

Holland & Knight

1600 Tysons Boulevard, Suite 700 | McLean, VA 22102 | T 703.720.8600 | F 703.720.8610
Holland & Knight LLP | www.hklaw.com

Michelle A. Rosati
(703) 720-8079
michelle.rosati@hklaw.com

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Mr. Patrick Sullivan
Director of Community Development
Town of Purcellville, Virginia
221 South Nursery Avenue
Purcellville, Virginia 20132

Dear Mr. Sullivan:

On behalf of the Applicant, Patrick Henry College, we respectfully submit the following information in support of its application for its Comprehensive Plan amendment and proposed rezoning of 78.13 acres in the Town of Purcellville:

BACKGROUND

In December 2009 the Town annexed approximately 66 acres of the current College property into the Town of Purcellville in order to enable the College to expand operations. This 66-acre area is immediately adjacent to the 40 acres which was already in the Town, this land was incorporated into a single 106-acre parcel by boundary line adjustment. The only boundary bifurcating the parcel was the Town-County boundary, which the annexation dissolved as to this parcel. The land which the Town annexed was zoned X, a transitional zoning district resulting from the annexed JLMA-3 zoning designation, and the remainder of the parcel is zoned I-P. Subsequent to the 2009 annexation, the college acquired a 9.44 acre parcel called Rebel Hill. This parcel is also zoned X. These two areas

are the only portions of the property owned by the College within the Town of Purcellville which are not currently designated in the I-P zoning district. In short, the College seeks to rezone these parcels so that the entire portion of the campus which lies within the Town of Purcellville is zoned I-P.

THE PATRICK HENRY COLLEGE MASTER PLAN

The development of the Patrick Henry College campus, a high-quality integrated design dominated by signature colonial-style buildings, has been illustrated on its Master Plan for development. While minor adjustments are made as the campus takes shape over the course of years, this Master Plan is virtually unchanged from the version which the Town reviewed in connection with the 2009 annexation. A copy of the Patrick Henry College Master Plan is attached for illustrative purposes only as a part of this submission.

Patrick Henry College sits at the primary entrance gateway to the Town. The College provides an attractive view of colonial architecture and manicured grounds to all who enter Town through this gateway, making a statement to the visitor about the quality of this community. The College is committed to maintaining this statement, as it is critically and logically tied with its mission. While the long-term growth and development of the College is anticipated to take place over the course of years, this core commitment remains, and will remain, vital to that process. Similarly, the relationship of the College to the Town, which is characterized by the integration of the Patrick Henry College campus into the Town visually as well as in other important ways, remains a core commitment and an integral part of the mission of the College.

Patrick Henry College periodically serves as a venue for meetings hosted by the Town, and other groups within the community. The College's Master Plan includes substantial facilities to host even larger gatherings, both indoor and outdoor. Patrick Henry College cooperates with Loudoun County Parks & Recreation to schedule use of its softball and soccer fields by organized youth leagues. The

character of the student body supports and strengthens a positive impression for the Town. Organized volunteer service projects by PHC students have benefited, and will continue to benefit the community. Many students and College Staff volunteer with the Purcellville Volunteer Rescue Squad and other community organizations. In addition, many students are employed at businesses in Town. College staff, faculty, and students purchase goods and services from businesses in Town. We believe the college is, and will continue to be, the largest private employer in Purcellville, and so the College is a net-positive contributor to the Purcellville economy.

THE COMPREHENSIVE PLAN AMENDMENT

The 66-acre parcel and the Rebel Hill parcel, while adjacent to and part of the Patrick Henry College campus, have no Comprehensive Plan designation as they were annexed into the Town after the 2006 date of the land use map. As these properties are adjacent to other land planned for institutional/government use, it is entirely appropriate to designate them consistently on the Comprehensive Plan. This Comprehensive Plan amendment requests that both parcels be designated institutional/government. This is consistent with the use as well as the Plan designation of the Patrick Henry College Campus, as well as the following Comprehensive Plan description of the use:

"The areas shown on the Planned Land Use Map designated as institutional/government include various public and semi-public buildings and facilities or those associated with public functions. Public uses include schools, community centers, Town-owned property (train depot, parking lots, Town Hall, wastewater treatment and water treatment plants). Public utilities such as electric power, telephone and other providers are included in this government category. Semi-public uses include institutions such as churches and the college, as well as Firemen's Field. "

The applicant notes, additionally, that the Comprehensive Plan recommends creation of a "unique land use category" for these land uses -- which did occur subsequent to the 2006 map publication date. That category is the I-P category, and the balance of the Patrick Henry College's campus which

lies within the Town of Purcellville is already zoned to that category. Thus, the Comprehensive Plan Amendment will support consistent and logical implementation of that land use designation.

THE REZONING

As shown on Sheet 4 of 4, the Concept Development Plan, the ultimate development of the 66-acre parcel and the Rebel Hill parcel is identified by land bay. This gives the Town the ability to understand how the uses which comprise an active, integrated college campus will relate to each other, and to the surrounding area, while permitting for some measure of flexibility for finer adjustments of placement within that envelope as the development of the campus unfolds over the course of years. For example, Land Bay D, on the Rebel Hill parcel, is designated for student housing, as is Land Bay B. These locations provide housing opportunities in close walking proximity to the academic core of the campus, while providing more diverse context -- close proximity to nearby commercial amenities in Land Bay D (with a possible future inter-parcel connection to the Catoctin Corner project to the south), and closer proximity to athletic fields and open space in Land Bay C (which may also contain certain College maintenance facilities). Land Bay A continues the concentration of academic buildings at the heart of the campus, and the layout, in totality, supports and furthers the concepts and aesthetic and practical principles of the Master Plan.

On behalf of Patrick Henry College, we look forward to working with the Town through the rezoning process.

Sincerely yours,

Holland & Knight LLP



Michelle A. Rosati