistent with land use and design vision of the Place Type.

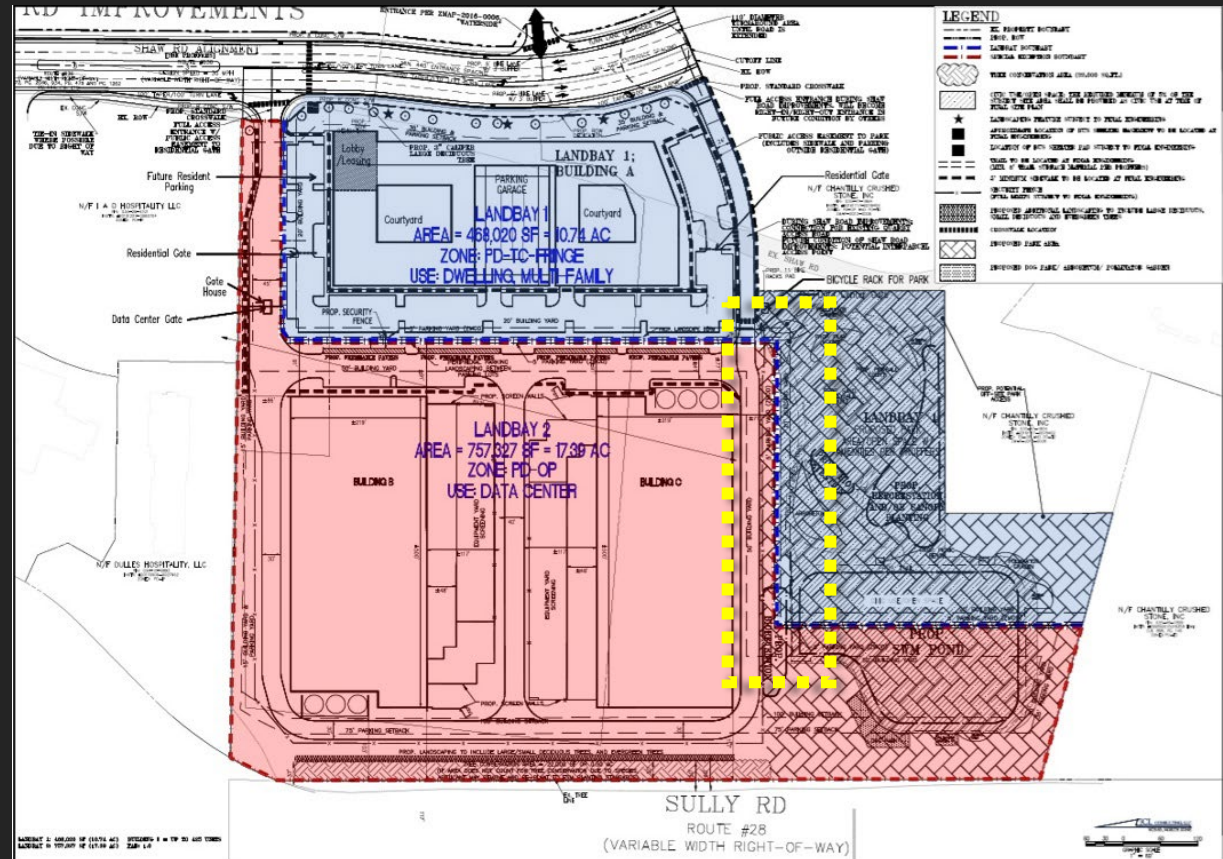


Outstanding Issues – Land Use & Compatibility

- Two separate, single-use zoning districts do not achieve intended mix of uses.
 - *Data centers are not a supported land use.*
 - *SPEX to increase FAR for data center is not supported by Zoning Ordinance criteria.*
- Land Bay design is incompatible with Place Type design vision.
 - *Design lacks integrated pedestrian connectivity.*
 - *ZMODs are inconsistent with 2019 GP and do not achieve consistency with Zoning Ordinance criteria.*

Outstanding Issues: Landscape ZMOD

- Elimination of landscape buffer
 - Staff does not support ZMOD to eliminate buffers between Land Bay 1 and 2 on south side.
 - Elimination of buffering between disparate uses is not consistent with the 2019 GP.



Outstanding Issues – Shaw Road Credit Request

- 34 percent (\$5,200,000) Credit against Capital Facilities and Regional Roads contributions for Shaw Road Improvements.
 - *Staff cannot support credit request which conflicts with Loudoun County 2019 Countywide Transportation Plan (2019 CTP) policy.*
 - *Applicant must revise Proffers to clarify exact amount of credit. As written, Proffers imply a 100% credit may be permitted.*

Outstanding Issues

- Administration of the Proffers
 - *Phasing is not clearly depicted on the CDP and described in sufficient detail in the Proffers.*
 - *Nothing in the Proffers compel construction of the residential use.*
 - *Technical revisions to correct inaccuracies and to strengthen commitments to ensure improvements are actually made by revising timing triggers for construction of amenities.*

Recommendation

- Staff recommends that the Planning Commission forward a recommendation of ***denial*** to the Board of Supervisors based on outstanding issues, including:
 - Land Use & Compatibility
 - SPEX & ZMODs
 - Shaw Road Credit Request
 - Administration of Proffers
 - Phasing
 - Technical Revisions