



## Dulles Direct Newsletter April 2018

Welcome to the April edition of the Dulles Direct newsletter! As usual, we seem to have gone right from winter to summer with our weather, but for the County, that means faster progress on road and other construction projects.

Speaking of which, I hope all of you will be able to join me as we celebrate the opening of the Dulles South Recreation and Community Center and the Dulles South Senior Center this coming Friday evening! Details below.

The Board of Supervisors hosted Youth in Government Day this month, where high school juniors and seniors spend the day learning about County government and students attend a Board business meeting. There may be a lot of negative conversations about today's youth out there, but if the students that I meet each year at this event are any indication, our future is in good hands. I always enjoy our conversations and the good questions that they ask. For the Board meeting, I was joined at the dais by Stacy Anyele, a senior at Freedom High School. Other Dulles District students that attended were Gray Barker, Erin Bertke, Bevan Charles, Zareen Farhad, Louis Garcia, Sanika Gupte, Brian Luong, Sneha Misra, Preethi Prem, Noah Salvato, and Puneet Velidi. All of

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them have bright futures, and I hope they will consider public service in the future!



I was pleased to recognize Radhika Laddha of South Riding who recently earned the Girl Scout Gold Award. Radhika is a senior at Freedom High School and constructed a rain garden in South Riding for her Gold Award project. Congratulations to Radhika and her family on all of the time and dedication that went into this achievement!



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

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I will have a booth at the South Riding Spring Festival Business Expo on Saturday, May 5, 1-5:00 p.m. The Expo is located in the parking lot of the South Riding Center at 42420 Unicorn Drive in South Riding. As always, I will be available to answer questions or discuss any issues that you may have. In addition to the Business Expo, there will be live music, food and drink vendors, and rides for the kids.

### **Dulles South Recreation and Community Center & Dulles South Senior Center Opening May 4**

At long last, our new facility is finally ready to open! It hasn't always been a smooth process, but I'm confident that the final product will be a great community asset, and I can't wait for all of you to see it. Over the past few weeks since I alerted you to delays related to pool filtration, County staff has literally been working around the clock with the manufacturer and contractors to resolve the issues. They are now putting in place the finishing touches and getting the full staff ready for opening night.

Now that we're ready, please join me for a Grand Opening Celebration on Friday, May 4 at 6:00 p.m. at the Center (24950 Riding Center Drive in South Riding). We'll be cutting the ribbon, opening the doors, and allowing free access to our new building all weekend. You'll be able to use the two new pools, rock climbing wall, gym, track, fitness equipment, and see the beautiful new spaces we have for our seniors.

The Dulles South Recreation and Community Center will be open until 9:30 p.m. on Friday, May 4, and from 8:00 a.m. until 8:00 p.m. Saturday and Sunday, May 5 and 6-and again, you can visit and use the facility for free all weekend.

The Dulles South Senior Center will be open until 9:30 p.m. on May 4, from 8:00 a.m. until 2:00 p.m. on Saturday, May 5, and will be closed Sunday, May 6.

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PRCS will be having a grand opening sale on passes, 15% discounts will be available April 26 - June 1, 2018. You can purchase at the facility and they will be available at the grand opening. Pricing information is available on the website, linked below.

Following the grand opening weekend, facility hours for the Recreation and Community Center will be:

Monday-Friday 5:00 am - 9:30 pm

Saturday-Sunday 8:00 am - 8:00 pm

**Competition Pool Hours:**

Monday-Friday 5:00 am - 9:15 pm

Saturday-Sunday 8:00 am - 7:45 pm

**Leisure Pool & Spa Hours:**

Monday-Friday 9:00 am - 8:45 pm

Saturday-Sunday 11:00 am - 7:45 pm

Regular Senior Center hours will be:

Monday - Friday 9:00 am to 5:00 pm

For more information on the facility visit

[www.loudoun.gov/dsrcc](http://www.loudoun.gov/dsrcc).

## **FY2019 BUDGET**

As I shared with you in my [FY2019 Budget Report](#) that I sent earlier this month, the Board of Supervisors voted 9-0 to adopt the County's \$2.6 billion FY19 budget. The approved tax rate is \$1.085, 4 cents lower than the current year's rate and half a cent lower than the equalized tax rate. The equalized tax rate takes into account the change in assessed value, and represents what the rate would be if the bill were to stay the same for the owner of a home assessed at the average assessed value in the County. This is the first unanimously approved budget since I joined the Board of Supervisors in 2012.

The approved operating budget provides an increase of \$73.9 million (6.7%) over last year and requires an additional \$49.5 million (6.6%) in local tax funding. The school system expects an increase of 1,870 (1.8%) more students than the FY18 budget. This was

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approximately \$14.9 million less than they had requested.

Just last week, the School Board approved changes to their budget to reconcile the difference between their request and what was provided (\$14.9 million). In the end they were able to make the necessary revisions to their budget to maintain all of their priorities. This included the use of unspent funds in the current fiscal year to make technology purchases that had been planned for in FY19. The approved funding plan still allows for efforts to increase mental health services for students, increases in school security, and the expansion of full-day kindergarten to 100%. They will also be providing raises to all staff, and certain pay bands will be receiving larger raises as they seek to be more competitive across the board.

## LEGISLATIVE UPDATES

### **Silver District West**

As I shared last month, the Silver District West application came before the Board of Supervisors for a Public Hearing. Silver District West is one of the largest land use applications we have reviewed in recent history. The project proposes to build more than 3,500 residential units and 600,000 square feet of commercial development on both sides of Loudoun County Parkway near the Dulles Greenway. While this is the type of development envisioned for our Metro station areas, we need to make sure that any project is thoroughly vetted to determine the impacts and that proffers for capital facilities and road improvements are enough to offset its impact.

Many neighbors in the area came to address their views and supported several of my concerns that I have been expressing since this was first proposed. The Board supported my motion to forward further discussion of the application to the Board's Transportation and Land Use Committee (TLUC). I felt strongly that there was more analysis needed on the financial impact of this development at full build out and more targeted analysis

on the impacts to the transportation network in the area. I also remain concerned that the proffers being proposed by the developer are not adequate to offset the impacts that it will have on our roads and schools. I shared all of these concerns and worked to scope out the analyses that will be conducted at the TLUC meeting that occurred on April 23. We expect that it will take at least 2-3 months to complete that work and reconvene at the committee level to sort out the details before making any sort of recommendation to the Board. I will be sharing more updates as information becomes available.

### **Metro Funding**

Last month I shared my concerns with you over the General Assembly's proposal to divert funding from Northern Virginia Transportation Authority (NVTA) that had been dedicated for road construction to cover the operational funding gap for Metro. Unfortunately, the outcome in Richmond was not what we had hoped for.

NVTA is the regional body that gets funded by the fees and taxes that came in the 2013 transportation bill. Each jurisdiction receives a share of those funds, and then submits projects to compete for funding for the rest of the pot regionally. For instances, to augment the federal funding that the County received for Northstar Blvd, we are seeking NVTA funds.

Unfortunately, the General Assembly's "solution" to fund Metro was to simply raid the money that goes to NVTA and divert it to Metro. That may help solve Metro's problems, but it exacerbates our traffic congestion by reducing the amount we have available for road projects. Many of these projects have been planned for in our Capital Improvement Plan for years.

The Governor proposed amendments that would have allowed NVTA to keep about 87 percent of its funding that would have been cut by the Metro legislation available for key transportation projects by raising the transit occupancy tax ("TOT" or hotel tax) by 1 percent and imposing an additional 0.05 per \$100 on real estate sales (grantor's tax). The TOT funding would be paid by

visitors to our region, many of whom would likely use the Metro system. The modest increase in the grantor's tax would be paid for by those selling their homes, some of whom are leaving the area.

I believe that these provisions would have saved our residents money, because the alternative to them means less funding for vital road projects. The only way to make that up is for us to spend local tax dollars from already stretched property taxes to fund those same projects.

Unfortunately, the House of Delegates decided on a party line vote to raid funding that all of you have been contributing for transportation projects to pay for Metro's capital expenses. This is funding that localities depend on for vital road projects like Northstar Boulevard, and we now will have less of it. While the Governor's proposal wasn't great either, downstate vs upstate politics made other options impossible, so that was what was on the table. Two of Loudoun's Republican State Senators, Dick Black and Jill Vogel voted to support the Governor's amendments and protect our road money. Unfortunately we couldn't get the support needed in the House of Delegates, which was frustrating.

We'll work to overcome this lost revenue, and also start working now on trying to convince the General Assembly to fix the mess they created next year. I don't believe the impact on NVTa will be immediate because NVTa has been accumulating funding in anticipation of a large group of awards this summer, and that funding is already there. So, we do have some time to try to figure this out, but over the long term it won't be good for us if it isn't fixed. It's also uniquely unfair to Loudoun, because we pay a greater share of NVTa funding than our Metro obligation-but because NVTa funding is now diverted, it artificially requires us to contribute more to Metro than our share should be.

### **Outsourcing Fleet Maintenance**

Since 1988, Loudoun County Government has utilized Loudoun County Public Schools for maintenance and



repairs to all light duty fleet vehicles. These are cruisers for our Deputies, trucks for public works, and vehicles for building inspectors-over 1,000 vehicles in total. However, the LCPS vehicle maintenance department has been unable to keep up with growth in its own fleet as well as the County's fleet. As a result, the County has begun to utilize outside vendors to service our vehicles.

In 2015, the County began looking at options for transitioning completely to an outside vendor for light duty fleet vehicles. We have already been doing this for heavy duty trucks. At this month's Finance Committee meeting we discussed the options that are available and found some interesting data. We can utilize the same vendor for light duty as we currently use for heavy duty vehicles at an hourly shop rate and parts cost that is much less than what we were being charged by LCPS. LCPS charged the County \$92 per hour compared to the vendor's rate of \$72 per hour. There will also be a decrease in vehicle parts markup from 25% by LCPS to 10% by the vendor.

The Board discussed this further at our second Business meeting in April and decided to move forward with shifting our light duty maintenance to the outside vendor which will achieve a significant savings moving forward. We are also looking into whether there may be additional savings by bringing the vendor into County owned space for service of our vehicles in the future.

Our conversation at the Finance Committee also highlighted the fact that LCPS could also see a significant savings if they were to look at a similar option instead of doing all the work in house. LCPS could focus simply on their school bus fleet and not on all the other vehicles they maintain. While the County Administrator has provided this information to the school system, the Board decided to send this item to the Board of Supervisors/School Board Joint Committee at a future meeting for discussion. I am hopeful that the School Board will look into this moving forward.

## **DULLES DISTRICT UPDATES**



**Route 50/Elk Lick Update**

VDOT was finally able to complete the placement of barriers to close the median on Route 50 at Elk Lick Road earlier this month. No parking signs were also placed along Defender Drive to ensure no vehicles are in place when temperatures are consistently at a level that would allow permanent markings to be made that will create a center turn lane for the length of the roadway.

The permanent median closure project is currently in design, that project is funded and we expect construction to take place late this year or early next year. The next step will be a traffic study to include the Tall Cedars/Elk Lick intersection.

**Route 50 Blighted Properties Update**

Some time has passed since I last addressed the status of the new Blight Ordinance and the two properties located on Route 50 just east of East Gate. So, I thought I would quickly update you on each of them:

- **Former United Rentals Building:** As soon as the ordinance was passed, I submitted this as the first property to go through the process. Zoning Enforcement issued a Notice of Preliminary Determination (Blight) to the subject property owner on December 5, 2017. The property owner was given 30 days to submit an Abatement Plan to the County for review. The Abatement Plan must include details on whether the structure will be repaired or demolished as well as a proposed timeframe for completion.

An initial abatement plan submitted by the property owner requested an extension from the County taking any further action until October 2018 because the property was being marketed for sale. After reviewing the extension request and timelines as submitted, Zoning Enforcement was unable to support the request. The property owner was then advised that the County will not take further action until May 1, 2018, provided he continues to market the property and keep the building secured from entry. The property owner has been instructed that he must file an abatement plan

with Zoning Enforcement no later than May 15, 2018 that either brings the structure into compliance or includes demolition. If a plan is not received, staff will initiate a Blight Abatement Plan and bring the matter to the Board for action in June. We are hopeful that the property owner will comply and Board action will not be necessary because of the significant costs anticipated with demolishing the structure. Look for an update on this next month. If this item does come to a Board Public Hearing, I will let you know so that interested residents can express their opinion to the full Board.

- **Hotel Site:** To date no enforcement action has been initiated on the hotel site property. When the ordinance was first approved, I had just recently met with the current ownership group and received an update on their progress to date and understood that they were in the final stretch of securing needed financing to start their project.

A few weeks ago, the property owner submitted a Site Plan Amendment with the County to incorporate additional parking and a parking garage for the hotel. They anticipate re-instating their building permits within the next 30 days depending on when they get approval of the Site Plan. Based on this activity, Zoning Enforcement will hold off on issuing a Blight Determination Notice until early June to ensure that progress continues to be made to start activity on the site again. Look for an update on this when I have confirmation that permits have been re-activated or that a notice will be issued to the property owner.

#### **LCSO Seeks Information on Recent Robberies**

The Loudoun County Sheriff's Office is seeking help from the public regarding two recent robberies in Dulles South:

- At around 2 p.m. on April 9, a victim reported that he arrived at the Croson's Deli and Market in Chantilly where he is an employee and was assaulted by an unknown suspect. A large sum of money being handled as part of the businesses operations was taken by the suspect.

The suspect is described as a black male and was wearing a grey sweatshirt, grey sweatpants, and blaze orange gloves. Prior to the assault, the suspect exited the backseat of a newer model black GMC Yukon.

The Croson's store is located in the 43000 block of John Mosby Highway (Route 50).

Anyone with any information regarding this case is asked to contact Detective M. Grimsley of the Loudoun County Sheriff's Office Criminal Investigations Division at 703-777-0475.

- Shortly after 9:00 a.m. on April 28, a suspect entered the Walgreens in Eastern Marketplace Plaza and hopped the counter. He then displayed a possible weapon before taking cash and prescription medication.

The suspect was described as a white male, 30 to 40-years-old, 5'7" to 5'9" tall with a thin build. He was further described as having a goatee and was wearing a dark colored hoodie, white shoes and had on a black Adidas hat. The suspect was also carrying a red backpack. He reportedly fled the area in a dark colored 2012-2014 Jeep Patriot.

Anyone with any information regarding this incident is asked to contact Detective C. Pickrell at 703-777-1021.

### **Boards and Commissions Openings**

I am currently looking for Dulles District residents that would be interested in serving on two County Advisory Boards/Commissions:

- **Animal Advisory Committee:** The committee works to advise the Board of Supervisors on the effectiveness of the Loudoun County Department of Animal Services, serve as an advisor to the Animal Services Director, serve as ombudsman for animal control problems, and work to promote a public awareness of the Loudoun County Department of Animal Services. More information is available [here](#).

- **Community Criminal Justice Board:** This board enables Loudoun County to develop, establish, administer, monitor, and maintain community-based corrections programs for those who meet the eligibility criteria established under the Code of Virginia or other applicable provisions of state law. More information is available [here](#).

If you are interested in either of these positions, please complete the [application](#) and send me an e-mail at [matt.letourneau@loudoun.gov](mailto:matt.letourneau@loudoun.gov) to let me know you are interested.

## RETAIL 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**

No news to report, unfortunately.

### **Braddock Spring**

An application has been filed by Peterson Companies for the southwestern corner of the Braddock/Gum Spring Road intersection to rezone the property to develop a 98,000 square foot retail center and Special Exceptions for an automobile service station and two restaurants with drive-through facilities. This application is technically in the Blue Ridge District, not the Dulles District. It was taken up by the Planning Commission on March 27 and is waiting to be scheduled for a Planning Commission work session. I have had some discussions with the applicant, as well as Supervisor Buffington and Commissioner Salmon. Once again, we need to make sure that the transportation infrastructure is in place for a project like this. This one is more complicated because of the proffer bill that passed the General Assembly in 2017. While the County has been able to create a transit oriented small area plan that still allows us to operate with proffers, this project is just outside the boundaries

and thus must be treated differently. I will remain in touch with my colleagues on this.

## **ANNOUNCEMENTS**

### **Loudoun Small Business Week 2018, May 14-20**

This year, Loudoun Small Business Week will be bigger than ever, focusing on how to make your startup profitable and ready to scale up. It will kick off on Monday, May 14, with the second annual Small Business Conference, with keynote speakers and breakout sessions all things business.

Loudoun Small Business Week will be full of timely workshops and panel discussions led by business leaders who can give small business owners real-world, actionable advice. It will also include the annual Spring Farm Tour. Visit [www.loudounsmallbusinessweek.org](http://www.loudounsmallbusinessweek.org) for more information.

### **Household Hazardous Waste Events**

Loudoun County announces the spring schedule of Household Hazardous Waste (HHW) events. All HHW events are free and are held on Saturdays, 8:30 a.m. - 2:30 p.m. The 2018 Household Hazardous Waste spring collection schedule is as follows:

- May 12: Ashburn North Park & Ride, 45151 Russell Branch Parkway, Ashburn
- June 23: Freedom High School, 25450 Riding Center Drive, South Riding

Loudoun residents are welcome to bring HHW from their homes to these events. The limit per household is 15 gallons of liquid HHW (container size not to exceed 5-gallon), and 40 pounds of solid HHW. Participants must have proof of Loudoun County residency such as a vehicle decal or applicable town sticker. For more information about the Household Hazardous Program, please call 703-771-5500 or visit [www.loudoun.gov/hhw](http://www.loudoun.gov/hhw).

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

Join the Loudoun County Sheriff's Office on May 17 at 7:00 p.m. at the Dulles South Station for their quarterly meeting. Hear about what is going on in our area, ask questions, and speak to Deputies about your concerns. The station is located at 25216 Loudoun County Parkway in South Riding.

### **Envision Loudoun Open Houses Set**

The third and final round of the Envision Loudoun public outreach workshops will take place between May 14 and May 24, 2018, throughout Loudoun County. Six open house meetings will provide opportunities for public review and comment on the County's proposed new Comprehensive Plan before it comes to the Board.

Each meeting will follow the same format, in which participants can "drop in" to meet with county staff, learn more about the new Comprehensive Plan, and provide feedback on the draft plans. The new Comprehensive Plan will outline policies for addressing the county's most pressing issues, many of which were identified during the first two rounds of public outreach. These issues include land use, community facilities, infrastructure development, transportation, residential housing choices, and the "place types" that will define Loudoun County over the next 20 years. More information is available at [www.envision-loudoun.org](http://www.envision-loudoun.org).

Participants are encouraged to select the time and place most convenient for them:

- Monday, May 14, 6:30-8:30 p.m. at Harmony Middle School (38174 W Colonial Highway, Hamilton)
- Wednesday, May 16, 6:30-8:30 p.m. at Harper Park Middle School (701 Potomac Station Drive, Leesburg)
- Monday, May 21, 10:00 a.m. - 2:00 p.m. at Loudoun County Government Center, Dulles Room (1 Harrison Street, SE, Leesburg)
- Monday, May 21, 6:30 p.m. to 8:30 p.m. at Eagle Ridge Middle School (42901 Waxpool Road, Ashburn)

- Tuesday, May 22, 6:30-8:30 p.m. at Cascades Senior Center (21060 Whitfield Place, Sterling)
- Thursday, May 24, 6:30 p.m. to 8:30 p.m. at John Champe High School (41535 Sacred Mountain Street, Aldie)

**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](mailto:info@dsfp.org) to schedule an appointment. See the Dulles South Food Pantry's website at [www.dsfp.org](http://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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[About our service provider](#)

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