



Dulles Direct Newsletter June 2015

Welcome to the June edition of the Dulles Direct newsletter. School may be closed and summer in full swing, but we have a lot happening in around the Dulles District.

In this newsletter, I'll update you on Dominion's proposed power line project down Route 50, several applications for residential rezonings, and some of the ongoing road projects in our region. I also have some exciting news to share about a few ongoing projects.

Earlier this month, I was pleased to help open Pohanka Automotive Group's new headquarters and Operations Center on Pleasant Valley Road. Pohanka relocated the facility to Loudoun County, and it is their first facility in our County. It is a very impressive facility with state of the art technology to receive, store, and deliver new vehicles to their dealerships. I was particularly pleased to hear from the owner how well their development process went with the County. It was further affirmation that the new policies we put in place to make Loudoun more business friendly are working.

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We continue to see new stores opening at Dulles Landing. In addition to Dick's, Dunkin Donuts and Five Below are now open. (As a native New Englander, I couldn't be more excited about DD!) This evening, I attended an opening reception at WalMart, and there will be a public grand opening on Wednesday at 7:30 AM. The Dulles Landing website has a list of stores that are slated to open-the latest additions include Buy Buy Baby, Bed, Bath and Beyond, and DSW Shoes. [Click here to view the list.](#) As I've mentioned previously, I have met with Beatty Companies about a new phase of development that would have some different types of stores and community space.

LEGISLATIVE UPDATES

Transit Summit

The Board held our 2nd Annual Transit Summit at the end of May. During the meeting we discussed how to integrate all the various transit modes into one system. Until 2013, Loudoun only operated long haul commuter bus service and by 2020 our system will include Metrorail, long haul service, transit bus service, and fixed route local bus service.

Some highlights of the discussions for Dulles District residents:

Service from the East Gate park & ride lot to the Wiehle-Reston East Metro station will begin on Monday, **August 3rd, 2015**. Stay tuned for details on an



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opening event.

Next year, the County will be receiving our next shipment of transit style buses to be used on Metro service. In addition to adding service, several of those buses will be used to replace existing service operated by long haul coach buses. I am seeking to have at least one of those long haul buses assigned to Dulles South-potentially at the new East Gate lot.

In addition, the Board of Supervisors recently approved a construction permit for a new 300 space Park and Ride lot on Millstream Drive in Stone Ridge. Since we are currently maxed out on spaces in the existing lot, this new lot would give us the ability to add more long haul bus service to the area to help meet the increased demand. This lot would also likely serve as a hub for local bus service around the area and direct connections to Metro.

With the arrival of Metro in Loudoun County, the gas tax revenue that we currently use to offset costs associated with the long haul commuter service will be required to be directed towards paying our portion of the operating costs of Metro. This means that the commuter bus service will need to migrate to a higher level of fare box recovery by the time Metro service starts in Loudoun County. However, costs to drive, park and use other services will also be gradually increasing during this time, so I think that the service will remain a good value.

Loudoun County Economic Development Moving to Loudoun Station

The Board of Supervisors has added staff and resources to our Department of Economic Development. In return, we've been receiving great results. However, we've run out of space for the Department in the Government Center, and we now have employees working in closets.

Therefore, we've been searching for more space to house the Department, and our desire is to keep them together in one spot. The County has received a proffer

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from Comstock Construction at Loudoun Station in Ashburn. We were able to negotiate some changes to the terms of the proffer to be able to lease space at Loudoun Station at a greatly reduced rate.

This makes a lot of sense because it will also move our business development operations to the heart of our commercial area in a Metro-accessible development. There are significant costs associated with the build out of this office space, but that would be the case regardless of where the Department moved. The Board approved the new agreement last week and the Department will move this fall.

Academies of Loudoun Commission Permit Approved

The Academies of Loudoun will be a 320,000 square foot specialty school for science, technology, engineering and mathematics (STEM). The planned location is a 119.23 acre parcel on Sycolin Road, between Leesburg and Ashburn. \$6,060,000 for design funding was approved in FY2015 and \$108,580,000 for construction funding was approved in the FY2016 budget. I have been a strong advocate for this project because I think this type of educational offering is much needed in today's economic environment, and demand is very high amongst students.

The school does not require a Special Exception as a by-right use in the TR-10 zoning district. However, as a public facility, a Commission Permit is required to determine if the general location, character, and extent of the public use are in substantial accordance with the Comprehensive Plan.

Following review and a recommendation of approval by the Planning Commission, the Board of Supervisors approved the Commission Permit paving the way for the project to move forward towards its planned opening date in the fall of 2018.

The Academies of Loudoun will house the following three (3) academies and serve high school students: 1) the Academy of Science (AOS), which is currently

located at Dominion High School, 2) the Monroe Advanced Technical Academy (MATA), which represents an evolution of the current Monroe Technology Center (MTC), located at a separate facility in Leesburg, and 3) the Academy of Engineering & Technology (AET), a new academy that will offer advanced coursework in computer science/information technology and engineering subjects, including bioengineering, cybersecurity, and robotics.

DULLES DISTRICT UPDATES

Dulles South Multipurpose Center Phase II and III Groundbreaking Set

I am excited to announce that I will be hosting a groundbreaking ceremony for Phase II (indoor recreation center) and Phase III (senior center) of the Dulles South Multipurpose Center on Saturday, August 1 at 11:00 AM. I anticipate that this will be a great celebration for the community and the public will be welcome. Stay tuned for more details!

Update on Dominion's Proposed Power Lines to Poland Road

As you know, Dominion has a project to build 230 KV power lines in the Route 50 corridor to serve a large data center on the existing South Riding Nursery Parcel at Poland Road.

First, let me give you the facts as to where things stand with this project. Last month, Dominion filed its application with the State Corporation Commission (SCC). The SCC has oversight of the power line review. Just last week, we were informed that our request for a local hearing on the application was granted and has been scheduled for August 18th, 5:30pm at the Loudoun County Government Center, 1 Harrison Street SE in Leesburg. There is also an evidentiary hearing in Richmond scheduled for October 27th at 10:00am. The local hearing is the opportunity for residents to come and voice their

concerns over the proposed power lines. I will be providing more information on how you can sign up to speak as the hearing gets closer.

Now, let me discuss the steps that the County and others are taking to ensure that the best interests of the community are being represented.

From a technical standpoint, on Wednesday, Supervisor Janet Clarke and I will be bringing forward an item to the Board that would direct the County Attorney to file a notice of participation with the SCC. The notice of participation allows the County to participate and provide evidence in the hearing process including the evidentiary hearing this fall.

Second, Supervisor Clarke and I will have an item on the agenda for the July 15th Board meeting expressing the County's position on the project. The exact wording of that resolution is still being discussed, but it will outline the County's position and will endorse alternate routes. Those routes will be the basis for the County's position as we move forward. We will be discussing this more once the details have been finalized, but the routes we will propose will have less impact on the community and resolve some of the major concerns expressed by the community.

Third, the County is exploring all legal options available to us in order to impact the project in a positive way. I cannot discuss the details of our strategy, but the County Attorney, County Administrator, and other staff are in regular contact with myself, Chairman York, and Supervisor Clarke about our strategy.

Fourth, we have been working with stakeholder groups to help insure strong community participation in this process. These organizations working together include

the South Riding Proprietary and the Stone Ridge Community Association.

Fifth, Supervisor Clarke and I have also drafted an item for consideration by the Board to initiate a change in the Zoning Ordinance regarding data centers to obtain Special Exception approval in the Commercial Light Industrial zoning district. The CLI district consists of 125 parcels located exclusively along the Route 50 corridor. If approved, the Board would next need to approve a Resolution of Intent to Amend, which would kick off a comprehensive public process to amend the zoning ordinance. This item will have no impact on the pending data center on Poland Road, but that project has demonstrated the need for it.

I am proud that Loudoun is the internet capital of the world, and I am very supportive of our data center industry, which provides over \$70 million in tax revenue that pays for schools, public safety, and other County needs. However, I remain to this day very surprised that a data center operator chose the Poland Road site to locate, because it is so far from existing transmission capacity.

Now that this has happened, and infrastructure may be built to support it, I'm concerned that other operators may look to the 50 corridor for data center projects. There are some parcels that I may not object to becoming data centers, but there are others that simply aren't appropriate. Much of the 50 corridor is zoned for commercial uses, but over the years, previous Boards have approved residential projects along 50. This has created a situation where CLI parcels are sandwiched between residential in spots. A special exception requirement will give the Board of Supervisors some control over exactly which parcels develop as data centers in the future. We may not be able to put the

genie back in the bottle, but we can at least take steps to ensure it doesn't happen again. I hope my colleagues will be supportive of this effort.

Finally, as for the hearing itself, Delegate David Ramadan, Chairman Scott York, Supervisor Clarke and myself are formally requesting that the SCC hold the hearing in a Dulles South area school at 6 pm, to make it easier for residents to attend. The hearing should be held close to where the impacts of the project will be felt. We will keep you posted as to the outcome of this effort. Either way, the hearing and comment period will be your opportunity to make your voice heard about the power lines. We will be contacting you in the future to share details about exactly how to participate.

As a reminder, you can view details about the project here: <https://www.dom.com/corporate/what-we-do/electricity/transmission-lines-and-projects/poland-rd-230kv-transmission-line-and-substation-project>.

The SCC application documents can be found on the SCC's Docket Search <http://www.scc.virginia.gov/DocketSearch> (enter case number PUE-2015-00053).

Whitman Property Rezoning Update

The Whitman Property Rezoning is a proposal by Van Metre to build 238 houses on the northeast quadrant of the intersection of Gum Spring and Braddock. As part of the proposal, Van Metre would make over \$4 million worth of improvements to the intersection, where they would add lanes, increase capacity and improve the angle to allow a right on red.

The project was approved by the Planning Commission in April, but the Commission acted prior to receiving a referral from VDOT due to delays on VDOT's end. As it turned out, VDOT had concerns with Van Metre's proposal and the two parties have been working since then to try to resolve them.

The Board held a Public Hearing on the application on June 10th and at that time the issues related to transportation improvements had not been resolved. I requested updated information on the level of service of Rt. 50 and have requested that other transportation improvements be investigated prior to the application coming back to the Board. We ultimately forwarded consideration of the application to the July 15th Board Business Meeting.

I remain concerned about the impact of the additional houses on our traffic network and schools. Liberty Elementary is currently running at a higher enrollment than was anticipated at the time that we approved the acceleration of Cardinal Ridge Elementary. I also have not been pleased with the flow of traffic on Route 50 since the new lanes opened, likely because commuters that were using other routes are now using Route 50.

On the other hand, this project is the best opportunity to improve the Braddock/Gum Spring intersection, which badly needs improvement. I am not sure if I will be able to obtain County or VDOT funds in the future to make these improvements, and if I do, it will probably take longer.

In addition, in the course of negotiations with Van Metre, we are working on language that would stage this development so that the road improvements would be made in the first half of development, and that the no more than the by-right allowable number of homes (63) could be built until 2018. The purpose is to allow the Route 606 and Braddock/Pleasant Valley Roundabout to be constructed in order to accommodate more traffic. Also, there is another elementary school planned for construction to be opened in the Fall of 2019, so this language would slow the pace of development and thus the impact on schools. Even with all the development, LCPS is projecting that there is enough capacity to accommodate students.

I'm finding this to be a very difficult application, perhaps the hardest that I've had to vote on in my term.

There has been relatively little citizen input to date, but I am interested in your point of view. Email me at matt.letourneau@loudoun.gov with your thoughts.

Study of Elk Lick Road Intersections with Tall Cedars and Rt. 50

Over the past few years, we have been dealing with several accidents at the two main intersections on Elk Lick Road at Tall Cedars Parkway and Rt. 50. The all way stop at Tall Cedars has proved confusing for drivers on multiple approaches and the intersection at Rt. 50 has seen 21 accidents in a two year period.

At my request, VDOT has done a number of things to try and help. At Tall Cedars, they painted "stop sign ahead" on the approaches, utilized video observation to see where the conflict points are located and placed oversized stop signs at the intersection. Given its close proximity to the signal at South Riding Boulevard, VDOT has stated that the intersection would not be appropriate for another signal. At Route 50, for years VDOT has been concerned about the unsignaled intersection, and has advocated closing it to left turn movements. There has been resistance mainly from the businesses located in the area.

I'm not sure that things have improved much in either place, and I'm ready to look at more significant changes. Earlier this month, the Board of Supervisors approved an item I introduced directing staff to work with VDOT to a) remove the median break on Route 50 at Elk Lick, thus making Elk Lick only a "right in/right out" turn, and b) removing the stop signs on Tall Cedars Parkway at Elk Lick. If the median is extended, Elk Lick should see lower volumes, particularly PM southbound. At the same time, Tall Cedars Parkway is supposed to be moving large volumes of traffic as a collector road, and removing these stop signs would improve traffic flow and eliminate confusion.

With approval of the item, VDOT will be studying these options and coming back to the Board with

recommended solutions to improve safety and traffic operations. I will share these results when they are received. There will also be opportunities for public and stakeholder input.

Rt. 606 Widening Update

I am pleased to announce that we will be breaking ground on this project on July 16 at 9:30 AM. Earlier this month, VDOT held a "Pardon Our Dust" meeting for the Rt. 606 widening project. Chairman York and I were pleased to see so many of you attend.

Shirley Contracting provided an update on the project status and plans. Some of the highlights:

- 5 miles of right of way acquisition involving 55 properties, 154,500 linear feet from 9 different utilities to be relocated, 63,000 truck loads of dirt to be moved, 312 drainage structures to be constructed all before fall of 2017.

- The project will be staged to maintain two travel lanes throughout all times. Shirley will construct new lanes parallel to the existing lanes, and then shift traffic over to the new lanes before completing the reconstruction.

There remain some concerns from Loudoun Valley Estates III residents on property impacts and the location of stormwater management ponds. The location of the stormwater ponds had to be changed due to VA DEQ and US Army Corps requirements. The Board of Supervisors has also approved a change order to add the intersection of Loudoun County Parkway, Arcola Road and 606 into the project scope. I've mentioned before that I have concerns about the planned intersection at Loudoun County Parkway and 606, which will add a traffic signal to the project. I still have those concerns, but a longer look by staff at the design and construction changes needed to build an interchange here reveals that it will not be feasible even with additional funds from NVTa to build an interchange. However, the County is studying adding a third left turn lane from 606 westbound to

accommodate planned traffic growth until such time that an interchange can be added. Stay tuned for updates on that.

Paul VI Catholic High School

The Arlington Diocese has officially announced their plans to relocate Paul VI Catholic High School from Fairfax City to property that they have owned for several years on Braddock Road opposite Riding Center Drive. They expect to have it ready to open in 2020.

The announcement follows a period of study that the Diocese undertook to determine whether to relocate the school. The use will require a Special Exception by the Board of Supervisors (the prior approval had expired after five years) and will undergo a review by the various County departments to determine what is needed from a development and transportation perspective.

Braddock Road is a difficult corridor, so we'll have to try to mitigate the traffic impacts of the school as much as possible by making smart choices about alignment and layout.

I am excited about this project, because it will provide our students with a different educational opportunity, and save taxpayers money by attracting Loudoun students. With the annual cost per pupil at \$12,700, if the new school attracts even 100 students currently attending LCPS, it will save taxpayers \$1.27 million every single year. Given the capacity of the school, I would expect the number to actually be higher than that.

Naming of East Gate Park and Ride/Park

As we prepare for the opening of the East Gate Park and Ride/Park in August, the Board has directed the Department of Parks, Recreation and Community Services to initiate the public participation process for naming the facility.

The facility is a co-located proffered site in East Gate that includes a 220-space park and ride lot and a 6.5-

acre park with a large, irrigated (rectangle) athletic field, parking, restrooms, trails and a pavilion. The facility is located at 43664 Tall Cedars Parkway, Chantilly, VA 20152, near the East Gate View Drive intersection.

Anyone interested in proposing a name can submit the recommendation by email to prcs@loudoun.gov or by mail to Steve Torpy, Director, Loudoun County Department of Parks, Recreation and Community Services, 20145 Ashbrook Place, Ste. 170, Ashburn, VA 20147. Include your full name, email/ mailing address and phone number. The deadline for submissions is 5:00 p.m. on July 14, 2015. For more information, please call 703-777-0343.

Lambert Property Rezoning

The Lambert property rezoning is coming forward to the Board's Public Hearing on July 8th. This application is to rezone 190 acres zoned Transition Residential (TR)-3 to TR-1 to increase the number of homes permitted from 75 to 201. The property is located south of Braddock Road on the west side of Bull Run Post Office Road just before you reach Cedar Ridge Drive.

The developer is proffering a public use site at the northern end of the property with \$1 million in capital funding towards developing that site. They are also proffering to widen Bull Run Post Office along their frontage. When factoring the estimated value of the public use site with the other proffer contributions they are proposing a total contribution of \$7.9 million. Only \$1 million of that would be dedicated to roads, with the balance used as contributions towards unmet housing needs, transit and capital facilities (schools, parks, etc.)

This project was proposed during the previous Board's term. At that time, the applicant requested to rezone from TR-3 (75 homes) to Countryside Village in order to permit a total of 335 units, with some limited commercial square footage. The developer placed the application on inactive status to delay what looked to be an unfavorable vote by the Board of Supervisors during the last term.

I have been approached multiple times by the developer over the course of my term with suggestions that they may combine the property with others to make a larger development south of Braddock or proffer some property for public use. They even offered to build the roundabout at Braddock and Pleasant Valley in exchange for many more houses. I have consistently opposed increased density south of Braddock due to concerns over our limited ability to improve Braddock to our east and our success with State funding towards the Braddock and Pleasant Valley intersection.

After two years of working on it, we have VDOT set to begin a project to pave Bull Run Post Office Road in August under the Rural Rustic Road program. I have been told by VDOT that they will no longer to pave the length of Bull Run Post Office under the Rural Rustic program due to the increase in vehicle trips caused by the development. This would leave us with no funding to pave it outside of the limits of the frontage of the Lambert property which does not run the full length. While the developer could pave the road, additional right of way would need to be obtained which would be very difficult.

Therefore, I have serious concerns with this proposal. I am also concerned about the precedent of adding residential density in this area.

For more information on the application visit the Loudoun Online Land Use Application at www.loudoun.gov/lola. Click on "searchable list" and enter ZMAP-2006-0026 in the application number field.

The Public Hearing will be held on July 8th, 6:00pm at the Loudoun County Government Center, 1 Harrison Street SE in Leesburg. To sign up to speak you can call 703-777-0200 or you can also sign up the night of by checking in with the Clerk in the Board Room.

ANNOUNCEMENTS

Community Services Board Seeking Volunteers

The Loudoun County Community Services Board (CSB) is in need of volunteers. The CSB, oversees the programs and services of the Department of Mental Health, Substance Abuse and Developmental Services (MHSADS), sets departmental policy and procedures, and determines priorities as mandated by the state of Virginia.

For more information visit www.loudoun.gov/csb.

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 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.

Did someone forward this to you? Click below to sign up to receive future updates directly.





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