

County of Loudoun

Department of Transportation and Capital Infrastructure

MEMORANDUM

DATE: September 28, 2022

TO: Rob Donaldson, Project Manager
Department of Planning and Zoning (DPZ)

FROM: Lindsay Marfurt, Senior Transportation Planner *Lm*
DTCI, Transportation Planning & Traffic Engineering Division

**SUBJECT: CMPT 2022-0003 & SPEX 2022-0038 – Academies of Loudoun Service Center
First Referral**

Background

These Commission Permit and Special Exception (CMPT and SPEX) applications propose to permit a public utility service center on the 119-acre Academies of Loudoun property and to determine whether the location, character, and extent of a public utility service center are in substantial conformance with the Comprehensive Plan. The site is zoned Transition Residential – 10 (TR-10) under the Revised 1993 Loudoun County Zoning Ordinance. The Academies of Loudoun education center exists on the site and is proposed to be retained with this application.

The subject property (PIN# 194-16-6764) is located on the west side of Sycolin Road (VA Route 625), to the east of Gulick Mill Road (VA Route 648) and to the southwest of the Dulles Greenway (Route 267). The site is within the Transition Policy Area and is subject to the regulations and policies of the Airport Impact Overlay District, Reservoir Protection Area, and Steep Slopes. Existing access to the site is provided from Sycolin Road, with an emergency-only access to Gulick Mill Road. There are no proposed changes to site access with this application. A vicinity map is provided as **Attachment 1**.

Department of Transportation and Capital Infrastructure (DTCI) review of this application is based on materials received from the Department of Planning and Zoning (DPZ) on August 23, 2022, including (1) an Information Sheet, dated August 23, 2022; (2) a Statement of Justification prepared by the Applicant, dated August 3, 2022; (3) a Trip Generation Memorandum prepared by Gorove / Slade Associates, Inc., dated July 6, 2022; and (4) a CMPT-SPEX Plat prepared by Urban Ltd., dated August 4, 2022.

Executive Summary

DTCI can support approval of this application as proposed with this submission.

Countywide Transportation Plan Arterial and Collector Roadways

The existing and planned transportation network is subject to the policies of the Loudoun County Countywide Transportation Plan (2019 CTP). Arterial and collector roadways in the vicinity of the proposed development are described below.

Sycolin Road – VA Route 625

Dulles Greenway, East Crossing (Route 267) to Belmont Ridge Road (VA Route 659)

	Existing Condition	Ultimate Condition
<i>Functional Classification (CTP)</i>	Major Collector	Major Collector
<i>Section/Lanes</i>	R2 / 2 Lanes	U4M / 4 Lanes
<i>Bicycle and Pedestrian Facilities</i>	Eight-foot-wide shared-use path on the west side of the roadway.	10-foot-wide shared-use path on both sides of the roadway.
<i>Speed Limit</i>	45-50 mph	–
<i>VDOT Traffic Counts</i>	13,000 (2019)	–
<i>Ultimate Improvements</i>	<i>Widen Sycolin Road to a four-lane median-divided roadway with a 10-foot-wide shared-use path on each side of the road.</i>	

Summary of Applicant’s Traffic Impact Study

DTCI’s assessment of the Applicant’s traffic analysis and transportation impacts deriving from the proposed development is based on review of the Applicant’s submission materials, existing and planned transportation facilities, and applicable County policies.

The existing development on the site includes the Academies of Loudoun educational center.

The Applicant submitted a Trip Generation Memorandum dated July 6, 2022, analyzing the impacts of developing a public utility service center on the site. The proposed service center would house maintenance equipment, vehicles, and materials used for treatment of public properties during inclement weather. The proposal would retain the existing Academies of Loudoun facilities and site access from Sycolin Road. Given that employee shifts would generally start and end outside of peak hours, 25% of site-generated AM trips are anticipated to overlap with AM peak hour and only nominal trips are anticipated during PM peak hour.

Based upon the existing development on the site and this proposal, the development would impact existing and potential site trip generation as follows:

Table 1: Forecasted Trip Generation for Academies of Loudoun Service Center

Development Program	AM Peak Trips	PM Peak Trips	Weekday Total Trips
<i>Total Proposed Trips with These Applications</i>	7	2	84

Sources Academies of Loudoun Service Center Trip Generation Memorandum, Gorove / Slade Associates, Inc., July 6, 2022, Page 3.
*For complete breakdown of trip generation, please consult the Applicant’s Trip Generation Memorandum.

Based on the forecasted minimal impact to trip generation, no site-generated issues were identified in the Trip Generation Memorandum.

Transportation Comments and Recommendations

Based upon review of the Applicant's submission materials, DTCI has the following comments:

Traffic Study

1. DTCI has reviewed the Applicant's Trip Generation Memorandum and finds it to be an acceptable evaluation of this development as proposed.

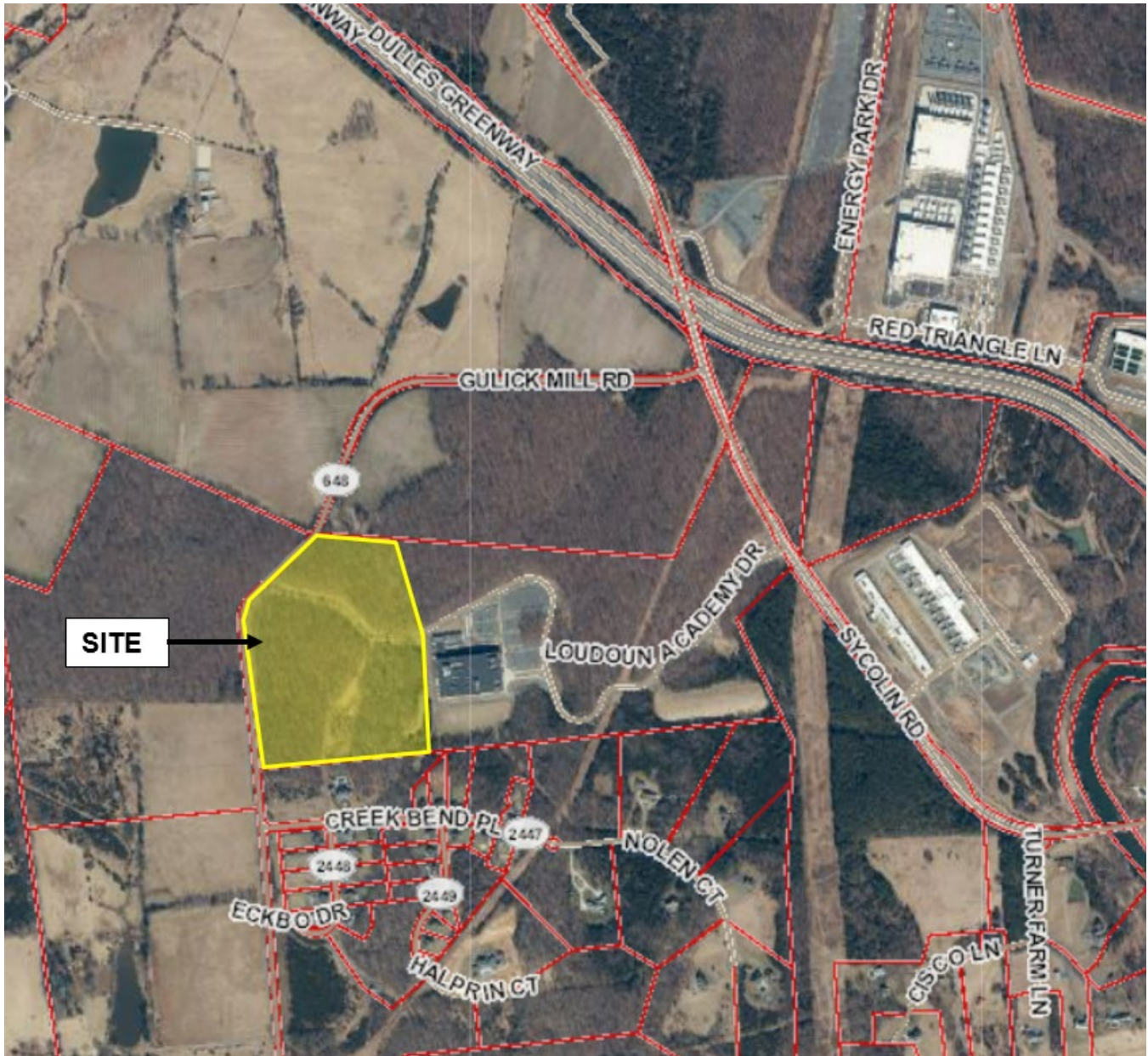
Roadway Network and Site Access

2. The subject property is accessible from Sycolin Road and via an emergency-only access point on Gulick Mill Road. The current application does not propose changes to the site access. The existing access is acceptable to DTCI.

ATTACHMENT

1. Site Vicinity Map

cc: Lou Mosurak, AICP, Assistant Director, DTCI
Marie Pham, Acting Transportation Planning Program Manager, DTCI
Yao Lu, P.E., Loudoun Area Land Use Engineer, VDOT



CMPT 2022-0003, SPEX 2022-0038
Academies of Loudoun Service Center

ATTACHMENT 1