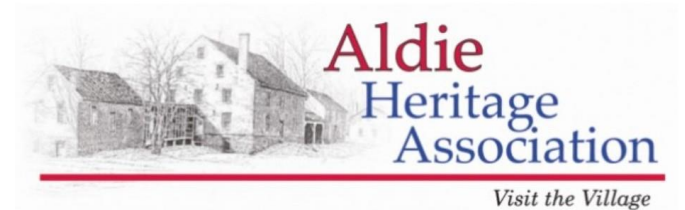


# “Aldie Assemblage” Proposal

A message from the Aldie Heritage Association concerning a proposed vote by Board of Supervisors to allow a large commercial development on property along Rt. 50 and Little River in the Village of Aldie



# A Large Commercial Development is proposed for the property around the existing firehouse

- 34,699 sq ft shops, brewery, guest rooms
- Parking for 164 vehicles
- Assumes rezoning of some portion

# Developer controls other Aldie Properties

- 60 acres behind this property (“Mount Aldie”)
- Old Aldie Rectory and nearby land
- *Has been stopped from doing unauthorized work on both properties*

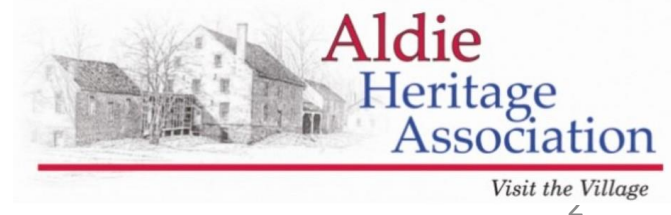


## Supervisors Strike New Deal to Restore Aldie Tavern, Protect St. Louis

📅 2020-12-09 👤 Renss Greene 💬 5 Comments

A complicated new deal worked out between the Loudoun County Board of Supervisors and a controversial developer could end up restoring the Aldie Tavern and protecting the village of St. Louis from development, but some rural Loudoun activists are worried.

The new deal entwines two spots where neighbors have fought for preservation and against new construction. In June 2019, after more than a year of effort by residents in and around the village of Aldie, the county abandoned its plans to build a new fire station next to the abandoned Aldie Tavern, opting to buy land near Gilbert’s Corner instead. Also, rather than their earlier plans to remove the Aldie Tavern from the Aldie Historic District to skirt a decision by the Historic District Review Committee that made the fire station project more difficult, supervisors voted to expand the historic district to include more county-owned land.





The Property (“Aldie Assemblage”) is the county-owned land previously to be used to the new firehouse. It does not include the existing firehouse, although the Concept Plan for the development does include it.



PARK ADMINISTRATION OFFICE	First Level	43	SqFt
TWO STORY BREWERY/PIB	Partial 1 Story (Above Tunnel)	3,500	SqFt
RETAIL SPACE FOR SMALL SHOPS	15 Units X 561 SqFt	8,415	SqFt
GUESTROOMS	10 GUEST ROOM X 561 SqFt	5,610	SqFt
GUESTROOMS	9 GUEST ROOM X 495 SqFt	7,475	SqFt
GUESTROOMS (BED/BREAKFAST)	5 GUEST ROOM X 1,012 SqFt	5,110	SqFt
(THRASHER HOUSE) RETAIL STUDIO	2 Story (418 + 1 Story) 785 SqFt	1,100	SqFt
SHOP (BATTERFIELD HOUSE)	Including Basement	2,476	SqFt
MONROE WOODBURN TAVERN 1789	2 Story + Basement	3,200	SqFt
<b>TOTAL SQUARE FOOTAGE</b>		<b>34,933</b>	<b>SqFt</b>

EXISTING ALDIE FIREHOUSE	2 Story Building	4,664	SqFt
PARKING FOR COMMERCIAL USES		18	SPACES
PARKING FOR FIELD PARK (PUBLIC)		45	SPACES

# Aldie Park

CONCEPT PLAN

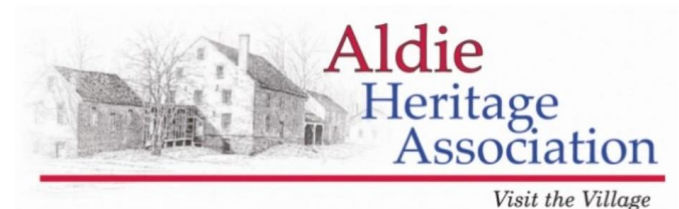
architect michael l oxman and associates llc 1/15/2020 ©

1. EXISTING FLOOD PLAIN
2. PARK ADMINISTRATION OFFICE
3. TWO STORY BREWERY
4. TERRACE
5. RETAIL SPACE FOR SMALL SHOPS AND COVERED WALK
6. ALDIE PARK PARKING AREA FOR FIELD PARK (PUBLIC)
7. RETAIL STUDIO (THRASHER HOUSE) TO BE RESTORED
8. SERVICE
9. GUESTROOMS (BED/BREAKFAST) ABOVE RETAIL SPACE
10. SHOP (EXISTING BATTERFIELD HOUSE) TO BE RESTORED

11. EXISTING MONROE/WOODBURN TAVERN 1789 (TO BE RESTORED)
12. GAZEBO
13. EXISTING WOODRIN BRIDGE
14. LITTLE RIVER STREAM
15. INDIAN SPRING
16. PARKING AREA FOR COMMERCIAL USES
17. PATH TO THE ALDIE PERCER MILL 1910
18. BULL RUN TRAIL TO ALDIE PARK
19. ENTRANCE TO MONROE WOODBURN TAVERN
20. ENTRANCE TO RETAIL AND OFFICE AREA
21. QUALITY GRASSSED SWALE
22. EXISTING ALDIE FIREHOUSE TO BE RENOVATED FOR GALLERY AND ARTISTS STUDIOS
23. ALDIE PARK (OUTSIDE)

Attachment 3

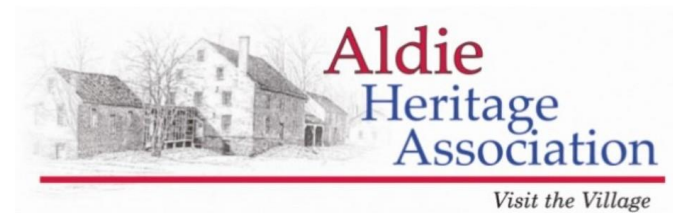
- **Board of Supervisors has already voted to give the property, plus cash, to this developer; in exchange for other property in western Loudoun. A public hearing is required**
- The public hearing is scheduled **Jan 13, 2021** to approve the sale and grant immediate access to developer via interim lease
- A number of questions and concerns are open and need to be resolved prior to this going forward



# Key Items in the proposed Agreement

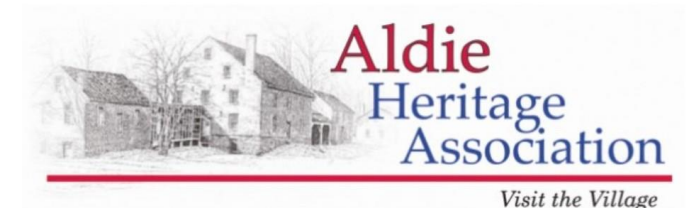
- New entity (“Aldie Community Development Company”) would own
- ACDC is “proponent” of regional park on Mount Aldie
- Agreement gives road access to Mount Aldie property
- Covenants will be agreed to insure development per the concept plan
- BOS will initiate rezoning for affected area to permit use
- ACDC consents to inclusion of property into Aldie Historic District
- *After signature, BOS will not consider any restrictions or other conditions without ACDC prior written approval*
- Agreement does not supersede normal processes for rezoning, other approvals
- Full staff report including Agreement:

<https://lfportal.loudoun.gov/LFPortalInternet/0/edoc/466702/Item%2003%20Conveyance%20of%20Aldie%20Assemblage.pdf>



# Open questions and concerns

- Appropriateness of this development in Village of Aldie
  - Size, conformance with Village Overlay, General Plan, Historic District
- Impact of road access from Rt 50 to steep slopes adjacent
- Impact on Rt 50 safety of high use entrance at that spot
- Future use of the Mount Aldie property
  - No conditions in Agreement
- Excavation/grading of existing slopes on property
- What are the agreed covenants?
- Enforcement as changes occur



# Recap

- Make your voice heard
- Request: *Delay decision on agreement, including interim lease, until questions and concerns have satisfactory answers*
- Speak at meeting Jan 13 (remote involvement available)
  - [About Board of Supervisors Meetings | Loudoun County, VA - Official Website](#)
- (Staff report for Jan 13 meeting)
  - <https://lfportal.loudoun.gov/LFPortalInternet/0/edoc/466702/Item%2003%20Conveyance%20of%20Aldie%20Assemlage.pdf>

