



Dulles Direct Newsletter October 2017

Happy Halloween and welcome to the October edition of the Dulles Direct newsletter! I hope you have an enjoyable and safe night. As always, the Sheriff's Office will be watching closely and will have extra patrol support in the neighborhoods. It was great to speak with those of you that stopped by my booth at the South Riding Fall Fest and Business Expo at the end of September.

For the sixth year in a row, I was pleased to bring a Resolution passed by the Board of Supervisors recognizing Diwali in Loudoun County and the outstanding contributions of the Indian-American community to our County. Thank you to the BAPS Mandir in Chantilly for inviting me to join their Diwali festivities. I enjoyed participating and presenting them with a copy of the Resolution approved by the Board.

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Congratulations to Northwestern Mutual, Broad Street Equities LLC, and The Ardent Companies on breaking ground on the third phase of development within the Northwoods complex off of Route 606. I was pleased to speak at the event held to mark the beginning of phase three which consists of five industrial buildings totaling over 520,000 square feet. While some may not get excited about "industrial park" type of development, this type of project creates hundreds if not thousands of jobs and provides space for companies large and small to locate in Loudoun. It helps to diversify our economy and reduce the tax burden on homeowners.

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Tall Cedars Parkway Opening

I am pleased to announce that we will be opening Tall Cedars Parkway between Gum Spring Road and Pinebrook Road on Tuesday, November 7. The road will open to traffic following a ribbon cutting ceremony that will take place beginning at 10:00 am that morning. It has been a very long road to get to this point--no pun intended. I starting working on this project when I took office in 2012. As you've seen, the actual construction has gone very quickly and will finish well ahead of schedule. But, we had a lot of difficulty acquiring right of way and getting design completed on this project.

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I had hoped that construction of the signal work at Gum Spring and Tall Cedars would track fast enough to allow it to become operational well before the roadway opens, but there was difficulty in establishing communications links to the signal and completing some needed turn lane work. Since the signal and roadway construction are tracking closely, County staff decided to wait and activate the signal as a full four way signal, which will be ready to go on the 7th when the road opens.

Plans are also in the works for signals where Tall Cedars intersects with Pinebrook Road and Riding Center Drive. The Riding Center signal has had a difficult time meeting the required warrants--we have tried multiple times-- and we are in the process of having that study updated. If we are able to get it approved, keep in mind that it is a 12-18 month process to actually get the signal built, which is largely based on the multiple layers of approvals needed, right of way acquisition, and utility work.

LEGISLATIVE UPDATES

Blight Abatement Ordinance

This month, the Board approved the County's first blight ordinance. After years of working to deal with properties like the stalled hotel and former United Rentals building on Route 50, I proposed the new ordinance to give the County a greater ability to address blighted properties. I appreciate the support of the Board on this ordinance and look forward to working together to deal with abandoned properties that have become a health or safety issue in the County.

The morning after the ordinance passed and became law, I submitted the first complaint regarding the former United Rentals building on Route 50. Zoning staff has begun working under the new law and will go through the required steps to try to force some action on the property. I know that this ordinance won't work miracles, but for the first time I'm pleased that there are now concrete steps that we can take to try to improve this situation.

[VDOT Snow Plowing Information](#)

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While the hotel site remains a concern, the County has been in regular contact with the owners and, as I stated in last month's newsletter, they are actively working to secure needed financing to move forward on restarting that project as soon as possible. There have also been some concerns about a property now exposed to Route 50 as a result of the power lines being constructed. I have an update about that in the power line item below.

Envision Loudoun

There have been recent reports about the discussion at the Envision Loudoun Stakeholder's Committee meetings regarding plans for the Transition Policy Area south of Braddock Road, which is known as the "Lower Foley" and the "Upper Bull Run" planning areas. I have spoken quite a bit in the past about the Transition Policy Area, which is supposed to serve as a transition from densely populated suburban areas in eastern Loudoun to rural areas in the western portion of the County. Unfortunately, prior Boards took action to erode parts of the Transition Policy Area and we are seeing the effects of that today, just to the west and south. Overall, quite honestly, I'm not sure how well the Transition Policy Area has worked, because we're still seeing quite a bit of residential development, but there are few amenities in the immediate vicinity of some of that development. So, for that reason, I have maintained that we should look seriously at the TPA and discuss potential changes to it.

However, that does not mean that we should dramatically increase residential development in the Transition Policy Area. Unfortunately, that seems to be where the discussion in the first step of the process-the Stakeholder's Committee-has been going. The base scenario today, if no land use changes were made, is that about 2,000 homes could be built in the Transition Policy Area. The County staff recommended scenario adds 12,000 homes, most of which are in the Lower Foley and Upper Bull Run area. Those are the areas just to our south and north. The Stakeholder's Committee recommendation adds 18,000 homes. It is obvious to me, anyway, that neither of these scenarios are acceptable without significant planning and funding

for infrastructure needs in that area. Even then, we can't force Prince William and Fairfax to accommodate these plans.

The Board of Supervisors had the opportunity to give some feedback on that discussion at our meeting earlier this month. I am sharing my comments from that discussion in a video that I posted on my Facebook page, [click here to view](#).

There is a long way to go still in this process. Last week, I made a formal request to VDOT for traffic data for the Braddock Road corridor, including the parts in Fairfax County, to help inform this process. There will be growth in Loudoun, we know that. But we have to have realistic conversations about our road network and our ability to influence roads outside the County.

Traffic Studies for Land Use Applications

Supervisor Buffington and I joined together on an initiative that takes steps toward having Loudoun County conduct its own traffic analysis for land use applications. Some might assume that this was already the case, but it is not. Under the current system, developers are required to do traffic studies. However, they do them on their own and submit them to the County and VDOT for review.

Over the years, I have not been impressed with the level of scrutiny that these studies receive, and that's partly because every study is based on a set of assumptions. While traffic studies today are supposed to follow the County and VDOT's guidelines, I've seen some very interesting assumptions and traffic studies that were accepted and made it through to the Board. I have ended up challenging-successfully-some of these assumptions when applications come to the Board, which should be the final step. The bottom line is, let's be honest: what developer is going to submit a traffic study that isn't favorable to their project?

So, after spending some time looking into this, I determined that while developer studies are a common practice here, that is not the case in many other parts of

the Country and even the state. I see several better ways to do this, all of which would involve the developer still paying/contributing to the costs, but the County staff or a contracted consultant actually doing the work on our behalf.

With the Board's support, we have begun the process of identifying a different approach that I think could lead to more accurate analysis that has more credibility. We will see what the staff research identifies and whether my colleagues will ultimately support moving forward with a change in process.

DULLES DISTRICT UPDATES

Dulles South Recreation and Community Center/Senior Center

Work to correct punch list items has begun concurrent to the completion of certain base contract requirements. The only inspection outstanding is the final building inspection. Once that is passed, Building & Development would be in a position to issue a Certificate of Occupancy. Commissioning and Testing and Balancing (TAB) of the building systems continues and any deficiencies are being tracked and moved toward resolution.

Receipt of the occupancy permit and substantial completion will determine how soon the County can begin to outfit the facility and prepare it for opening.

Route 606 Widening

The Route 606 Widening project is making good progress. Following the opening of Loudoun County Parkway, we encountered some major merge issues for traffic continuing east on 606. I worked with VDOT and the design team to make sure those issues were getting addressed. The contractor has worked to adjust the spur ramp to allow two lanes continuing down the bulk of the ramp length. This helps to provide more room for merging traffic and ultimately a more natural "zipper" merge scenario. In early November, look for

the spur to be extended and four lanes open on Route 606 to ADESA, weather permitting.

Claiborne Parkway Construction

Grading continues throughout the project, with approximately 40% of the roadway at subgrade elevation. Storm drainage is approximately 80% complete, and installation of sanitary sewer is approximately 75% complete.

Excavation for box culverts near the Ryan Road intersection has begun, and installation of the structures is scheduled within the next month. Base stone installation began this week at the Croson end of the project, and will continue in conjunction with placement of curb and gutter, sidewalk, topsoil, and asphalt paving. These operations will continue southward this fall for as long as weather conditions are suitable. Weather permitting we are on schedule to complete this project in fall 2018.

Mooreview Parkway Construction

Grading continues throughout the project, with approximately 70% of the roadway now at subgrade elevation. Storm drainage is approximately 90% complete, and installation of box culverts is complete.

During the month of November the contractor will be backfilling the box culvert, installing the underdrain, installing curb & gutter and prepping the road for base asphalt. These operations will continue this fall for as long as weather conditions are suitable. Weather permitting we are on schedule to complete this project in spring 2018.

Loudoun County Parkway and Waxpool Road Intersection

The County has budgeted approximately \$5.5 million for improvements to the Loudoun County Parkway and Waxpool Road intersection. As of this fiscal year (FY2018) all funds have been appropriated. Currently, we are working through the design process which includes an extra environmental process required as part of the National Environmental Policy Act (NEPA), because some funding for the project includes federal

dollars. Depending on the outcome of the NEPA process, there may be another public meeting required prior to completing the design plans. The NEPA process can add at least 6 to 12 months to the design phase which is currently 60% complete.

We anticipate the final design to include modifications to accommodate the heavy westbound Waxpool Road left turns onto southbound Loudoun County Parkway, as well as the heavy eastbound right turn lanes from Loudoun County Parkway onto Waxpool Road. The recommended plan is to develop triple left turn lanes onto southbound Loudoun County Parkway, and a free flow right turn onto Waxpool Road.

Until the design process is complete, we will not have an estimate on when construction may begin. However, we want this project to move forward as quickly as possible and will push to have a contract issued as soon as we can in cooperation with VDOT.

Northstar Boulevard and Conejo Way Signal

Construction of Goshen Post Elementary School is well underway on the site adjacent to John Champe High School and Conejo Way. Those in the area or who pass through have seen that a signal is currently being constructed at this intersection. Equipment installation is pretty much complete at this point and they are working through energizing the signal and preparing it to be placed into service. I have been told to expect it to be flashing and then in full service within the next couple of weeks, so be alert for changes at that intersection.

Traffic Enforcement in the East Gate/Pleasant Valley Road Area

I believe that area consisting of Tall Cedars, Eastgate View Drive, Route 50 and Pleasant Valley Road may have the worst traffic conditions in the entire County. This impacts through traffic commuters on Route 50, but also local residents who can't even get out of their neighborhoods. I've written before about some of my efforts to deal with these macro issues, so I'm not going to repeat that in this newsletter. But, I do want to call attention to the fact that the Sheriff's Office

has been and will continue to conduct targeted enforcement in this area. Thus far, several dozen drivers have been ticketed for a wide range of traffic violations. We've also seen people who cut lanes, who try to make turns from lanes they aren't supposed to be, and so on. Well, some of those drivers are doing those same things right in front LCSO Traffic Safety Units, and they are getting tickets for it. Until we see a significant improvement in driver behavior, this enforcement is going to continue. It is bad enough that we have severe congestion in this area, we do not need discourteous drivers and unsafe maneuvers which are happening far too often.

Dominion Power Lines

I am sure you have noticed that construction is underway on the Dominion power lines that are running down Route 606 and along Route 50 to the Poland Road area. If you recall the fight we had over those towers, the County has no land use authority over transmission lines. It isn't the County's decision, it's the State Corporation Commission (SCC). We had to convince the SCC to not place the towers in the original route that Dominion requested, which would have been the entire length of Route 50 from Northstar to Poland. We ultimately proposed an alternative route which Dominion agreed to in the face of strong evidence from our experts that the route we proposed was better for all involved.

The actual right of way acquisition for the line ended up taking out a little bit more of the front portion of properties along 50 than the County had proposed, so that's something that we are now trying to deal with. We have virtually zero legal authority to do that, but once the construction is done, we're asking Dominion and the property owners to make an effort to mitigate the now apparent lack of buffer.

There has been one property in particular that has been raised as an issue close to the intersection of South Riding Boulevard. Zoning is currently working with that property owner to bring their storage areas and uses into compliance with the approved site plan. The

situation has been complicated by the loss of other property that they had been using for storage, requiring everything to be moved to this location which had all buffering removed for the power line easement. There are zoning issues on the property, and I expect the appearance to ultimately improve.

Heritage Commission Appointee

I am pleased to announce that I have appointed Ken Rosenfeld to the Loudoun County Heritage Commission. Ken is a resident of South Riding with a background in history, including serving as the Executive Director of the Waterford Foundation. As you may have read, the Heritage Commission has been tasked with taking on the topic of the confederate statue located on the Loudoun County Courthouse grounds and how to properly provide full context to that era in Loudoun's history.

Elementary School Boundary Changes

The School Board is going to be taking up the issue of attendance boundary changes for the new Goshen Post Elementary under construction next to John Champe High School. This school is set to open in fall 2018. As a reminder, the Board of Supervisors has no role in the topic of attendance boundaries. My role is to help secure needed sites and appropriate the funding for construction of new schools.

The attendance boundary work sessions will begin on October 16 and run until the School Board is expected to adopt new boundaries on December 12. These boundaries could impact Aldie, Arcola, Buffalo Trail, Cardinal Ridge, Hutchison Farm, Liberty, Little River, and Pinebrook. For more information, [click here](#).

RETAIL/COMMERCIAL UPDATES

I have added a section to the newsletter that will provide information related to ongoing retail and commercial development in the Dulles South area. That seems to be the most frequently asked topic, especially updates on Avonlea.

Avonlea

The Board has approved a requested sign plan by the developer of Avonlea, Peterson Companies, which I covered in detail last month. The developer feels that having this signage would allow retailers to feel more comfortable with the visibility of the retail center given the required 100 foot setback and buffer requirements along Route 50. Also, when Route 50 becomes limited access in the future, that commercial center will lose its direct access to Route 50. Peterson Companies has told me that they hope to have another large scale tenant signed by winter.

Arcola Center

You will be receiving a separate communication from myself and Supervisor Buffington shortly with an update about this project, including a tenant that has an agreement with the project.

ANNOUNCEMENTS

Dulles South Station Quarterly Meeting

The next Dulles South Station Quarterly Meeting will be held on Thursday, November 2, 2017 in the Community Room at the Dulles South Station (25216 Loudoun County Parkway in South Riding). The meeting begins at 7:00 p.m. and will last approximately one hour.

VDOT Open House

To kick off the Federal Highway Administration's National Traffic Incident Response Week, the Virginia Department of Transportation (VDOT) is hosting its first-ever Incident Management Open House on Nov. 11 from 10:00 a.m. to 2:00 p.m. at the Northern Virginia District Office, located at 4975 Alliance Drive in Fairfax.

An outdoor touch-a-truck exhibit will feature a simulated crash scene that will allow the public to see an incident scene from the perspective of first responders who work in the roadway every day. An indoor expo will feature booths for VDOT incident management coordinators, public affairs, safety manager, signal operations, Safety Service Patrol, and

the Transportation Operations Center. More information is available at:

<https://vdotopenhouse.eventbrite.com>.

Friends of the Gum Spring Library Fundraiser

Join the Friends of the Gum Spring Library (FROGS) on Saturday, November 18th at 7:00 p.m. for an evening of fun featuring live music, savory bites, local beer & wine, a silent auction & 50/50 raffle. Tickets are \$25 per person (tastings included). For more information and to purchase tickets visit gumspringlibrary.blogspot.com.

Loudoun County Animal Services Mobile Adoptions

The mobile adoption bus is 33ft long and goes to multiple locations in Loudoun County year round. All pets on the bus are available for adoption and normal adoption procedures apply. Many pets can go straight home with their new family! More information is available at www.loudoun.gov/animals.

Upcoming mobile adoptions events include:

- 11/4- Leesburg Farmers Market, 9:00 am to Noon
- 11/5- Cascades Library, 1:30 pm to 4:30 pm
- 11/11- 8 Chains Winery, 11:00 am to 5:00 pm
- 11/12- North Gate Vineyard, Noon to 3:00 pm
- 11/18- Harmony Holiday Bazaar in Purcellville, 10:00 am to 2:00 pm
- 11/19- Cascades Farmers Market, 9:00 am to Noon

StoneSprings Hospital Medical Office Building

There is a Medical Office Building located on the campus of StoneSprings Hospital Center. This five-story, 100,000 square foot facility offers a variety of medical services including primary and specialty care.

In addition, patients and physicians can easily travel from the Medical Office Building to StoneSprings Hospital through an indoor walkway that connects the two buildings. This provides easy access for patients to obtain outpatient diagnostic tests and for physicians to visit and treat patients who have been admitted. For a

directory of providers located within the Medical Office Building, [click here](#).

Notary Services

Loudoun County Public Library now offers free notary services at its eight branches. Licensed professional notary publics are available by appointment. Walk-in appointments may be accepted, but customers are strongly encouraged to call ahead. United States passport

- United States passport card
- Certificate of United States citizenship
- Certificate of Naturalization
- Foreign passport
- Alien Registration Card with photograph
- State-issued Driver's License
- State-issued Identification Card
- Uniformed Services Identification Card.

For more information, visit library.loudoun.gov/Services/Notary.

Dulles South Food Pantry

The Dulles South Food Pantry provides food assistance to any person who resides in the school attendance zones for Freedom High School, John Champe High School or the upcoming Independence High School in Brambleton. The food pantry is open Wednesdays in the historic white chapel at Arcola United Methodist Church, 24757 Evergreen Mills Road, Dulles, VA 20166. Call 703-507-2795 or email info@dsfp.org to schedule an appointment. See the Dulles South Food Pantry's website at www.dsfp.org for information on how you can help the food pantry fight local hunger. Donations to the Dulles South Food Pantry, Inc. are tax deductible.

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