



Dulles Direct Newsletter - March 2015

Welcome to the March edition of the Dulles Direct newsletter. March is always the busiest month of the year for the Board of Supervisors since we must complete the next year's budget by the first week of April. That said, this year's budget process has been very smooth all the way around, and I'm very pleased with the product that we'll be voting on at our April 1 meeting. I'm going to refrain from getting into the details in this newsletter, but I will be sending out a comprehensive report on the FY2016 budget after final passage.

A reminder that I will be holding my next Dulles Direct Town Hall meeting this Thursday, March 26, at Rock Ridge High School (43460 Loudoun Reserve Drive) at 7 pm. I will be joined at the meeting by the Vice President of Shirley Contracting, who will be discussing construction plans for Route 606. I'll also give updates on other transportation projects and the budget. I'm pleased to be able to have this meeting in the northern section of my district to make it more accessible for those living in communities such as Loudoun Valley Estates, Westwind, Windermere, Amberleigh, Forest Manor, Forest Ridge, Belle Terra and Moorefield Green have easier access to the meeting. Of course, all constituents are welcome.

Finally, I want to address some changes in the Board's leadership for the remainder of this year. Due to some well publicized incidents in Supervisor Williams' past that have recently come to light, he has decided to step down as Vice Chairman of the Board. The Board has elected Ashburn Supervisor Ralph Buona as our Vice Chairman in his place. Supervisor Buona has in turn stepped down as Chairman of the Board's Finance, Government Service and Operations Committee. Chairman York and my colleagues have asked me to chair that committee in his place. I've been a member of the Finance Committee for the past two years and will work to ensure a seamless transition. The Finance Committee is challenging, but I appreciate the opportunity to work hand in hand with our outstanding staff to keep our stellar bond ratings and manage the County's finances.

ROUTE 28 IMPROVEMENT DISTRICT

The Route 28 Transportation Improvement District Commission met for its annual meeting last week. As vice chair, I ran the meeting because the Chairman from Fairfax County was not able to attend. The members of the Commission from Fairfax and Loudoun elected me Chairman for 2015-16. The Commission consists of 4 members from the Loudoun and Fairfax County Board of Supervisors and governs the special tax district that was set up to fund road improvements on Route 28.

During the meeting, I discussed with VDOT the difficult merge from eastbound Rt. 50 onto northbound Rt. 28 that causes congestion. VDOT briefed the commission on its plans to undertake striping changes that will extend the merge lane onto 28 at the interchange in conjunction with paving work that will improve this issue and extend the merge lane onto Rt.28.

The Route 28 Tax District was created in 1987. Commercial & industrial property owners in both Loudoun and Fairfax Counties fund 75% of road improvements in the District through a special tax of an additional \$0.20 per \$100 of assessed value. Revenues support the sale of tax-exempt bonds that are backed by the moral obligation of both Fairfax and Loudoun Counties. State funds make up the remaining 25%.

Ultimate road improvement plans call for constructing a total of 10 interchanges and widening Route 28 from six to eight lanes between Route 7 and Interstate 66. To date, a number of interchanges and roadway improvements have been completed. Among others, the tax district has been responsible for funding the following interchanges: Route 28 at Air and Space Museum, Route 28 at Route 625 (Waxpool Road), Route 28 at Route 606 (Old Ox Road), Route 28 at Nokes Boulevard, and Route 28 and Westfields Boulevard.

Several additional projects are underway. Widening of both the northbound and southbound lanes of the Dulles Toll Road bridge is expected to be complete this summer. Widening of southbound 28 from Sterling Boulevard to the Dulles Toll Road is anticipated to be complete by December 2016. Southbound widening from the Dulles Toll Road to Route 50 is also anticipated to be complete by December 2016.

There are two remaining tax district widening segments that are currently unfunded. They are the segments of northbound Route 28 from Route 50 to McLearen Rd in Fairfax County and northbound Route 28 from the Dulles Toll Road to Sterling Boulevard in Loudoun County.

FY16 BUDGET UPDATE

I will save most of the discussion for next week. The Board will be voting on April 1 on final passage of the budget. I do want to thank all of the citizens that provided input, including those who contacted the Board recently regarding the need for Hanson Park to stay in our Capital Improvement Plan. There was an effort to potentially move back the park in order to fund our

badly needed Dulles-area schools. Fortunately, the Board has chosen a different funding scenario, and Hanson Park will not be delayed.

My budget report will cover all the details of the County and school funding. I'm very pleased with where we currently stand and unless anything unexpected happens, I will be supporting this budget on April 1.

LEGISLATIVE UPDATES

McIntosh Rezoning Denied

At the March 4th Business Meeting, the Board of Supervisors voted 6-3 to deny a rezoning application from Stanley Martin Homes to increase the residential density on a parcel in the Transition Policy Area on Braddock Road west of Northstar Boulevard adjacent to the Willowsford community. The Transition Policy Area exists between the rural and suburban policies areas.

The application would have resulted in 32 additional units above what can be built by-right (for a total of 81) in exchange for a proffer package of several million dollars and a small land swap to allow configuration changes to the planned MS-7 site. I voted against the application largely because I remain concerned about the capacity of Braddock Road. There is currently not any funding in the six year Capital Improvement Plan to widen Braddock Road, and even if Braddock was improved in Loudoun, we have very little control over what happens in Fairfax County, where Braddock is already difficult to traverse.

There are already additional residential units that could be built in pockets in South Riding and in the Gum Spring Road area within the portion of the County planned for more dense housing, and those units alone will stretch our resources. I am reluctant to begin higher density development in areas that were not planned for given our current infrastructure challenges. There will also be more similar rezoning requests coming before the Board for properties in the Transition Policy Area, including along the Braddock Road corridor. As I've discussed before, prior actions by the Board help determine future actions by setting precedent. The Board has now rejected two applications in this area for more density.

Silver Line Station Naming Recommendations

As you know, Loudoun County will have three Metro stations. The first station is at Washington Dulles Airport, so the name is not up for discussion. However, the Board of Supervisors has been asked by the Washington Metropolitan Area Transit Authority to provide recommendations to their Board for the names of the other two.

I'm pleased to report that the Board unanimously supported the names "Loudoun Gateway" for the station at Route 606 and "Ashburn" for the station at Route 772. These names were my first choice from amongst those under consideration, and did well in market testing conducted by WMATA. It was difficult to name the Route 606 station since the area around it is mostly undeveloped, and WMATA advised that "Dulles North" would not be acceptable. My priority was to ensure the name "Loudoun" was in the name to help build identification for the County.

We will await the final decision of the WMATA Board as to whether our recommendations are accepted.

DULLES DISTRICT UPDATES

Edgewater Daycare Approved

At the March 4th Business Meeting the Board voted 9-0 to approve the Edgewater Daycare application. As I shared with you previously, this application sought approval for one 10,000 square foot commercial use instead of two separate 5,000 square foot commercial uses in addition to some changes in buffering and parking requirements.

We had a very constructive community meeting with residents, staff and the applicant in late February. The applicant detailed the other potential use for the site, which was a small shopping center. The consensus from those in attendance at the community meeting seemed to be that the daycare was a better option than the shopping center and will have less impact on traffic and the neighborhood.

As we discussed at the meeting, despite the Board's land use approval, the applicant will still need approval from VDOT to obtain permits for their entrance. In addition, if it becomes necessary, the County could petition VDOT to restrict parking along the daycare site, and the applicant is willing to support such a provision. I will be continuing to discuss with VDOT as the project proceeds.

Braddock/Supreme/Summerall Signal

At the March 4th Business Meeting, Supervisor Janet Clarke and I brought forward a Board Member Initiative to move forward with a traffic signal at the Braddock Road and Supreme/Summerall Drive intersection. The item will seek cost estimates and funding sources for the signal, and for roadway design in that immediate area.

The intersection of Braddock Road and Supreme/Summerall is located adjacent to Pinebrook Elementary School and is severely impacted by school traffic. I first requested from VDOT a determination on whether this intersection met the warrants for a signal in 2012. At that time, they determined that the intersection did not meet warrants for any additional traffic controls.

Supervisor Clarke and I continued pressing VDOT for improvements to the intersection until they agreed to do a new warrant study in 2014. At the completion of that study it was determined that the intersection now would meet their warrant requirements. However, it would take time to complete the needed design work and in order for it to be most effective, turn lanes needed to be constructed on Braddock Road, which is a significant project.

We met with VDOT in the summer of 2014 and all parties agreed that a four way stop would be installed until the signal could be completed and that County staff would begin working to identify and secure the needed funding.

Data Center Near Poland Road and Route 50, Potential New Power Lines

I wanted to make you aware of a project that is beginning on the existing South Riding Nurseries Parcel near Poland Road and Route 50. The entire site has been sold, and will be redeveloped as a large data center, which is an allowable use in the Commercial Light Industrial zoning district.

My understanding is that the existing office building on the site will remain as administrative offices for the facility. The rest of the site will consist of a data center and a proposed onsite electric substation that will be fed by high capacity power lines. The Board of Supervisors recently passed a zoning amendment that codified data centers and created certain performance standards that they must meet. These include screening of equipment and parking lots, lighting that is aimed away from adjacent properties, and various architectural, buffering, and landscape requirements. Data centers are also subject to noise regulations and monitoring. The data center is a by-right use and does not require Board of Supervisors approval.

In order to serve the substation and additional power needs in southeastern Loudoun, Dominion Virginia Power will need to construct an extension from its high capacity line that runs on the west side of Stone Ridge. The exact path of the line is not yet known but it's likely to follow Route 50. The line itself requires approval from the State Corporation Commission. The only component of the project that will require Board approval is the substation on the property.

I have met with Dominion about this project and my understanding is that they will begin contacting parcel owners that could be adjacent to the project in the near future. They are also planning a community meeting to discuss in greater detail. They have already conducted extensive research and analysis about potential paths for power lines and will present those findings. I will be working to publicize this meeting when it has been finalized.

Given the growth in the data center market, it is not entirely surprising that there is interest in developing one in the Route 50 corridor. Loudoun County recently became the #1 data center market in the entire world, and over 50% of the world's internet traffic goes through Loudoun. The economic impact of this industry is very significant; especially in terms of property tax revenues collected which is reinvested in the community.

New District Appointees

I recently made two new appointments to fill vacancies on County Boards and Commissions. I appointed Alison Yeloushan as the Dulles District representative on the Commuter Bus Advisory Board. Alison is a regular user of the commuter bus service and lives in Stone Ridge. She has a background in GIS mapping and has worked for local governments, so she is very well qualified for this position and I look forward to working with her on our growing transit system.

School Board Representative Jeff Morse and I mutually agreed to appoint South Riding's Paula Harper to the Citizen Volunteer Work Group of the Board of Supervisors and School Board to represent the Dulles District. Paula is the Executive Director of Program Development and Management at the George Washington University Virginia Science and Technology campus in Ashburn. She is also co-chair of GW's Teachers in Industry project and has been a longtime member of the Economic Development Advisory Commission. Paula is extremely well positioned to advise the Boards on educational opportunities, particularly as we move forward with the Academies of Loudoun project.

ANNOUNCEMENTS

Pothole Repair

Spring has sprung and so have a number of potholes. VDOT has informed me that they are authorizing overtime and weekend duty for their crews to try to keep up with demand to fix potholes. To report a pothole, use this link: <http://www.virginiadot.org/info/faq-potholes.asp>. You can also contact my office and we will forward them on to VDOT for repair.

Stone Ridge Community Yard Sale

The Stone Ridge Community Yard Sale is coming up on April 25th, 8:30am-11:30am in the Stone Carver Pool parking lot at 24605 Stone Carver Drive. Registration for a space begins on April 1st and more information is available by calling 703-327-5179 or e-mailing Stoneridge-hoa@stoneridgeinc.org.

South Riding Business Expo

Also on April 25th will be the South Riding Business Expo and Community Wide Yard Sale. This year the event is being held at South Riding Center located at 42420 Unicorn Drive. The yard sale portion will not be at this location but, will be held at individual homes throughout the community. More information can be found at <http://www.southriding.net/event/business-expo-community-yard-sale>.

Dulles South Community Outreach Project

The Dulles South Community Outreach Project continues through a series of surveys and discussion topics. They have also begun community workshops to be held throughout Dulles South. For more information, [click here](#).

Volunteer Income Tax Assistance Program

The Volunteer Income Tax Assistance (VITA) program is providing free tax services to Loudoun County taxpayers earning less than \$54,000 a year. The program provides one-on-one assistance to customers on a walk-in basis. Free tax services will be available through April 15th, at five sites in Loudoun County.

Taxpayers will work with certified IRS volunteers who will make sure that families receive the maximum tax refund to which they are entitled and help determine if they are eligible for the earned income tax credit (EITC) or other tax credit programs. In addition, taxpayers will save an average of \$200 in tax preparation fees.

For more information on the program and to get a list of locations, [click here](#).

Dulles South Food Pantry

The Dulles South Food Pantry is a multi-faith emergency food pantry. They provide nutritious food, personal supplies and other services to those in need in Dulles South and the surrounding area that come to them regardless of income, faith or other criteria. They are an all-volunteer organization focused both on feeding the hungry and promoting the self-sufficiency of those they serve. Donations to the Dulles South Food Pantry are tax deductible. The Dulles South Food Pantry needs canned chicken & tuna; soups and stews with protein; 2 or 5 lbs. bags of rice or rice mixes; pasta; boxed potatoes; breakfast cereal and pancake mix; granola bars; fruit (in cans, plastic or dried); canned beans; pasta sauce (no glass please); seasoning packets; toothpaste; shampoo; and grocery store gift cards in any amount. They are now able to accept food donations at Dulles South Multipurpose Center located at 24950 Riding Center Drive in South Riding, Virginia during business hours. The Dulles South Food Pantry is open to distribute food the 1st, 3rd and 5th Wednesdays of the month from 5 pm to 8 pm located at 24757 Evergreen Mill Road, Dulles VA 20166. For additional information please visit their website at www.dsfp.org.