



## Dulles Direct Newsletter July 2015

Welcome to the July edition of the Dulles Direct newsletter. I hope everyone is enjoying the summer so far. I also hope I'll see you tomorrow-Saturday, August 1-at 11 AM as we break ground on the Dulles South Multipurpose Center Phases II and III. There will be fun for the whole family and you'll get to be a part of our Dulles South history.

While the Board of Supervisors does not hold any official meetings in August, I am in the midst of what I think is the busiest summer I've had during my term. One of the big reasons is the proposed power line project along Route 50. Thank you to everyone that attended my Town Hall meeting on this issue last week. We had about 150 residents in attendance, but we need many more to turn out for the upcoming public hearings.

For those that couldn't make it, I was joined by County Administrator Tim Hemstreet, Assistant County Administrator Charles Yudd and County Attorney Leo Rogers. We discussed the background on the Rt. 50 corridor, the Commercial Light Industrial (CLI) Zoning District and the data center project and substation site. We then went into Dominion's proposed routes and their timeline that seems expedited compared to similar projects nearby.

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We also discussed the actions taken by the Board of Supervisors to date, including a zoning ordinance amendment related to future data centers in the Route 50 corridor and a review of the proposed alternatives for limiting the impacts of the power lines on our community. A copy of the presentation is available [here](#).

The main thing I want to stress is that we need a lot of involvement from citizens to make an impact with the State Corporation Commission, which will ultimately be deciding the fate of these power lines. There are several ways you can do that:

- Sign the petition supporting an alternate route for the power lines necessary to serve the site:

Visit [www.notowerson50.org/petition](http://www.notowerson50.org/petition) to sign the petition against the proposed route that is before the SCC for review.

- Attend a public hearing:

There are two local public hearings scheduled. The first will be held on Aug 18, 2015 at the County Government Center, 1 Harrison Street, SE in Leesburg. The hearing begins at 5:30pm.

The second public hearing will be held on Aug 25, 2015 at Freedom High School, 25450 Riding Center Drive in South Riding. The hearing begins at 6:00pm.

I am continuing to work with Dominion and other stakeholders to achieve a better outcome. I do understand the sentiment that no path for the power line is acceptable and that the data center isn't wanted in the location they picked. We went into some detail at the meeting about why that isn't likely to be a successful tactic at this point. The County, including myself personally, has tried to work with the data center operator on different locations but for various reasons they simply aren't open to it. At this point, the first two buildings of the data center site are under construction.

As we get closer to those dates, look for more



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information from me about the project, and the tactics for the public hearing.

Moving on to a more positive subject, earlier this month, I was joined by Delegate Ramadan and Chairman York at a groundbreaking for the Rt. 606 Widening Project. Work on the project has already begun with utility relocation and right of way acquisition underway. More information on the project is available on the VDOT project page [here](#). Completion is expected in the fall of 2017.



Route 606 Groundbreaking

I was also pleased to join Congresswoman Barbara Comstock, Chairman York, and Supervisor Clarke for the grand opening of Walmart at Dulles Landing at the beginning of the month. The event was well attended and Walmart made donations to the local scout troop and Dulles South Food Pantry. Since last month's newsletter Dulles Landing has opened Famous Footwear, Salon Khouri, Sleepy's and Michael's. I'm sure by now many of you have been there.

Some have expressed disappointment that the Walmart isn't as "upscale" as they would have wanted. The interior of the store has always been at the sole discretion of the company, and over the years I think the concept changed. I've always tried to be judicious with information I share from developers unless I can directly

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confirm it. The important thing for me and our community is that the store represents the beginning of a viable commercial and retail market in Dulles South which will in time bring other stores and developments. And, despite a few of the negative comments, I have heard and talked to many constituents who are simply happy that they don't have to fight Route 50 traffic to pick something up anymore-and I personally share that sentiment.

Finally, with regard to access to and from Dulles Landing, future plans call for the completion of Dulles West Boulevard which is the road that you currently use to access the shopping center from Route 606. The road will extend to intersect the development at Arcola Center and provide another access point at Hutchison Farm Drive and eventually Arcola Boulevard (across from Gum Spring Road). Right now, there is no access to 50 Westbound because there's no acceleration lane.



Walmart Grand Opening

## LEGISLATIVE UPDATES

### **Lambert Property Rezoning Update**

I have been providing updates for the past few months on a proposal from Ryland Homes to rezone 190 acres zoned Transition Residential (TR)-3 to TR-1 to increase

the number of homes permitted from 75 to 206. 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.

Just prior to the Board's Business Meeting on July 15th, Ryland Homes withdrew their application. The previous week, at the public hearing on this application, I spoke against it and urged the Board to deny it. With their notification of withdrawal, they stated their intent to develop the property by-right with 75 homes.

I remain concerned about rezonings in the County's transition area; especially in Dulles South. We have a number of transportation and infrastructure related challenges. While we are working hard to improve the road network within Loudoun such as widening Rt. 50 and Rt. 606 and funding the completion of Loudoun County Parkway, Tall Cedars Parkway, Northstar Boulevard, and Arcola Boulevard; many of the transportation challenges are outside of our control because our area is adjacent to the less dense areas of western Fairfax and northern Prince William Counties. It was a big deal just to get a roundabout approved at the Braddock and Pleasant Valley intersection!

Our school population is also growing at a rate faster than had been forecasted by LCPS. When Cardinal Ridge opened last school year, it did not reduce the enrollment numbers at surrounding schools like Liberty to the level projected when we voted to accelerate construction. The adopted Capital Improvement Plan calls for a new Dulles South elementary school in 2019, and I'm really concerned that we won't be able to wait that long. Right now, there is no debt capacity to build it any earlier.

These are just some of the reasons I felt that increasing the density on the Lambert property from 75 to 206 was not appropriate. The developer did offer some proffers to go with the increased density. The proffers included a 20+ acre public use site (15 acres were usable due to wetlands and the value of this land would be credited against other capital contributions they would owe), \$1

million towards capital costs of developing the public use site (it was suggested that more land could be acquired by the County and this could be used towards building a \$100+ million high school), and additional capital contributions of \$2 million after crediting the public use site value. However, if you do the math, the \$2 million would barely cover even one year of education all the students that would move into the homes-to say nothing on the facility costs.

The other issue that weighed heavily on me was the potential that by approving this increase of 131 homes it could open hundreds if not thousands of acres south of Braddock Road to similar development. The Board would be hard pressed to deny similar proposals on adjacent properties. I have already heard from interested parties nearby and know of at least one more application that has already been filed at the Fairfax County line.

Ultimately, the costs outweighed the benefits of this specific proposal. I think that the next Board of Supervisors taking office in 2016 will have to undertake a Comprehensive Plan review and look at the transition area holistically.

### **Elk Lick Preserve Rezoning Update**

Many of you are familiar with an application to rezone 64 acres on the south side of Braddock at the Fairfax County line from 1 house per acre to 3 houses per acre to permit 83 homes instead of the by-right 30 homes allowed at the current zoning. This is the application that was supported by the South Riding Proprietary. The developer was to give the Proprietary a small parcel south of Braddock to hold their events in exchange for their support.

I shared with you at the time my concerns with the application, which are not dissimilar to what I just described with Lambert.

Earlier this week, the County received a notice from the developer that they will be withdrawing their application for rezoning. Instead, they indicated their plans to move

forward with by-right development of 30 homes. There will be construction, and there will be an impact, but it will be 53 fewer homes than they were requesting.

We have much work to do to improve the transportation and infrastructure issues in Dulles South, adding more approved housing at this time without plans for improvements to our east and south is not going to help the situation.

### **Whitman Property Rezoning Update**

Also, over the past several months, I have been sharing information regarding the Whitman Property Rezoning. This proposal by Van Metre seeks approval to build 238 houses on the northeast quadrant of the intersection of Gum Spring and Braddock. The Board voted 5-4 to defer action on this application until September 16.

Last month I told you that the proposed transportation improvements had not yet been approved by VDOT when the Public Hearing was held. Since that time, VDOT and the applicant have come to terms on the needed improvements to the intersection.

The one item that I had not gotten clear resolution to is the school capacity issue in the Liberty attendance zone. Liberty Elementary is currently running at a higher enrollment than was anticipated at the time that we approved the acceleration of Cardinal Ridge Elementary. My decision to seek a deferral of action was made partly because my School Board counterpart, Jeff Morse, made a request of the Board to wait until actual enrollment figures for 2015-2016 are available before taking action.

This would give us a better idea on the actual enrollment at Liberty. As I mentioned, we don't have plans for a new elementary school until, and if projections are off by a significant margin, we will really be in a crunch and that will impact how I view this application.

The major proffer in this application is the upgrade of Braddock and Gum Spring. With the new Catholic high school coming, this project is needed and the developer



can do it faster than the County can. I appreciate those of you that have contacted me about this application and I will keep you informed as the application nears action by the Board in September.

### **Preliminary Fiscal Guidance FY17**

Less than a month after starting Fiscal Year 2016, we officially kicked off the budget process for next fiscal year at this month's Finance Committee meeting, which I chair. Financial Services staff presented the committee with high level economic data that may impact the County's revenue in the coming year.

At this point, staff requests that the Board provide guidance on how the County Administrator should begin preparing the budget.

The Committee recommended that staff move forward with two scenarios. The first would hold the current tax rate, which with potential growth in assessed value would likely mean an increase in the amount of tax paid by the owner of a home at the average assessed value and lead to increased revenue for the County. The second scenario would be based on the equalized tax rate, which would reduce the rate to a point that equalized the amount of tax paid on a property at the average assessed value. This scenario would also lead to additional revenue for the County due to growth from additional homes and the increased commercial development over the prior year.

We will be discussing this again in September and regularly leading up to the review of a proposed budget this winter.

### **County Government Space Needs**

Many of you may have seen recently the ongoing discussion over the expansion of the courts complex in downtown Leesburg. The County is planning a much needed expansion to provide the needed space for a growing court docket within the courts system. Unfortunately, the existing complex is basically landlocked and in order to complete the expansion and



allow for needed security enhancements, the removal of four structures within the Historic District is necessary.

The County has been working through the Town of Leesburg's Board of Architectural Review and now the Town Council over the past several months. The Town Council has just granted the County's appeal to allow for the demolition of the four structures so that the courthouse can move forward. I would note that the structures in question are in fairly poor condition and are currently not occupied. Some are used by storage by the County or other entities. Quite frankly, to my eye three out of the four are visually very unappealing and none of them are of any particular consequence other than that they are old.

The County spent considerable time (too long in my opinion) examining other options for the buildings, but keeping them is simply cost prohibitive because of the impact to the new court complex and security. The County is open to a private entity coming in and moving the buildings at their expense.

The Board had directed that if the Town Council did not approve the removal of these structures that County staff return to us next month with an analysis looking at how we could turn the existing Government Center into a new courts complex and move the bulk of the County Government operations out of the town to a site on Sycolin Road between Leesburg and Ashburn or at Moorefield Station in the eastern portion of the County.

Regardless of what happens with the courthouse, the Board is moving forward with studying the need for space in the coming years. I would like to make sure that citizens in the southeast part of the County have some consideration when it comes to the location of County services.

#### **Evergreen Mills Road Comprehensive Plan Amendment**

Last summer, the Board initiated a study that looked at whether our Countywide Transportation Plan (CTP),

when built out, would be adequate to provide the needed capacity for the Dulles area. This discussion was brought forward during the discussion over whether a separate Western Dulles Access Road was needed.

When the results of the study were received earlier this year, it was determined that our completed CTP would provide the needed capacity with one change. That change was to upgrade Evergreen Mills Road from a planned two lane road to a four lane road.

At our Business Meeting earlier this month, the Board began the process of changing the CTP to make Evergreen a planned four lane road from Northstar Boulevard to Loudoun County Parkway for future planning purposes. This process will go through a review and evaluation by staff, there will be opportunity for public input at the Planning Commission and Board of Supervisors before final approval.

The Board can then look at opportunities for funding in future Capital Improvement Plans.

### **Brambleton Active Adult Development**

The Board approved changes to Brambleton's already approved active adult community on the southeastern portion of the development. Brambleton was originally approved for 1,502 active adult units in 2007. Since that time, the developer has determined that the type of unit, a condo style, was not appropriate for the market and wanted to convert to fee simple.

The change that the Board approved did not increase the number of units that could be built or reduce the number of units that would be built as age restricted. It only changed the type of units to be constructed. Brambleton will still build all of the units as age restricted and maintain full capital facilities contributions including funds for completing Shreveport Drive, Loudoun County Parkway, and Arcola Boulevard.

The Board has been hearing of a high demand for age restricted units accompanying requests for rezonings in

other areas of the County. It is good that this area has already been approved for this type of housing and is located in an area with the appropriate amenities and services planned to serve the community.

## **DULLES DISTRICT UPDATES**

### **East Gate Park and Ride Update**

I have been informed that due to some delays on connecting the site to electricity, the start of service at the East Gate Park and Ride has been delayed. The start of service is now expected to be August 17th.

The lot will provide express service to the Wiehle Avenue/Reston East Station to start with some expected long haul commuter service to be added later.

### **New Community Policing Deputy at Dulles South Station**

Welcome Deputy First Class (DFC) Milton Castelle as the new Community Resource Deputy for the Dulles South Station area.

DFC Castelle will replace DFC Roy Ortutay who will return to the Patrol Division in the Eastern Loudoun Station area. DFC Castelle is a nearly 8-year veteran of the Loudoun County Sheriff's Office and previously worked in patrol in the Field Operations Division.

The Dulles South Station did not have a Community Policing Deputy prior to 2014 when I worked with Sheriff Chapman to get the position added and funded in the budget. At the time, we were the only station without this position. I'd really like to see another position added-one for South of 50 and one for north.

### **New Restroom Facility at Conklin Park**

The County has been undergoing a long term project to improve park facilities through the addition of restrooms, Byrne's Ridge Park in Stone Ridge was one of the first projects to be completed with others being constructed in Ashburn and Sterling area parks.

The most recent addition is to Conklin Park in South Riding. The restrooms will provide a much nicer experience for park users than had been available previously through the use of portable restrooms.

Lyndora Park in the Loudoun Valley Estates community is expected to have a similar structure completed later this year.

## **ANNOUNCEMENTS**

### **Dulles South Station Quarterly Meeting**

The Dulles South Sheriff's Station, located at 25216 Loudoun County Parkway in South Riding, will be hosting their next quarterly meeting on Monday, August 3 at 7:00pm. This is an opportunity to meet the new Community Resource Deputy, participate in a crime prevention dialogue with victims that recently had their home burglarized, and receive information on significant incidents in the area.

### **Noise Ordinance Revisions**

The Loudoun County Department of Planning & Zoning is asking citizens and businesses to participate in a workshop about proposed revisions to the Noise Standards in the Zoning Ordinance and to provide their comments. The proposed revisions change the location from where sound is measured and adjust the permitted maximum sound levels. The proposed revisions will apply Countywide.

In 2014, the County hired a Noise Consultant to research and recommend revisions to the Zoning Ordinance. At the Outreach Session, the Consultant will provide an overview of his research and staff will outline recommended changes.

The meetings will be held on:

August 5 - 6:30 pm at Harmony Middle School (38174 W Colonial Highway, Hamilton, VA)

August 6 - 3:00 pm at Loudoun County Government Center (Lovettsville Room, 1 Harrison Street, S.E., Leesburg, VA)

August 20 - 6:30 pm at Dulles South Multipurpose Center (24950 Riding Center Drive, South Riding, VA)

For the convenience of those attending, three meetings are being held on different dates and locations. The subject matter will be identical.

For questions about the Noise Standards Zoning Ordinance Amendment contact Loudoun County Department of Planning and Zoning at [NoiseZOAM@Loudoun.gov](mailto:NoiseZOAM@Loudoun.gov) or (703) 777-0246. Get more information about the project, updates, and Frequently Asked Questions at: [www.Loudoun.gov/NoiseZOAM](http://www.Loudoun.gov/NoiseZOAM)

### **Loudoun Introduces Discount Cards for Prescriptions, Health & Dental Care**

Loudoun County has launched three new programs to help county residents better manage the cost of prescription medications and health and dental services. As a member of the National Association of Counties (NACo), the county is able to offer the Prescription Discount, Health Discount and Dental Discount programs to residents. The program provides savings of up to 75 percent on prescriptions and 15 to 50 percent on health and dental services.

The programs can be used by residents who do not have insurance and by those whose insurance does not cover the prescriptions or services they need. There are no annual limits placed on use, no forms to fill out, no waiting periods, no age or income requirements and no medical condition restrictions.

The Prescription, Health and Dental Discount programs, which are administered by CVS Caremark, include discounts on prescription medications, dental services, vision care, LASIK & PRK vision procedures, hearing

aids & screenings, prepaid lab work, prepaid diagnostic imaging and diabetic supplies. Residents can begin saving on prescriptions as soon as they receive a discount card. For health services, memberships are available on a monthly or annual subscription basis for both individuals and families and discounts are available immediately upon enrollment.

The discount card can also be used to save money on pet medications that have to be purchased at a pharmacy. The card is accepted at 65,000 pharmacies nationwide including all the major chains such as Wal-Mart, CVS, Walgreens, Giant, Safeway and Rite Aid. Participating pharmacies also include most community-based, independent pharmacies.

The free discount cards may be used by all Loudoun County residents, regardless of age, income or existing health coverage. The discount cards are available at Loudoun County facilities, including the Loudoun County Government Center, 1 Harrison Street, S.E. in Leesburg; the Shenandoah Building, 102 Heritage Way, N.E. in Leesburg; the Loudoun County Public Library, community centers, and other customer service areas in county facilities. The prescription and health discount cards can also be printed from [www.nacorx.org](http://www.nacorx.org) or by calling toll-free 1-877-321-2652. Information also is online at [www.loudoun.gov/prescriptiondiscountcards](http://www.loudoun.gov/prescriptiondiscountcards).

### **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](http://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](http://www.dsfp.org).

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