



April 01, 2022
Engineering, Planning & Development Quarterly Update
For the period January 1, 2022 through April 1, 2022

Table A			
Applications Currently Being Processed			
Case Type/#, Applicant Name	Location/Address	Review Type	Status See Legend
RZ20-01 Western Loudoun Projects	North of Rt 7, west of Mayfair developments	Zoning Map Amendment	UR. Revised plans received 03/23/2022.
SUP20-01 & CRCP20-01 Western Loudoun Park & Ride	North of Rt 7, west of Mayfair developments	Special Use Permit	UR. Revised plans received 03/23/2022.
SUP20-02 & CRCP20-02 Fields Farm Park Recreation Fields	North of Rt 7, west of Mayfair developments	Special Use Permit	UR. Revised plans received 03/23/2022.
TP21-06 Patrick Henry College new dormitories & associated parking	10 Patrick Henry Circle	Site Plan to construct five new dorm buildings	WOA. Met with applicant 03/30/2022 to discuss site plan comments sent on 03/03/2022.
TP21-04 Comcast	311 Maple Avenue N	Site Plan for building addition	WOA. Contract signed and awaiting new plans for review.
TP21-03 Barrett BLA21-01 Barrett; ESMT21-01 Barrett; MSP21-01 Barrett	311 32 nd Street S	Subdivision on private access easement	WOA. Staff sent comments on 03/21/2022 to applicant.

TP21-01 Crisak Inc. office & warehouse	210 Shephardstown Court	Site Plan for contractor's office	WOA. Second submission comments sent by staff on 03/04/2022.
TP20-02 4 X Concrete	265 Shephardstown Court	Site Plan for contractor's storage yard	WOA. Third submission comments sent by staff on 03/14/2022.
TP17-07 Morgan Meadow	N Hall Ave	5-lot & open space subdivision Construction Plan & Profile, on private access easement	WOA. Second submission comments sent by staff on 7/22/2021.

Table B

Recently Approved Applications

Case Type/#, Applicant Name	Location/Address	Review Type	Status See Legend
TP18-03 Freemont Industrial	215 Shephardstown Court	Site Plan	WOA: Site plan approved. Waiting on Zoning Permit and performance bond.
LC20-02 Billigmeir	32nd Street S	Subdivision Plat of Consolidation	Approved 08/05/2021.
Vineyard Square	130-148 21 st Street N	Site Plan	Approved 03/01/2016.

Table C

Projects Under Construction

Case Type/#, Applicant Name	Location/Address	Review Type	Status See Legend
TP21-02 ESA Warehouse	250 Shephardstown Court	Site Plan for commercial kitchen and warehouse	Site Plan approved. Zoning Permit issued 08/30/2021. Building under construction.
TP20-01 Ranger Glass	275 Shephardstown Court	Site Plan for glass manufacturer's office	CDA20-04 approved, Site Plan approved. Zoning Permit issued 02/12/2021. Building under construction.
Loudoun County Dept of Transportation & Capital Infrastructure (DTCI)	410 E St E	Site Plan demolish & build new group home	Under construction.

Valley Storage self-storage warehouse facility	37231 Richardson Lane	Site Plan	Under construction.
TP17-06 Old Dominion Storage & Potomac Custom Builders	245 Shephardstown Court	Site Plan Amendment and CDA	WOA: Site Plan and CDA approved 10/10/2017. Awaiting Zoning Permit and bond.

Table D

Recently Completed Projects

Case Type/#, Applicant Name	Location/Address	Review Type	Status See Legend
BZA21-01 Drohan/Tipton	200 Maple Avenue S	Variance for fence height	BZA approved 02/23/2022.
ZCA21-05 Town of Purcellville	Historic Preservation Overlay District	Zoning Ordinance Text Amendment	Town Council ended discussion on 02/08/2022
CDA21-03 Bia Kitchen on 21 st Street	108 21 st Street N	Certificate of Design Approval for restaurant	Occupancy permit issued. Project completed.

Legend: UR – Under Review; WOA – Waiting on Applicant; CDA – Certificate of Design Approval; ZCA – Zoning Code Amendment; SUP – Special Use Permit; RZ – Rezoning; CP – Commission Permit; BZA – Board of Zoning Appeals; TP – Town Plan; LC – Lot Consolidation

EXPANDED ACTIVITY DETAILS

RZ20-01 Western Loudoun Projects

- Rezoning and Special Use Permits submitted 09/29/2020.
- Comment letter issued 03/17/2021.
- Applicant response received 06/30/2021.
- Commission Permit submitted 06/30/2021.
- Comment letter issued 09/28/2021.
- Response to second submission incompleteness letter received 01/6/2022.
- Comment letter issued 02/14/2022.
- Received third resubmission of plans on 03/23/2022.

TP21-04 Comcast – 311 Maple Avenue N

- Site Plan for building addition submitted and under review.
- Contract signed and awaiting new plans for review.

TP21-03 Barrett – 311 32nd Street S

- Subdivision on private access easement submitted and under review.
- First submission comments issued 8/2/2021.
- Revised plans received 12/22/2021.
- Comment letter sent to applicant on 03/21/2022.

TP21-01 Crisak – Mayfair Industrial Park Lot 12, 210 Shephardstown Ct

- Site Plan submitted 1/25/2021 and under review.
- Comment letter issued 4/23/2021.
- Revised plans received 12/1/2021.
- Comment letter sent to applicant on 03/04/2022.

TP20-02 4 X Concrete – 265 Shephardstown Court

- Site Plan submitted 02/12/2020 and under review.
- Revised plans received 07/30/2021.
- Third submission comments sent by staff on 03/14/2022.

TP19-01 Brewster Lane Restaurant - 200 & 230 Brewster Lane

- Received construction plan on 12/28/18
- First submittal was sent to reviewing agencies on 1/4/19 for review.
- Waiting for return comments from engineer
- Third Submittal received and sent out to reviewing agencies
- On hold pursuant to applicant's request.

TP18-03 Freemont Industrial – Lot 2 Mayfair Industrial Park

- Site Plan submitted 9/25/2018 and under review.
- Second Submittal received and sent to reviewing agencies on 7/2/19.
- Third Submittal received and sent to reviewing agencies on 2/27/2019.
- Right of Way Permit submitted for review on 2/26/2019.
- Received Deed of Easement and Record plat recorded.
- Final site plan approved.
- Awaiting zoning permit and performance bond.

TP17-07 Morgan Meadow (formerly Beauma Meadows) – N Hall Avenue.

- Preliminary Subdivision Plat approved on 8/24/16.
- Boundary Line Adjustment submitted. Waiting on fee.
- Boundary Line Adjustment approved.
- Subdivision Construction Plans & Profile under 2nd submission review.
- Staff's project comments sent on 7/23/2021.

TP17-06 Old Dominion Self Storage – Lots 5A Mayfair Industrial Park

- New Construction Pre-Submission Site Plan submitted 8/21/2017.
- Documents distributed for review 8/21/2017.
- CDA approved 10/10/17.
- Deed of Easement and Plat recorded.
- Awaiting zoning permit and performance bond.

Vineyard Square

- Site Plan approved 03/01/2016.

Permits Issued:

	<u>January 1 through April 1, 2022</u>
Zoning Permits (general permits)	71
Occupancy Permits (not temporary)	Residential-7; Commercial-12
Temporary Occupancy Permits	0
Sign Permits – Temporary	3
Sign Permits – Permanent	13
Sign Waivers	0
Zoning Determination Letters	0
Zoning Clearance Letters	0

Land Development Applications:

	<u>January 1 through April 1, 2022</u>
Annexations/Corporate Boundary Line Adjustments	0
Comprehensive Plan Amendment	0
Zoning Code Text Amendment	1
Proffer Condition Amendment	0
Zoning Map Amendment	1
Commission Permit	0
Special Use Permit	2
BZA Appeal of an Administrative Decision	0
BZA Variance	1
BZA Special Exception	0
BAR Pre-Application Discussion	0
BAR Certificates of Design Approval	1
BAR Demolition Review	0
Appeal of CDA to Town Council	0
Subdivision Pre-Application Discussion	1
Plat & Deed of Lot Consolidation	1
Plat & Deed of Boundary Line Adjustment	0
Plat & Deed of Easement	8
Minor Plan & Deed of Subdivision	1
Preliminary/Final Plat & Deed of Subdivision	0
Preliminary Plat & Deed of Subdivision	1
Extension of Preliminary Plat	0

Revision of Preliminary Plat	0
Engineering Construction Plan & Profile	1
Revision of Construction Plan & Profile	0
Record Plat & Deed of Subdivision	0
Land Development & Subdivision Control Ordinance Exception	0
Site Plan Pre-Application Discussion	3
Preliminary/Final Site Plan	0
Preliminary Site Plan	0
Site Plan Amendment	0
Final Site Plan	0
Minor Site Plan	0
Grading Plan	0
As-Built Plan	0
Bond Approval	0
Bond Extension	0
Bond Reduction	0
County Referral	0

Complaints/Violations for January 1 through April 1, 2022:

Code Violation Warnings – courtesy letters	5
Formal Notices of Violation Issued	1
Illegal Signs Confiscated in the Town’s Right of Way	20
Violations Yet To Be Resolved	5
Resident Complaints	4
TOTAL VIOLATION FILES	18

2
 FISCAL YEAR 2022-2027 CAPITAL IMPROVEMENT PROGRAM
 1-Apr-22

PROJECT	CURRENT PHASE	APPROVED CIP BUDGET	% of full project complete	CURRENT STATUS
General Fund				
Main Street & Maple Avenue Intersection Ph. 2	Land Acquisition	\$ 1,210,372.00	50%	90% design complete. ROW negotiations underway (easements from 5 out of 8 property owners have been obtained).
Nursery Avenue Improvements	Complete	\$ 2,471,143.00	100%	Project is complete. Town to submit final reimbursement request to VDOT. Remove from CIP report.
12th Street Improvements	Land Acquisition	\$ 2,448,694.00	45%	90% design complete. ROW negotiations underway (easements on 23 out of 32 parcels have been obtained).
32nd & Main Street Intersection Improvements, Phase 1. Pole Mounted Speed Display Signs on Main Street	Project Closeout	\$ 1,631,580.00	95%	Town Maintenance Department installed the signs in February 2022. VDOT inspected/approved sign installation. Next step is a post-construction speed analysis of the data collected from the new signs. The results of the speed analysis will be presented to Town Council next quarter.
32nd & Main Street Intersection Improvements, Phase 2.	Future	\$ 1,631,580.00	0%	Concept plans submitted, along with Signal Justification Report. Town has determined to move forward with Phase 1 and then re-look at other intersection improvements. Project is substantially complete. Remaining punch list items are weather dependent and cannot be corrected until April/May 2022.
Hatcher Avenue Sidewalk Improvements	Construction	\$ 620,000.00	95%	95% design complete, pending resolution of comments from Loudoun County B&D (VSMP) and additional funding source. Received proposal from Design Engineer to address County comments. Source(s) of additional funding TBD.
Hirst Farm Pond Conversion	Design	\$ 600,000.00	45%	Sent request to Dominion Power for design & construction. Met with Dominion on-site to collect information. Currently under design by Dominion.
Street Lighting, N Maple Avenue	Design	\$ 200,000.00	5%	

PROJECT	CURRENT PHASE	APPROVED CIP BUDGET	% of full project complete	CURRENT STATUS
ERP Software Phase 2	Design	\$ 70,200.00	1%	Staff has contacted Tyler Tech requesting an update for scheduling next steps to get permitting software active. Town team has not been contacted by Tyler Tech regarding permitting software. Town met with Loudoun County, but at this time it is not feasible to join with the County under their software package.
Berlin Turnpike, Eastgate Dr. PHC circle Intersection	Future	\$ 700,000.00	0%	FY25 Loudoun County CIP funding
S 20th Street Sidewalk, A Street to Public Works	Future	\$ 1,201,000.00	0%	Project is dependent on receipt of Loudoun County CIP funding.
S 32nd Street Sidewalk, J Street to Nursery Avenue	Future	\$ 1,292,000.00	0%	Project is dependent on receipt of Loudoun County CIP funding and VDOT RS funding.
Sue Kane Nature Park Multiuse trail	Design	\$ 270,000.00	25%	Project is at 90% design and currently under review by DCR and Loudoun County E&SC. Next step is public outreach via postcards to nearby residents.
Outdoor Stage - Dillon's woods	Future	\$ 170,000.00	0%	FY23 & 24
Bush Tabernacle floor & bathrooms	Design	\$ 300,000.00	60%	Town received final plans for the Tabernacle floor replacement 3/31/22. Town and DHR to review/approve. Town to work with Phil Message to determine best construction dates.
SR 690 N 21st Street Multiuse Trail Ph 1	Future	\$ 1,855,000.00	0%	Future with Loudoun County CIP funding FY24-25 and possible VDOT RS funding FY27-28.
S 20th Street Mid-block crosswalk	Future	\$ 152,000.00	0%	Project is dependent on receipt of Loudoun County CIP funding.
Water Fund				
12th Street Watermain Replacement	Design	\$ 354,182.00	60%	Will be designed with 12th Street Improvements. 90% design complete.

PROJECT	CURRENT PHASE	APPROVED CIP BUDGET	% of full project complete	CURRENT STATUS
Intake Structure for Hirst Reservoir, including dredging	Design	\$ 1,810,000.00	65%	Removal of dead trees along reservoir access road completed. Intake is 100% designed and construction plans and contract documents have been submitted to VDH for a Certificate to Construct and Certificate to Operate Permit. Also, the Application for a Dam Alteration Permit from DCR is underway. Project is scheduled to be bid in late spring contingent on VDH and DCR plan approval. Dredging work design is essentially complete; work to be completed after intake construction. To be funded using ARPA funds.
WTP to Town finished Watermain replacement Phase 1	Design	\$ 2,000,000.00	15%	Task Order received. ARPA funding approved by the Town Council in December. Design began with survey work which was completed in February. Design is ongoing
Water Storage Tank, Fields Farm property	Pre-design: Request for Proposal (RFP) or Task Order	\$ 3,746,000.00	5%	RFP advertised December 10, 2021 and Proposals were due January 14, 2022. Selection committee read proposals and conducted interviews. Notice of Award February 18, 2022. Design engineer is finalizing the proposal and Town will be executing the contract soon.
Hall Avenue/O Street watermain replacement	Construction	\$ 294,400.00	70%	Bids opened February 11, 2022 and contract awarded March 2, 2022. Notice to Proceed given March 30, 2022. A material delivery delay on ductile iron pipe will delay construction start.
F Street watermain replacement	Design	\$ 374,400.00	25%	100% design plans submitted from consultant. ON HOLD - Additional funding needed.
Wastewater Fund				
East End Pump Station generator	Construction	\$ 277,000.00	70%	Bids opened February 18, 2022 and contract awarded March 7, 2022. Notice to Proceed given March 30, 2022. A material delivery delay on the generator will delay construction start.
West End Pump Station (Abandonment)	Land Acquisition	\$ 561,300.00	45%	100% design plans completed but due to difficulty in ROW negotiation, a minor re-design is being made that will result in the need for only one remaining easement.

PROJECT	CURRENT PHASE	APPROVED CIP BUDGET	% of full project complete	CURRENT STATUS
12th Street Sanitary Sewer rehabilitation	Complete	\$ 150,000.00	100%	Project construction of lining main and manholes completed November 2021. Staff is getting quotes for lateral lining at the main.
SCADA System Upgrade	Design	\$ 500,000.00	5%	Town team is working with contractor (Jacobs) to refine scope and timeline. They have already had their team on-site to help better define the Town's needs. Current timeline assumes NTP May 1, with completion in March 2023. Tasks include: Kickoff meeting and project defined 1 month. Design deliverables 3 months, procurement & delivery 3 months (depending on supply chain), install equipment 2 months, Replace existing PLCs, software conversion, HMI upgrade, remote SCADA systems, startup and commissioning 2 months.

Commercial Vacancies January 1, 2022 - April 1, 2022

Use Type:	Sector of Town	Address	Count of Vacant Units				Comments
			April 1, 2022	Jan. 1, 2022	Oct. 29, 2021	N/A	
O (Office)	Sector of Town	Address	April 1, 2022	Jan. 1, 2022	Oct. 29, 2021	N/A	Comments
I (Indust)							
O	AREA 1: On Main Street East of Pickwick to Town limits (includes Purcellville Gateway and Catocotin Corner)	17336 Pickwick Dr.	1	1	1		Large freestanding building on east side of Pickwick. A portion of the building is occupied.
C		100 A 1/2 Gateway	1	1	1		Padlocked doors and covered windows, located between the addressed spaces of 100 A & 100 B within Purcellville Gateway.
C		130 Gateway	1	1	1		Former Mediter-Rustic Restaurant within Purcellville Gateway.
C	AREA 2: On Main Street east of Maple Ave. to Pickwick Dr. Includes shopping centers at	128 N. Maple Ave.	1	1	1		The Shoppes at Main and Maple, in the alley area. Banner reads "coming soon South Fork Dentistry".
C		200 N. Maple Ave.	1				The Shoppes at Main and Maple, former freestanding bank
C		801 E. Main St.	1	1	1		Former Rite Aid freestanding building.
C		10201 S. Main St.	1	1	1		In Giant shopping center.
C		860 E. Main St.	4	4	4		Old Theatre Centra, upstairs & ground floor

Commercial Vacancies January 1, 2022 - April 1, 2022

C	AREA 3: On Main St between east Hatcher Ave. and West Maple Ave. Includes shopping centers the northwest and southeast corners of Main St. and Maple Ave.)	850-B E. Main St.	1	1	1		Red Oak Place commercial strip center (behind Old Theater Central)
C		740 E. Main St.	1	1	1		Former DS-F residence turned into freestanding commercial office/retail
O		17341-C & D Pickwick Dr	2	2	2		"Townhouse" appearance, under/over offices on west side of Pickwick
C		130 Main St. E.	1	1	no vacancy observed		
C		144 Main St. E.	1	1	no vacancy observed		
C		211 Main St. E.	1	1	no vacancy observed		Front of building, facing Main St. E. (rear section, facing Hatcher is occupied)
C		201 N. Maple Ave.	2	2	1		
C		101 - A" & "B" S. Maple Ave.	2	2	2		
C		609-AA E. Main St.	1	0	0		
C		609-N E. Main St.	1	1	1		new tenant fit-up under way
C	609-X E. Main St.	1	1	1			
C	AREA 4: On Main St. between west Hatcher Ave. to 23rd Street. Includes	151 W. Main St.	1	1	1		

Commercial Vacancies January 1, 2022 - April 1, 2022

C		109 E. Main St.	1	1	1		
C	AREA 5: Between 21st & 23rd Street. Includes entirety of N. 21st. St.	101 21st St.	1	1	1		known as "White Palace"
C		148 21st St.	1	0	0		Dominion Tea has relocated to another location in Town.
C	AREA 6: North of Main Street on Hatcher Ave. to Hirst. Includes Brewster Lane.						No vacant spaces observed.
C	AREA 7: On Main St. from 23rd St. to western town limits	701 D Main St W	1				
I	AREA 8: West of Purcellville Rd. between Richardson Lane and north of Sheperdstown Ct. (Industrial Park)						No vacant spaces observed.
C	AREA 9: Hirst Road between Berlin Turnpike and Hillsboro Rd./21st St.	341-A N. Maple Ave.	1	1	1		Warehouse "for sale or lease", north of W&OD
O		117 N. Bailey Ln.	1	1	1		
O		205 E. Hirst Rd.	3	3	3		
C		201 E. Hirst Rd.	1	1	1		

Commercial Vacancies January 1, 2022 - April 1, 2022

	Total Vacancies	36	37	36	
C	Commercial Vacancies	29	28	27	
O	Office Vacancies	7	8	8	
I	Industrial Vacancies	0	1	1	
The Town's tenant vacancy rate has been derived using the quarterly data provided by the Loudoun Co Dept of Econ Dev		5.8%*	6.60%	6.60%	

** Vacancy Rate: Rate is provided as direct vacant available percent (i.e. space offered for lease directly from the landlord or owner of a building, as opposed to space being offered in a building by another tenant (or broker of a tenant) trying to sublet a space that has already been leased).*

Home Occupation Businesses	Apr. 1, 2022	Jan. 1, 2022	Oct. 29, 2021	N/A
Total	157	154	152	
Newly Opened	6	2	8	
Closed	3	0	4	
Gain/Loss	3+	2+	4+	

Commercial Vacancies January 1, 2022 - April 1, 2022

Commercial, Industrial and Office Vacancies

The above counts are based on observed units available, not square footage. The Planning, Engineering and Development Department does not have the staff capacity to provide the leasable square footage for each address or business suite, nor are we able to track all businesses. The vacant business unit addresses can be expected to change even on a daily basis as this is only a snapshot of apparent vacancies as of the week of the survey. The research was informal and conducted during the week of March 28, 2022, by windshield survey. The survey provides what appear to be vacancies in the various commercial/industrial districts. Please note that a survey of this type can often miss a few units resulting in some units that will go uncounted, particularly within multi-story buildings.