



## Dulles Direct Newsletter April 2016

Welcome to the April edition of the Dulles Direct newsletter. In this issue, we'll provide you with updates on several intersection improvement projects as well as retail projects and a zoning ordinance amendment related to data centers.

We're a few days late with the newsletter this month because of my County travel to Wall Street last week to present our finances to credit rating agencies (see below). We began this month with final approval of the FY2017 budget. In case you missed it, I sent out a [budget update](#) the next day with all of the details. Since I sent that update, the School Board completed their final approval for funding provided in next year's budget. They maintained plans to provide needed staffing for enrollment growth, increases in staff salaries, and expanding full day kindergarten offerings (contact School Board Representative Jeff Morse for more details on LCPS plans).

Thank you to all of you that turned out at Freedom High School in late March for the latest SCC Public Hearing related to Dominion's plans to construct high voltage power lines along Route 50. Work continues with impacted property owners to build support for the County's alternatives and our coalition continues

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preparations for the legal case to take place in Richmond on June 29. I filed written testimony on behalf of the County last week in preparation for the trial. For all you, it is not too late to comment! If you have not submitted comments to the SCC yet, you have until Friday, May 6. All correspondence should be sent to the Clerk of the State Corporation Commission, Document Control Center, P.O. Box 2118, Richmond, Virginia 23218-2118, and refer to case number PUE-2015-00053. Comments may be submitted electronically at [www.scc.virginia.gov/case](http://www.scc.virginia.gov/case). Click on the Public Comments/Notices link and then the Submit Comments button for case number PUE-2015-00053. We're asking that you tell the SCC to support Loudoun County's alternatives to Dominion's routes.

As I mentioned, in my capacity as Chairman of the Board's Finance, Government Operations and Economic Development Committee, I traveled to New York last week with Chair Randall, County Administrator Hemstreet, our finance staff and bond counsel to make presentations to the three credit rating agencies that will determine Loudoun's rating for the next set of bond sales.

We are very proud to be a "triple-triple" County-which means that we have previously achieved AAA ratings from all three agencies. Credit ratings are a major determining factor in interest rates, so our triple-triple status helps us save millions in tax dollars by financing projects at very low rates. Given that there are five new members of the Board, it was important that the analysts heard firsthand from us that we are continuing Loudoun's tradition of strong fiscal management and prudent decision. I was particularly pleased to be able to share the details of our economic development success, which includes 3.9 million square feet of non-residential permits issued last year, and the lowest overall commercial/industrial vacancy rate in ten years. We eagerly await the results of our trip which should come in a few weeks. Pictured below is Chair Randall and myself with our finance team at Moody's headquarters at the World Trade Center.



**Matthew F. Letourneau**  
Dulles District Supervisor  
Loudoun County Board of Supervisors

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Member  
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#### Contact Me

**Mailing Address:**

1 Harrison Street, S.E.,  
5th Floor  
P.O. Box 7000  
Leesburg, VA 20177-7000

**E-Mail:**



One of my favorite annual events at the Board is when we host Youth in Government Day, which includes being joined at our business meeting by high school students from each of our districts. Each year, I enjoy the opportunity to learn about those that attend and discuss their questions about County government over dinner. It is not unusual for them to pose some very tough questions about things that are going on in our district. I was joined at the dais by Shankar Narayan, a senior at Freedom. Other Dulles District students that attended were Brienne Kennedy, Ben Koppel, Holden Malinchock, and Kyle Sakmyster. I had a chance to visit with them during a break in the meeting and they are all attending great colleges next year and have bright futures.

[matt.letourneau@loudoun.gov](mailto:matt.letourneau@loudoun.gov)

**Office Phone:**  
(703) 771-5069

**Chief of Staff:**  
[Monica Filyaw](#)

**Legislative Aide:**  
[Tom Parker](#)

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I had the great pleasure of attending the Dulles South Multipurpose Center "Topping Off" ceremony this week. The event was held to commemorate the placement of the highest structural beam of the expansion at the Dulles South Multipurpose Center. I took a tour of the facility-Planning Commission Chair Jeff Salmon and I had some fun standing on the bottom of the competition pool. (It will be the first and only time I am at the bottom of that pool!) This milestone is a sign of progress towards completion of the building next spring and an anticipated opening in the summer of 2017.



I was joined this month by representatives of the Junior Women's Club of Loudoun (JWCL) to present a Resolution of Recognition for their 65<sup>th</sup> Anniversary. JWCL is a service organization that has provided thousands of volunteer hours and leads service projects such as the annual Prom Wishes event.



## LEGISLATIVE UPDATES

### **Data Center Uses in Commercial Light Industrial (CLI)**

In light of what has transpired with the data center project on Route 50 that has driven the need for power lines, you may remember that I initiated a request to change "data center" from a permitted use to a special exception use in the CLI district. A special exception use requires board approval, which is not currently the case. The CLI district is unique to Route 50 and the land that is currently under construction for a data center that necessitates the power lines that Dominion is trying to construct along Route 50 is zoned CLI.

When I requested that change, it was added to the Board's strategic plan to be completed as staff resources became available. Earlier this month, the Board approved a Resolution of Intent to Amend the zoning ordinance, which officially kicks off the process. The required notices will be posted and staff will begin work on the suggested changes and bring them through the Zoning Ordinance amendment process. I will keep you informed as it moves through. The amendment won't have any impact on existing projects, but it will help if additional data centers want to move into CLI. I believe that some



CLI parcels are appropriate for data center uses, but there remain others adjacent to residential that are not.

### **Funding for Northstar Boulevard**

In case you missed it, I sent out an email with Supervisor Tony Buffington last week regarding the status of funding for the Northstar Boulevard project between Route 50 and Brambleton. The project was in line to receive state funding, but that funding has been diverted to a different project.

As I explained in the email, while the Board has taken action to oppose this change by the state's Commonwealth Transportation Board, there are still other opportunities to move forward with this project. If you missed it, you can read all the details [here](#).

## **DULLES DISTRICT UPDATES**

### **Safety Improvements on Millstream at Stone Ridge Commuter Lot**

In December, I initiated a request for staff in the Department of Transportation and Capital Infrastructure to work with VDOT to find solutions to safety concerns at the Stone Ridge Commuter Lot on Millstream Drive. There have been several instances of near misses - especially at night - with pedestrians crossing at the lot due to visibility issues.

Staff and VDOT identified several potential items that will help, which include flashing beacons and improved lighting. The Board of Supervisors approved \$75,400 to begin the needed design and engineering services for submission to VDOT. When that process is completed, the project will come back before the Board for construction funding.

### **Contract Award for Signals at the Intersections of Belmont Ridge Road and Croson Lane and Tall Cedars Parkway and Poland Road**

At our second meeting of the month, the Board approved the award of the contract to install signals at two intersections used by Dulles District residents daily.

The intersection of Tall Cedars Parkway and Poland Road has been on the books for a signal to replace the existing four way stop since early in my first term. As staff began the design process it was determined that some property was needed at the intersection to accommodate a missing turn lane and the needed pedestrian crossing accommodations. Unfortunately, this property was under easement and it took an extended amount of time for the County Attorney's Office to resolve the issue by securing the needed easement elsewhere. With that process now complete, the contract for construction can be sent out to bid. With approval this month, we expect completion at the end of this year.

The intersection of Belmont Ridge Road and Croson Lane has long been a difficult intersection for vehicles turning left from Croson Lane. During my first term, I partnered with the Broad Run District Supervisor to initiate a warrant study to see whether the intersection would be eligible for a signal. Upon finding out that the signal was warranted, the Board initiated a project and dedicated the needed funding. With approval this month, we expect completion at the end of the year.

### **Tall Cedars Parkway Extension Update**

Though the dirt hasn't started moving on the County side of the Tall Cedars Parkway extension yet, the process is finally moving forward. The County experienced some significant timing setbacks due to difficult right of way acquisitions from property owners in the area. I am happy to report that the property acquisition is complete.

Now that we actually control the needed property, the project has been placed out for bids. The bids are due back in early May and, following review by



procurement staff, the Finance Committee should be set to approve a contract at our June meeting. The full Board would then approve the contract later that month.

The \$7.4 million project would be set to start this fall and completion is expected in early 2018.

There is an additional piece of this project which will widen the section that is already built from 2 lanes to 4 lanes to be consistent with the rest of Tall Cedars Parkways. As part of the approval for the Avonlea Town Center project, Peterson Company agreed to construct that section of the project. They have moved equipment into the area and begun the construction work, which is very good news.

### **Claiborne Parkway Construction Update**

Another project that I am asked about regularly is the completion of the missing segment of Claiborne Parkway between Croson Lane and Ryan Road. The County has finally completed right of way acquisition for the full project and staff in the procurement office has the bid documents ready to go. The full design is just about finished as well.

However, as those processes were being completed, a new issue emerged regarding two gas transmission lines that cross through the path of the roadway. We've known about lines, but during the process with Mooreview Parkway, a parallel road, we discovered that Columbia Pipeline was going to make the County essentially rebuild and upgrade the lines, at considerable expense. We've been working through those issues with Mooreview and the Board ultimately was forced to allocate more money for the project.

We don't yet know exactly what will have to be done for Claiborne. Columbia is currently undergoing an analysis of the site and the pipe that is there, and is supposed to provide a report to the County detailing what needs to be done early this month. In the meantime, we have secured the ability to purchase

pipeline from Columbia's supplier so that there is not a delay if we need to rebuild here as well. The impact on the project timeline will be dependent on what we learn from Columbia--it could range from a short delay to as much as a year, unfortunately.

I should know more on that to provide an update in next month's newsletter.

### **Retail Development Update**

The Dulles South Alliance recently hosted a meeting featuring representatives from several of the major retail projects. I also have been conducting my own meetings and conversations with these individuals. There's a lot that I can't share with you right now, but I'm asked frequently about many of those projects, so I'll provide a brief synopsis of where things stand:

**Avonlea Town Center:** As mentioned above, Peterson has begun construction of the missing two lanes of Tall Cedars Parkway, which demonstrates their commitment to the project. Cinepolis movie theater is still the anchor tenant. Site development work is expected to start this spring and take about a year.

Peterson is working hard to attract other tenants and will wait to make future announcements until they have a critical mass. The power lines are a concern, and they have been working with the County on that issue. The earliest you should expect to see any completed construction is late 2018.

**Dulles Landing:** Beatty is very close to finalizing a deal with two new anchor stores that will be built in the area near Dick's. Longer term, they are looking at plans that had previously been presented which include a soccer field and public space area around shops.

**East Gate:** East Gate is constructing a new building next to the current Velocity Wings/Jersey Mike's/Starbucks. The tenants have not been announced but will be similar. They are also moving

forward with the large luxury spa complex (Spaworld). As we've mentioned previously, Royal Farms is now an announced gas station/convenience store tenant on a parcel across Tall Cedars Parkway, near the hotel site.

**Arcola Center:** There is a new group now handling development of Arcola Center for the investor. This new group has a strong desire to get the commercial side of the project moving and has been meeting with several major tenants.

**Chick-Fil-A:** Yes, progress has been made on the Chick-Fil-A proposed for South Riding on Defender Drive. All needed building permits have been approved, clearing the way for construction to begin when the owner is ready.

### **Commission and Board Openings**

I am still accepting applications for the following boards:

- Commission on Aging
- Communications Commission
- Transit Advisory Board
- Library Board of Trustees
- Lyme Disease Commission

You must be a Dulles District Resident to serve. There are also at large openings that are not district specific. For more information on all Boards and Commissions and to download a copy of the required application form, visit

<https://www.loudoun.gov/index.aspx?nid=87>.

## **ANNOUNCEMENTS**

### **Secondary School Boundary Process**

The School Board is currently undergoing a review of the attendance boundaries for several middle and high schools in our area. The first meeting and public

hearing were held in late March and boundaries will be adopted in the next several weeks.

**Please note that this process is completely under the direction of the School Board and I do not have a role in the decision that is ultimately made.** Information on the process and scheduled meetings can be found at the following link:  
<http://www.lcps.org/Page/168857>.

### **Household Hazardous Waste Events**

Loudoun County has announced the Spring 2016 schedule for the County Household Hazardous Waste Collection Program.

The purpose of this program is to provide a safe, no cost method for residents to dispose of the unused, old or unwanted hazardous materials stored in their homes. Household hazardous waste is any waste produced in the home that is dangerous or potentially harmful to our health or the environment.

Events operate from 8:30 a.m. to 2:30 p.m. and are free to the public (Loudoun County residents only). More information on the types of items that are accepted is available at [www.loudoun.gov/hhw](http://www.loudoun.gov/hhw) or by calling 703-771-5500.

The event dates and locations are as follows:

- May 21 - Ashburn North Park and Ride, 45151 Russell Branch Parkway, Ashburn
- June 25 - Freedom High School, 25450 Riding Center Drive, South Riding

### **Dulles South Food Pantry**

The Dulles South Food Pantry is in need now more than ever. They are now serving an average of 70 families at every distribution (over 300 people). Additionally, the Pantry provides almost 100 Friday

Food Packs (weekend food for kids) to the schools in the Champe and Freedom HS clusters every week. The Dulles South Food Pantry is open to distribute food the 1st and 3rd Wednesdays of the month from 5 pm to 7 pm located at 24757 Evergreen Mill Road, Dulles, VA, 20166.

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 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 the following unexpired food: canned chicken & tuna, soups and stews with protein, 1 or 2 lb. bags of rice or rice mixes, pasta and pasta sauce (no glass please), breakfast cereal and pancake mix, granola bars, fruit (in cans, plastic or dried), canned or dried beans of all types, toothpaste, shampoo and grocery store gift cards in any amount. They welcome monetary contributions and volunteers as well. They are able to accept food donations at the Pantry 10-11:30 am Mondays and Wednesdays and 7-8:00 pm Monday nights or at the Dulles South Multipurpose Center located at 24950 Riding Center Drive in South Riding during business hours. For additional information please visit their website at [www.dsfp.org](http://www.dsfp.org).

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Supervisor Matt Letourneau, 1 Harrison Street, S.E., 5th Floor,  
P.O. Box 7000, Leesburg, VA 20177

About our service provider

Sent by [matt.letourneau@loudoun.gov](mailto:matt.letourneau@loudoun.gov) in collaboration with



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