



Dulles Direct Newsletter September 2015

Welcome to the September edition of the Dulles Direct newsletter. Fall is always a busy time, including for the Board of Supervisors. Hopefully you saw my email yesterday with details about the upcoming November 3rd election, including several [precinct changes and absentee voting opportunities](#). I encourage you to take a look, and make sure to open any mail from the Registrar.

One thing the Board wasn't planning on having to deal with was the resignation of one of our members and appointment of a new Board member. More on that and many other items below, but first I have an update on the SCC's case involving Dominion's power line project.

The SCC last week ordered new public hearings on the project be held on October 27, 6:00 pm at the Loudoun County Government Center in Leesburg. A second hearing will be held on October 29, 6:00 pm at Freedom High School in South Riding. The order authorizes the publication of both Dominion's proposed alternative (Rt. 50 alignment) and the County's alternatives 1b and 2b. The County alternatives that are still on the table keep most of the route off of Rt. 50 with the exception of the portion between Meadows Farms and the Poland Road property. The routes can be found in the [presentation from my Town Hall in](#)

In This Issue

[Economic Development Update](#)

[FY2017 Budget](#)

[New Broad Run Supervisor](#)

[Brambleton Business Campus](#)

[Brambleton Library](#)

[Transit Advisory Board](#)

[Belmont and Northstar Intersection](#)

[Craft Beverages](#)

[Brambleton District Park West](#)

[Whitman North and South](#)

[Dulles Community Outreach](#)

[Braddock and Supreme/Summerall](#)

[Meadow Glen Park](#)

[Announcements](#)

July. The SCC did not permit consideration of Alternative 3, which would have brought the power lines in from the east (Fairfax County). However, the County is still permitted to present evidence in support of all alternatives. The evidentiary hearing in Richmond has been scheduled for February. That hearing will be critical to the final outcome of this matter.

The No Towers on 50 coalition continues to gather petition signatures in opposition to Dominion's proposed route. If you haven't already, please visit their site at www.nottowerson50.org to sign the petition and learn how you can get involved.

On a more pleasant note, at our September 2nd Business Meeting, I was pleased to recognize South Riding Proprietary (SRP) with a Resolution of Commendation for 20 years of service to the South Riding Community. SRP was incorporated in June 1995 just as construction was beginning on homes and the first residents were moving in. Today, the community is home to over 25,000 residents and is the largest of Loudoun County's planned developments. Thank you to the SRP Board of Directors and General Manager for accepting the resolution on behalf of the community.



I also welcomed Lisa Glasgow of South Riding and Pam Spiering of Leesburg to accept a resolution the Board passed recognizing September 9, 2015 as Fetal



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Alcohol Awareness Day in Loudoun County. Lisa and Pam brought this issue to my attention. According to the Department of Health and Human Services, about 40,000 babies are born with effects of prenatal alcohol exposure annually. I am pleased to help with awareness of this issue in Loudoun County. The Loudoun Times Mirror just ran an in depth [article about Fetal Alcohol Awareness](#) that features Lisa and her family.



Beatty Companies held the official grand opening for the Dulles Landing Shopping Center earlier this month. I was pleased to join Chairman Scott York and Supervisor Janet Clarke for the ribbon cutting. The entire Beatty family was in attendance since this was the final project of founder Guy Beatty before his passing in 2013. Dulles Landing has special meaning to the family and there is a marker remembering him near the clock tower.

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Economic Development Update

The Board was briefed earlier this month on the Department of Economic Development's FY15 Annual Report. To quote the report, we've just completed the "Best. Year. Ever.". We continue to see many of the Board's investments in growing our commercial tax base pay off.

The County was directly involved in 57 new businesses and expansions, accounting for \$1.3 billion in new investment. This represents a 459% increase over last year. It is the largest investment recorded since the County began tracking this metric. These companies added or retained 3,400 jobs and 3.7 million square feet of commercial real estate. Building permits for retail development increased 85% and office development increased by 52% over last year.

In addition, 143 projects were part of our Fast Track and ombudsman programs, representing a 78% increase over last year. These programs were created by the Board shortly after taking office in 2012 and are designed to help projects get through the application and review process faster so they can get moving on actual construction.

Through the commercial growth the County has seen over the past 4 years, we have been able to invest in educational priorities, road improvements, and capital facilities while limiting the impact on the real estate tax rate.

FY2017 Budget

As Chairman of the Finance Committee, I have already been at work on the FY2017 budget for several

months. The Board of Supervisors took action at our last meeting to give County Administrator Tim Hemstreet preliminary guidance on the FY2017 County Budget. Every year, the Board gives Mr. Hemstreet direction on how to craft his budget through fiscal guidance. Staff provides the Board with various scenarios that may play out at certain tax rates.

These scenarios are very preliminary and conservative in nature, since it is still too early to tell exactly what the revenue numbers will be and how much State aid the County receives. We also don't have information on property assessments for the new year and the final numbers for commercial growth.

The Board's guidance was to develop a budget at two different rates, the equalized rate of \$1.115 and the current rate of \$1.135. It is important to note that these are not the final tax rates, and nothing has been pre-determined. There has to be a starting point, and I think it makes sense to start from the current tax rate and from the equalized tax rate.

Based on staff's preliminary estimates, the equalized rate would provide the County with \$23.5 million in new revenue over last year. Maintaining the current rate would provide \$38.4 million in new revenue. On the expenditure side, when factoring in additional capital costs and debt service for the County and LCPS (\$7.8 million), the County's pay for performance program (\$8.4 million), County enhancements (\$21 million) and estimated LCPS funding increase (\$77.8 million) there is currently forecasted to be a funding shortfall of \$76.6 million at \$1.135 and \$91.5 million at the equalized rate of \$1.115. It is not unusual for there to be a significant budget shortfall forecast at this stage, so this is nothing to panic about. However, as always, it bears watching, and I will be eagerly awaiting updates on revenue which hopefully will start to close that gap.

The next Board of Supervisors will begin the full budget process in February. By that time, there will be

a request from the County Administrator and from the School Board to consider.

LEGISLATIVE UPDATES

New Broad Run District Supervisor

Earlier this month, Supervisor Shawn Williams resigned his position as Broad Run Supervisor, leaving a vacancy until the end of the year. His resignation came following an arrest for an alcohol-related incident. Shawn and I worked together on many things over the course of our term; he played a major role in the Board's decision to bring Metro to Loudoun and the planning around those stations. I truly hope that Shawn gets the help he needs and I wish him and his family all the best.

With the vacancy on the Board, Chairman York solicited applications from interested residents in the Broad Run District. Applications were received from 12 individuals and the Board took up the appointment of a replacement at a special meeting last week. I strongly advocated for making an interim appointment because there are many items impacting the Broad Run District that are currently before the Board-including Metro Silver Line planning.

Jim Bonifils was selected to represent the Broad Run District until the end of the year on a 5-3 vote and was sworn in the next day. My initial choice was Cliff Keirce, a former Dulles District Planning Commissioner (prior to 2012 when the district included Broadlands) who remained active as a land use adviser to Supervisor Williams and as an 18-year HOA Board member from Broadlands. However, the Board deadlocked on two ballots 4-4 between Cliff and former Supervisor Steve Stockman, who served on the Board from 1983 to 1991. While I'm disappointed that Cliff was not selected because I believe he was the most prepared, I think very highly of Jim and I was pleased to support him as a compromise candidate. Jim is currently chairman of the Parks, Recreation and Open Space Board and has been very supportive of the

Dulles South Multipurpose Center expansion project. He is also a founding member of Loudoun Youth and has been active in the community in many ways. I know that Jim will do an excellent job and look forward to working with him for the next few months.

Brambleton Business Campus

At the September Public Hearing, the Board reviewed an application from Brambleton to rezone approximately 54 acres from PD-GI (General Industrial) to PD-IP (Industrial Park) in order to permit office and educational uses on a property currently zoned for industrial uses. The subject property is located at the future intersection of Loudoun County Parkway and Rt. 606.

Planning staff has identified some concerns with allowing office in an area planned for industrial uses near the airport. Given the 606 widening that is underway and the close proximity of the Brambleton Active Adult community, I am less concerned with this change as the uses may be more compatible with the future residents of the area and maintains the property as commercial. Staff has also expressed concern over the educational uses in an area that is within the airport noise contours. I find this concern to be valid and support the Planning Commission's request that additional noise insulation be required for the interior of the buildings. The educational use that is envisioned would be for continuing education such as a community college or other higher education use. I confirmed that there would not be any residences or dormitories permitted.

The Board voted to forward this application to our October 7 Business Meeting for action.

Brambleton Library

Also in Brambleton, the Board is reviewing a request from the developer to accelerate a planned library in the Town Center to open in 2017.

The Board's current plans call for the development of a 40,000 square foot library in an office condominium in the Brambleton Town Center beginning in FY 2019.

The budget proposes \$14,520,000 in funding over the FY 2019 - FY 2020 fiscal years to design, construct, equip and furnish the interior build-out of the office condominium space. This appropriation schedule would have the library operational in Fall/Winter 2020. The office condominium space is being constructed by Brambleton under proffer commitment.

Following adoption of the budget, Brambleton has developed an operating lease proposal that would accelerate the library development and allow it to open in July 2017. I am a huge advocate for our library system, and a new library in Brambleton would provide better access for residents in the northern part of the Dulles District and relieve some pressure on Gum Spring Library, which is receiving very heavy use. However, accelerating construction would also accelerate the County's operational costs sooner than we had originally planned. I look forward to reviewing the proposal more in depth at October's Finance Committee meeting and learning how this may impact our budget moving forward.

Transit Advisory Board

As we continue with the expansion of our transit system and prepare for the arrival of Metro in Loudoun County, the Board took action this month to create a Transit Advisory Board. This will be an expansion of the Commuter Bus Advisory Board that we have today, but will be expanded to also represent users of the system as a whole.

The composition that the Board chose will be a total of 15 voting members consisting of nine members appointed by the Board, one member representing the Disabilities Services Board, one member representing the Loudoun County Chamber of Commerce, one member representing the Loudoun County Economic Development Advisory Commission and three members recommended by staff representing each mode of the transit service (Long Haul-Commuter, Metro Connection, and Local Fixed Route). Staff will work on drafting by-laws and return to the Board for approval.

Traffic Safety Improvements at Belmont Ridge/Northstar/Ryan Intersections

The intersections of Northstar Boulevard and Ryan Road, Northstar Boulevard and Belmont Ridge Road, and Belmont Ridge Road and Croson Lane have become very challenging to navigate.

Ultimately, the stretch of Belmont Ridge Road from Rt. 7 to Croson Lane will be widened to a four-lane divided roadway which includes the installation of signals at intersections along the way. Design is underway for some segments of the project and the portion from Broadlands Boulevard to Truro Parish is currently under construction. As I have reported before, the installation of the signal at Croson Lane should be completed in the spring. The Board also took action this month to approve the balance of funds needed to complete the signal planned for the Northstar and Ryan intersection, design is already complete for that project.

The intersection of Northstar and Belmont Ridge is currently undergoing a signal warrant analysis as well. If a signal is warranted at that intersection, by the time the funding is identified and design work is completed, it usually takes 18 months to complete construction. In the meantime, some interim safety improvements have been approved that will limit left turns from Belmont Ridge onto southbound Northstar and for traffic exiting National Recreation and Park Association (NRPA)

headquarters /Brambleton District Park West. These approaches to the intersection would also not be permitted to proceed straight. There would also be channelized left turns for traffic turning from Northstar onto Belmont of entering the NRPA building/Brambleton District Park West.

One item of concern over these changes came up with potential impacts on the intersection of Belmont Ridge and Croson. The traffic modeling showed that there could be some additional queueing of traffic from the Belmont Ridge intersection. I have been assured by staff that the safety improvements won't be implemented until next spring following the completion of the signal at Croson Lane and that the signal would mitigate any of these impacts.

I look forward to seeing the badly needed signal completed next spring and in coordination with the safety improvements at the adjacent intersections making it safer for those headed to Brambleton and Briar Woods High School.

Craft Beverage Zoning Ordinance Amendment

I joined with Ashburn District Supervisor Ralph Buona to propose an Intent to Amend the Zoning Ordinance that would look to permit the manufacture and sale of craft beverages in more of Loudoun's commercially zoned areas. Currently, this is only permitted in industrially zoned areas or as an accessory to a restaurant use. However, many craft beverage businesses are not looking to operate a full scale restaurant in addition to the manufacture of their beverage. Craft beverages can be breweries, distilleries, cideries, etc.

Staff will be working on preparing the official Intent to Amend and eventually bringing suggested ordinance revisions to the Board for approval. I expect that the use would be limited to smaller production numbers and look forward to seeing this use expanded into our busier commercial areas that are more compatible with retail traffic.

Brambleton District Park West

When the County went out to bid for the completion of the Brambleton District Park, eastern and western portions, the bids came back higher than anticipated. Staff made the decision to split it into two separate projects and rebid them individually. The eastern portion came back under budget and work is almost complete.

The western portion came back about \$3 million over what had been budgeted. The proposed park improvements include: the addition of athletic field lights for four existing large diamond fields and two existing small diamond fields; the addition of two permanent restroom buildings including one with concessions; the addition of fencing, dugouts, bullpens and asphalt paving of the existing gravel parking lot.

When the project was found to be over budget, staff presented the Board with options for funding the completion through proffers not already dedicated for projects in the area. The Board agreed to utilize additional proffer funding to make up the gap and help us complete these fields and expand their current availability through lighting and other improvements. I often hear from constituents about the need for more fields. Although these won't erase our field deficit, I was pleased to support their improvements.

DULLES DISTRICT UPDATES

Whitman North and South Rezonings

As I've written about several times, the Whitman property rezonings have been tracking as two separate cases. The southern property is requesting a rezoning from Transitional Residential to commercial uses. The commercial uses would include a 35,000 square foot retail center with a grocery store tenant, a convenience store with gas pumps, and a child care center. The Board reviewed this case at our September Public Hearing. Since this application has proffers that are tied to the rezoning request on the northern property, I requested and the Board agreed to send the item to the

Board's Transportation and Land Use Committee (TLUC) for further review

The northern property is requesting an increase in residential northern density and had been deferred until our September 16 Board Meeting so that the Board could obtain information about student enrollment. At that meeting, I shared with my colleagues the enrollment numbers in Dulles South that I had been waiting for. Those numbers showed that projections in the western side of the Dulles South cluster were off by about 300 students-meaning that there are 300 more students than anticipated. The school most impacted is Buffalo Trail.

The two applications have shared proffers. In order to sync them together, I also sent the Whitman North application to October's Transportation Land Use Committee so that it may be considered with Whitman South. I also wish to have a more in depth discussion about student enrollment impacts from the residential application, as well as more information about the future Catholic high school project located just to the east of the commercial application.

Dulles Community Outreach Project Recommendations

At our last Board Meeting, we received a briefing on the results and recommendations from the Dulles Community Outreach Project. On June 1, the Department of Planning and Zoning concluded the active outreach portion, which started with a community kick off meeting on January 22. During this four and a half month period, staff utilized online surveys, focus groups, electronic outreach, and community work sessions (four in total) to solicit feedback regarding what stakeholders would like to see in terms of planning and initiatives in the community.

It became clear during the process that those that participated shared significant pride and a sense of promise in the Dulles Community. However, throughout the course of the active outreach process,

the community repeatedly voiced common concerns and suggestions. Not surprising the biggest issue was with the area's road network, both in terms of traffic congestion and the condition of streets. There was mention of a divide between north and south of Route 50, with 50 acting as a physical barrier between the communities. Another big issue was with the bicycle and pedestrian network linking neighborhoods to each other, to schools, and to community amenities such as retail and County facilities. Participants also made clear their desire for more public transportation options and indicated a lack of retail and entertainment alternatives.

The full report is available at www.loudoun.gov/dullesoutreach.

The encouraging thing for me is that nothing from the report was a surprise. I have spent most of my term working on the issues that were raised during the outreach, and it is helpful to have this focus validated for the benefit of my colleagues. We have made great strides through programming funding for transportation improvements in the County's Capital Improvement Plan. Among the roads planned are new connections to the north and south, which will help bridge the gap between the areas north and south of Route 50. We have also expanded capacity on long haul commuter buses (with more capacity to come), added express Metro service from East Gate and even introduced the first fixed route transit service for Dulles South. We saw the opening of Dulles Landing as the first new retail area to serve our area, the exciting announcement from Peterson Companies on Avonlea Town Center, and renewed interest in completing the long languishing hotel site.

We still have many challenges moving forward, including the proposed power lines and their impact on commercial development along Route 50 and working to manage the inevitable growth that will continue to happen around us.

One of the areas that residents identified that I think we could be doing more to support is improving the

connectivity for bicycles and pedestrians between our communities, to retail areas, to Metro and even to the W&OD trail. Therefore, I am bringing an item to the Board next week to request that County staff identify key missing links, prioritizing them, and identify possible funding for those that may not already be proffered or planned for construction through a programmed road project.

Braddock and Supreme/Summerall Intersection

Earlier this year, I informed you that Supervisor Janet Clarke and I had introduced an item that would have staff solicit cost estimates for the design and construction of a signal and turn lanes to replace the four way stop at the intersection of Braddock and Supreme/Summerall. We also requested that they include funding to complete the missing half section of Braddock Road between this intersection and the Greenfield Crossing neighborhood to the west.

Staff returned this month with an estimate of approximately \$1.7 million to complete this project. The Board voted 8-0 to forward this project to the Board's budget discussion next year, which is appropriate given the amount of funding needed.

Northstar/Braddock Intersection

Now that the southern side of Northstar Boulevard is open, I have received several questions about the intersection with Braddock. This intersection has seen several accidents in recent weeks. The developer of Kirkpatrick West did a warrant study recently, and the warrant study showed that the intersection did not meet warrant for either a traffic signal or a four way stop. I have spoken with VDOT directly and asked them consider a safety exception to the warrant study.

Working with VDOT, the developer just put in some additional signage so that motorists are aware that the intersection is coming. I would still like to see further action, and VDOT told me that they would reassess in

another month or two. In the meantime, my office is working with the Sheriff's Office to compile accident data in hopes that it will support installation of at least a stop sign on Braddock.

Naming of Meadow Glen Park (near John Champe)

The Board accepted the recommendation of the Parks, Recreation and Open Space Board to name a new proffered park near John Champe HS Meadow Glen Park. The new park is a proffered 14.5 acre site to be conveyed to the County upon completion. The park includes parking, trail, play meadow, playground, picnic pavilion and a pond. It is located off of Northstar Boulevard adjacent to John Champe High School.

ANNOUNCEMENTS

Loudoun Museum's Haunting Tours

Historic Downtown Leesburg will be transformed on October 23 and October 24 by HAUNTINGS, the popular walking tour event that takes guests to six haunted homes and businesses in Historic downtown Leesburg. Purchase tickets here:

<http://www.leesburghauntings.org/buy-tickets/>

Loudoun County Community Services Board Invites Public Input Regarding Mental Health, Substance Abuse, and Developmental Disability Services

The Loudoun County Community Services Board invites the public to a Town Hall meeting regarding services critical to meeting the mental health, substance abuse, and developmental disability needs of our community. The meeting will take place on November 2, 2015, 5-7 pm, at the Ashburn Public Library, Meeting Room B, 43316 Hay Road, Ashburn.

The Community Services Board is an advisory board appointed by the Board of Supervisors for the Loudoun County Department of Mental Health, Substance Abuse and Developmental Services. Due to Loudoun's dynamic growth and change, is imperative hear from the community about the priorities and concerns related

to these services. The board is committed to ensuring that the challenges and opportunities facing Loudoun County in these areas are well represented as it advises the Department of Mental Health, Substance Abuse and Developmental Services.

For more information, contact the CSB at:
LCCSB@loudoun.gov.

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.

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