



Plans & Profiles

Quarterly Newsletter from William H. Gordon Associates

Spring 2007

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New Principals Named

Ms. Paula M. Fleckenstein, CPA; Mr. Mark A. Dyck, CLA; and Mr. Wayne E. Foard were recently named as new Principals of William H. Gordon Associates, Inc. (WHGA). These new Principals have been named in recognition of their tireless commitment to the corporation's goals and objectives.

Mr. Wayne E. Foard has provided valuable management and survey experience to the WHGA survey division since 1987. His 30+ years of experience incorporates all aspects of land surveying including boundary and topographic surveys, utility as-built surveys, stream cross-section surveys, lease line surveys, roadway surveys, forensic surveys, structural/architectural surveys, and high-precision horizontal and vertical control surveys using Global Positioning Systems (GPS). As Director of Field Survey in the Chantilly office, Mr. Foard provides exemplary survey consulting services to a multitude of public and private sector clientele in the DC Metropolitan and Mid-Atlantic areas.



Mr. Mark A. Dyck, CLA, currently serves as the Director of WHGA's Charles Town, West Virginia office where he plays an influential role in the planning and design of communities and facilities in the region. A resident of Jefferson County, Mr. Dyck graduated from the University of Manitoba (Canada) in 1991 with a B.E.S. degree in Environmental Studies, and has over 15 years of experience in master planning, urban design, and landscape architecture. Mr. Dyck's community activities include serving as the Chair of the Charles Town Parks and Recreation Committee, serving as a member of the Eastern Panhandle Home Builders Association Legislative Committee, serving on the Jefferson County Development Authority, and playing an integral role in the revisions to the Berkeley County Subdivision Regulations as a member of the rewrite committee. Most recently, he was appointed as a member of the City of Charles Town Citizens Advisory Committee providing input to the City Council on their proposed Urban Growth Boundary and Comprehensive Plan.



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Ms. Paula M. Fleckenstein, CPA, joined the firm in 2002 as Chief Financial Officer and has been instrumental in the development of many corporate initiatives. As Director of Shared Services, she will be responsible for corporate functions, including Accounting, Human Resources, Information Technology and Marketing. Ms. Fleckenstein graduated with honors from the University of Maryland's College of Business and Management. Her 20 years of experience includes serving as CFO for a \$65M professional services firm, where she directed multiple merger and acquisition transactions, as well as starting her own accounting consulting company. She is a member of the American Institute of Certified Public Accountants.



WHGA Employee Chosen for Leadership Jefferson Program

The Jefferson County Chamber of Commerce goes through an annual selection process to identify candidates for the Leadership Program. These candidates pursue ten months of extensive training specifically designed to educate current and future community leaders about the assets, opportunities, and hurdles in Jefferson County, West Virginia. WHGA is honored to have one of their employees, Ms. Traci Taylor, be selected for this year's Leadership Jefferson Program.

Of the approximately 50 candidates applying for the program each year, only 25 are chosen by the Jefferson County Chamber of Commerce to participate. Applicants state why they want to be considered for Leadership Jefferson, and what they hope to achieve through the program. Consideration is also given to the applicant's professional background.

Through the course of the ten-month program, participants will essentially earn their "masters degree" by attending monthly events, which include tours, presentations, panels, discussions, competitions, and challenges covering topics such as tourism and team building, local government, history and culture, state government, land use,

and agriculture. Participants are also asked to choose a year-long community project to pursue from various proposals created by local non-profit organizations. The program helps the participants develop their leadership and teamwork skills so that they may have a greater impact in their communities.

WHGA congratulates Ms. Taylor on her selection and encourages each of its employees to take a proactive approach to supporting and improving the communities where they work and live. For more information about the Leadership Jefferson program and how to apply visit www.jeffersoncounty.com/leadership.



WHGA Names Seven New Associates

WHGA is pleased to announce that Mr. Brian Cipriano, Mr. Roy Clark, Mr. Tim Klabunde, Ms. Kristen Ringstaff, Mr. Alan Stevens, Mr. Daniel Strain, and Mr. Chad Wallen were all named as Associates at WHGA. Their recognition as Associates during 2006 is due to their demonstrated value to the company through their experience and their leadership.



Mr. Brian Cipriano
Senior Landscape Architect



Mr. Alan Stevens
Survey Crew Chief



Mr. Roy Clark
Director of Planning & Land Use Services



Mr. Daniel Strain
Purchasing Agent/Building Manager



Mr. Tim Klabunde
Director of Marketing



Mr. Chad Wallen
Senior Project Planner



Ms. Kristen Ringstaff
Project Manager

These individuals have recognized the opportunities available within WHGA to pursue professional goals in concert with corporate objectives, and their continued contributions will be instrumental in the company's future.

West Virginia Localities Propose New Regulatory Requirements

As a leading provider of civil engineering and land planning services in the Eastern Panhandle region of West Virginia, WHGA makes a significant effort to participate in the review process of local regulatory documents. Three of the local jurisdictions are pursuing regulatory ordinances and revisions that may significantly impact the land development processes and/or land use regulations in those jurisdictions. WHGA has prepared this brief summary of the proposed requirements in Berkeley County, Jefferson County, and the City of Charles Town. Clients are encouraged to contact us to review possible impacts associated with their specific projects.

Berkeley County - Zoning Ordinance

Berkeley County is pursuing the introduction of countywide zoning that will significantly change permitted land uses in the county. The approach

of the County, as observed by WHGA, has been to establish a reasonable level of land use management for the development currently permitted in Berkeley County. The ordinance, which is based upon written text and a map contained in the comprehensive plan, will define growth areas within the county along with permitted uses and densities. This Ordinance may be put to public referendum in fall of 2007 or spring of 2008, although the County Commission has the authority to adopt this regulation without a public vote. A draft of the ordinance may be released as early as May 2007.

At this time, it is unknown how vesting will be addressed with the adoption of the ordinance; however, indications are that higher density projects may only be permitted by special exception. It is critical that potential impacts to any development be examined and an evaluation of vested rights be

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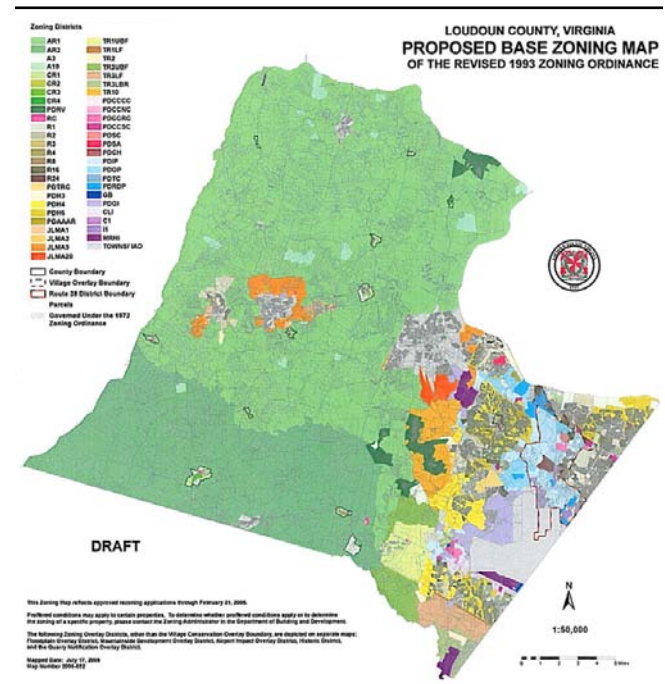
Loudoun County Downsizing: Hardship or Opportunity?

On December 5, 2006, after lengthy reviews, the Board of Supervisors and Planning Commission adopted amendments to the Loudoun County Zoning Ordinance for the Rural Policy Area, including the remapping of 227,904 acres of western Loudoun County. The result of these amendments are several new land use options for Loudoun County's Rural Policy Area, including the AR-1 and the AR-2 District.

These adopted amendments more than double the number of permitted commercial uses in the rural zones including 70 new uses, compared to the 26 previously permitted with the existing zoning. These additional uses benefit many sectors, including non-agricultural activities and hospitality businesses. The new zoning ordinance provisions now permit non-agricultural based businesses in the rural policy area that were restricted before the amendments were adopted. Bed and breakfasts, inns, and other hospitality venues benefit greatly from these changes including the elimination of lengthy processes for special events where the number of guests does not exceed the sleeping capacity of the establishment. Previous restrictions on events with guests exceeding the sleeping capacity of the establishment were also simplified to allow a maximum of 10 events per year, with 14 days separating each event without having to go through public hearings for special exceptions.

Not only do the amendments have a significant impact on business growth in the western region of Loudoun County, residential uses are also impacted by the changes. The amendments reduce previously permitted residential densities; however, they offer more flexibility in subdivision design and layout. The three new residential development options created to offer this flexibility include clustering, base density development, and principal/subordinate subdivision. WHGA has described the changes each of these options offer in the AR-1 and AR-2 Districts on page 5.

In conclusion, these new adopted zoning ordinance amendments create expanded business opportunities for property owners in the western parts of Loudoun County. New district zoning requirements provide landowners with more options and flexibility regarding subdivision design and layout. Regulations also provide more incentives within the western areas of the county in order to promote commercial economic viabilities and reduce pressure for residential growth. For more information please visit www.loudoun.gov/rural/index.htm.



LOUDOUN AR-1 DISTRICT ZONING

Clustering Subdivision option can be used to maximize lot yield, but should generally be used when all lots are created at one time.

Requirements:

- Maximum lot yield shall be one lot per 5 acres
- Minimum acreage required to subdivide is 20 acres.
- Minimum cluster lot size with onsite water and wastewater is 40,000 square feet, exclusive of a major floodplain.
- Minimum cluster lot size with onsite water and offsite wastewater is 20,000 square feet, exclusive of a major floodplain.
- There is currently no minimum cluster lot size for lots with offsite water and wastewater.
- Maximum cluster lot size is 4 acres.
- At least 70% (or minimum of 15 acres) of the lot must be set aside for a Rural Economy Lot.

Base Density Development option is one of the simpler ways to subdivide lots.

Requirements:

- Lots must have onsite water and wastewater, and must be subdivided one lot per 20 acres.
- Minimum acreage required to subdivide is 40 acres.

Principal/Subordinate Subdivision option enables property owners to “spin-off” lots. Multiple lots may be subdivided as long as the total lot yield established for the property initially is not exceeded. Water and wastewater need to be located on the lot served.

Requirements:

- Lots must be subdivided one lot per 10 acres.
- Minimum acreage required to subdivide is 20 acres.
- Minimum lot size with onsite water and wastewater is 80,000 square feet, exclusive of a major floodplain.
- At least one lot of a minimum of 15 acres is required.

LOUDOUN AR-2 DISTRICT ZONING

Clustering Subdivision option can be used to maximize lot yield, but should generally be used when all lots are created at one time.

Requirements:

- Maximum lot yield shall be one lot per 15 acres.
- Minimum acreage required to subdivide is 40 acres.
- Minimum cluster lot size with onsite water and wastewater is 40,000 square feet, exclusive of a major floodplain.
- There is currently no minimum cluster lot size for lots with offsite water and wastewater.
- Maximum cluster lot size is 4 acres.
- At least 70% (or minimum of 25 acres) of the lot must be set-aside for a Rural Economy Lot.

Base Density Development option is one of the simpler ways to subdivide lots.

Requirements:

- Lots must have onsite water and wastewater, and must be subdivided one lot per 40 acres.
- Minimum acreage required to subdivide is 80 acres.

Principal/Subordinate Subdivision option enables property owners to “spin-off” lots. Multiple lots may be subdivided as long as the total lot yield established for the property initially is not exceeded. Water and wastewater need to be located on the lot served.

Requirements:

- Lots must be subdivided one lot per 20 acres.
- Minimum acreage required to subdivide is 40 acres.
- Minimum lot size with onsite water and wastewater is 80,000 square feet, exclusive of a major floodplain.
- At least one lot of a minimum 25 acres is required.

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made while ordinance changes are still pending. Historically, vesting has been achieved when the development is shown on a plat, which has been approved by the Planning Commission.

Berkeley County - Subdivision Ordinance

Berkeley County is also pursuing revisions to their current Subdivision Ordinance, which, if adopted, will have a substantial impact on subdivision design in Berkeley County. The approach of the County, as observed by WHGA, has been to update the existing regulations and expand development requirements. The area of greatest impact may be the adoption of additional environmental regulations that would limit the area of disturbance allowed by development. Draft changes to date would not substantially impact current subdivision layout practices; however, if an applicant wants to ensure they can proceed under the current regulations, they should consider pursuing the approval of all final plats.

The Ordinance will be the subject of several public hearings, starting in late spring and potentially continuing through the summer months. The input from these hearings may be incorporated into proposed documents. At this time it is unknown how vesting will be addressed with this regulatory change.

Jefferson County - Zoning Ordinance

A significant rewrite of the Jefferson County Zoning Ordinance will see performance zoning introduced to the County. Performance zoning is a complex system of formulas that review the natural assets and liabilities of properties to determine permissible uses and densities. If this system is adopted, land use planning in Jefferson County will become more complicated and to a large degree unpredictable. The most significant impact will be on land use

in the rural agricultural areas, which will be principally focused on preserving agricultural land. All property owners in Jefferson County will be affected by this ordinance and should immediately act to determine its impact on their property through an evaluation of the proposed regulations. Adoption of these ordinances may occur as soon as 2008.

Jefferson County - Subdivision Ordinance

Sections of the draft subdivision ordinance have been released for public review. WHGA is undertaking a review of the draft at this time. Changes to the process are extensive, including elimination of the CIS, to be replaced by a Concept Review, a public hearing on the Preliminary Plat, and required approval of the Final Plat. Adoption of these ordinances may occur as soon as 2008.

City of Charles Town - Zoning Ordinance

The City of Charles Town has completed its public input process prior to the drafting of a new Zoning Ordinance. Staff is now proceeding with the draft, which will be submitted to an advisory committee that will begin meeting in May of 2007. WHGA will be undertaking vesting reviews of projects, as requested, upon the release of the draft Zoning and Subdivision Ordinances.



As these ordinances progress, WHGA will provide additional updates upon request. For more information please contact Mark A. Dyck, CLA, at WHGA's Charles Town, West Virginia office.

WHGA's Leesburg Office Names New Director



WHGA has named Ms. Linda Erbs as the new Director of the Leesburg office. Ms. Erbs will provide management and oversight of the entire 36-

person Leesburg staff, as well as play an essential role in Business Development for the company. Ms. Erbs brings over 30 years of engineering, land development, and land use experience to her new role at WHGA.

Ms. Erbs' prior experience and professional responsibilities include her recent role in the WHGA Leesburg Office as the Director of Engineering and Land Use Services. She was previously employed by Loudoun County where she held several leadership positions, including her last position as Chief of Engineering and Environmental Management.

Ms. Erbs has a comprehensive understanding of the Loudoun County regulatory environment, including the County's Revised General Plan, Zoning Ordinance, Land Subdivision and Development Ordinance and Facilities Standards Manual. Her familiarity with the regulatory staff, ordinances, and processes, as well as the County's operating structure, departmental responsibilities, and elected and/or appointed

officials are invaluable to the clientele served by WHGA. Ms. Erbs has facilitated economic development, mixed-use development land use proposals and County projects from both the public and private sector perspective. She currently serves on three (3) Loudoun County Board of Supervisors advisory committees, including the Fiscal Impact Technical Advisory Committee, the Chairperson of the Water Resource Technical Advisory Committee, and the Facilities Standards Manual Public Review Committee. In addition, Ms. Erbs is a member of NAIOP's Government Affairs Committee and Co-Chairs the Loudoun Subcommittee for that organization.

Ms. Erbs' extensive experience will continue to be an invaluable asset to WHGA's clients. WHGA's commitment to maintaining strong client relationships and providing high-quality service that exceeds our client's expectations will be enhanced by Ms. Erbs' leadership abilities. Ms. Erbs will continue to pursue opportunities for WHGA to provide value added services to our clientele including civil engineering, surveying, landscape architecture, land planning, site security consulting, and GIS services.

Did You Know?

VDOT 527

Recent passage of revisions to VDOT's 527 Regulations will greatly impact many of us in the development community. Starting later in 2007, VDOT will begin requiring traffic studies for projects whose traffic volumes exceed certain minimum thresholds. The traffic studies will be a requirement of rezonings, comprehensive plan amendments, and by right site plans. The minimum volume threshold for site plans is as low as 100 vehicles per hour, which is the equivalent of a gas station with 8 pumps or a 150 unit multi-family residential project. For more details please visit www.virginiadot.org/projects/chapter527 or contact Rob Walker in our Chantilly, Virginia office.

WHGA Named Top 20 Engineering Firm

Each year, the Washington Business Journal publishes its Book of Lists ranking firms in various business categories. 2006 represented another year in which WHGA expanded our market reach through diversified services and client satisfaction. WHGA was listed as number 17 among the top 20 engineering firms in the 2007 Book of Lists for the Washington DC-Metro area. The list also included other national firms like CH2M Hill, URS, PBS&J, Parsons Brinckerhoff, and HNTB. WHGA continues to advance in our market position as represented by our move up from the 19th spot on last year's list.

WHGA's achievements are in no small part a result of the strong professional relationships established with our clientele. It is their recognition of WHGA's commitment to provide value added services and achieve the client's goals that will continue to promote our market success in 2007.



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