



Final Surface Paving and Permanent Striping for Route 50 to Begin May 11, Expect Evening Delays

Starting this Monday, May 11, Shirley Contracting will begin a needed final phase of the Route 50 project that will have an impact on evening traffic on Route 50 for about a month. The pavement on the ground on Route 50 is not the final surface for the road. Shirley Contracting will begin final surface paving and new permanent striping on both eastbound and westbound Route 50 between Poland Road and the Cub Run Bridge (bridge is located just east of Pleasant Valley Fairfax). Weather permitting, the work is scheduled to be finished by June 5th, 2015.

Traffic will be reduced to one lane between the hours of 7:00pm to 5:30am, which could cause significant delays during these hours. Access to or from any of the side streets or entrances coming off of Route 50 will remain open. Eastbound work from Poland Road to Cub Run Bridge will begin first. If anything changes with the schedule of this project, we will keep you informed.

Following the final paving and striping, installation of loop sensors and permanent signals will occur. This will help VDOT better manage traffic on Route 50. As you know, we've seen some significant delays on 50 eastbound over the past few weeks. In order to best time those signals, VDOT has authorized a comprehensive traffic count at every intersection.

South Riding Proprietary Elk Lick Preserve Request

Those of you who live in South Riding have received a request to support a land development application called Elk Lick Preserve that will be decided by the Board of Supervisors. The application would double the density of housing units allowed at a site on Braddock Road near the County line. In return for their support of the project, the developer has acquired a 3 acre site that it will deed to the Proprietary for their use.

I deeply value my working relationship with Proprietary and the Board of Directors, but I have serious concerns with this proposal. The parcel in question is located in the County's transition area, which is not intended for dense development. While this particular proposal is for a

relatively small number of new homes, as we've seen over and over, the decisions made on one parcel have a profound impact on the surrounding parcels. The Braddock Road corridor is very challenging for the County because there are no improvements planned beyond the roundabout at Pleasant Valley. It is likely that traffic from the additional homes built along Braddock will contribute to delays and congestion, and Fairfax County has shown no interest in improving Braddock to the east.

Development of the Elk Lick Preserve parcel could lead to hundreds of new homes along the south side of Braddock between the County line and Loudoun County Parkway. Once one application has been approved, a precedent is set for adjacent parcels, and that is what can lead to extensive development that was not originally planned for.

While I understand the desire of the Proprietary to have their own parcel of land to use for events, the Board of Supervisors must make decisions based on what is best for the County, considering infrastructure, budgetary costs, and other concerns. Should this application not be successful, I remain committed to assisting the Proprietary with finding a location for their outstanding community events like Celebrate South Riding. In fact, I believe it is not out of the question that these events could return to the Multipurpose Center after it has been expanded.

This project has not been before Planning Commission or the Board of Supervisors yet, and thus I have not seen the staff recommendations or referrals. As I do with all land use applications, I will review these carefully before I make a final decision. However, I did want to share with you my immediate thoughts and concerns.