

Dulles Direct Newsletter July 2018

Welcome to the July edition of the Dulles Direct newsletter! Summer is in full swing, and I hope you all can enjoy safe and fun time off with family and friends - and some lighter traffic. Speaking of traffic, we're about to hit a big transportation milestone this summer with the opening of 4 lanes on 606 - see below for more details.

I would like to welcome back Captain Ken Dondero to the Dulles South Sheriff's Station. Captain Dondero is the new Station Commander and previously served as a detective in Dulles South before taking assignments in other areas of the County. I spent several hours with Captain Dondero driving around our district to discuss concerns in our area and show him specific hot spots. I look forward to working with him to address law enforcement and traffic safety issues. Captain Dondero has had a distinguished career working in Narcotics and Robbery-Homicide so I know we're in very capable hands.

I was excited to attend a launch party for what will be our own professional soccer team, Loudoun United! The official launch was the culmination of several years of discussions that I led between the DC United organization and the County. Soccer is an integral part of Loudoun's athletic community, and it will be very exciting to watch a Loudoun branded team take the pitch against competition from major markets like

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Louisville, Nashville, Charlotte, Orange County, and many others. I wish Loudoun United many successful seasons competing in the USL, as I'm sure their games will be entertaining and enjoyable events for fans in the area. The County has finalized the lease with the team for the planned stadium facilities and the actual land use side of the stadium development will be before the Board of Supervisors in September. The Planning Commission gave a recommendation of approval last week. The goal is to have the site ready for at least some home games in the spring of 2019.



As Chair of the Metropolitan Washington Council of Governments, I had the pleasure of planning and leading this year's annual retreat. The Board of Directors gathered to craft and plan for disaster scenarios in the region. We were joined by Jim Schwartz of Arlington, the 9/11 Pentagon incident commander, to discuss emergency preparedness. We also discussed housing affordability and transportation infrastructure, along with a case study on Amazon's growth in Seattle. We had great participation from regional elected officials from all over, and I had many great conversations about ways we can work together.



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Earlier this month I visited with the Cedar Crest HOA. We discussed several issues of concern for the community including the impacts of cut-through truck traffic on Cedar Ridge Boulevard. Lt. Tucker from the Dulles South Sheriff's Station also attended to hear concerns from the community. I was pleased to share with them that the Board of Supervisors has approved the installation of \$200 increased fines and posting of mounted speed display signs to help address speeding issues within the community. We expect these items to be installed within the next 5-6 months. I'm always happy to visit with HOAs; contact my office if you'd like to schedule a meeting.

The Virginia Index of Performance (VIP) program recently announced the winners of their prestigious education awards for 2018. I was pleased to learn that Lunsford Middle School in South Riding was one of only fourteen schools statewide, and the only school in Loudoun County, to receive the Governor's Award for Educational Excellence. The Governor's Award is the highest honor that the program gives, and it shows a real pursuit of excellence in the schools that receive it.

Four schools with students from the Dulles District - Cardinal Ridge, Freedom, Little River, and Briar

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Woods- received the Board of Education Excellence Award. Furthermore, eight schools with students from the Dulles District - John Champe, Liberty, Mercer, Moorefield Station, Pinebrook, Rock Ridge, Rosa Lee Carter, and Stone Hill- received the Board of Education Distinguished Achievement Award.

It is incredibly heartening to see so many schools in the district performing well and consistently exceeding standards. It is my hope that they will continue striving for this level of greatness.

LEGISLATIVE UPDATES

Silver District West

As covered in previous newsletters, the County is considering an application to develop Silver District West - a large mixed-use community between the Ashburn and Loudoun Gateway Metro stations. The scope of the development is quite unlike anything we have seen on the Board before. Nearby residents have expressed several different concerns regarding the project and I am making sure that each of these are looked at as the application is reviewed by the Board.

At the July meeting of the Transportation and Land Use Committee, staff discussed many financial issues that have been raised with the application. There will be significant fiscal impacts to such a large development, including an estimated \$3.4 million for a new fire station and several million more for the development of a proffered school site. Staff has confirmed that facilities within urban developed areas cost more to construct, in some cases as much as an additional 62%. The Board needs to identify a way to capture these costs and fully understand the tax revenue implications of various development scenarios to adequately evaluate the impacts of this application from a financial standpoint. I was not completely satisfied with the level of fiscal analysis that was provided, and have asked staff to keep working to give us a better picture of the cost/revenue impact of the development under a typical development scenario.

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A further issue is airport noise along part of the property. While MWA is in the midst of updates to the Dulles noise contours, it is unclear how potential changes may impact development of the Silver District West property. The proposed development is closer to the nearest runway centerline at Dulles than Crystal City (where there have been a large number of noise complaints) is to the nearest runway at Reagan National.

The Transportation and Land Use Committee will continue its review at the next meeting in September to include a discussion of the transportation impact analysis that I requested. It is expected that the application will be back to the full Board in October.

Trip II Traffic Operations Report

During our second July meeting, staff presented an analysis of the Toll Road Investors Partnership II (TRIP II) Traffic Operations on the Dulles Greenway Report. These annual reports are a result of a Board Member Initiative that I sponsored with Supervisor Buffington when we determined that the statute required them, but were not being provided at the time. The improvements that are underway at the Greenway connection with the Toll Road/Route 28 are a direct result of these service reports.

This year's report continues to show that the ramp onto Loudoun County Parkway from the westbound Greenway is still a Level of Service "E" in the PM peak; even after restriping to create two turn lanes. I have requested that VDOT work with the Greenway to identify improvements to help throughput here and improve operations on the ramp and signal. There is not any additional capacity to accommodate growth within the existing ramp configuration, which will cause backups onto the Greenway in the future.

Envision Loudoun Update

The Envision Loudoun Stakeholder Committee has presented a draft of the "Loudoun 2040 Comprehensive Plan" to the Board of Supervisors. The Stakeholder Committee has been working on this effort for the past

two years with many different public input sessions and meetings to work through all of the various aspects of the draft plan. I would like to thank my appointee to the Stakeholder Committee, Scott Fisher, for all the time and effort he has put into the process. I would also like to recognize Dulles District Planning Commissioner Jeff Salmon for serving as Chair of the Committee.

The Board did not spend a great amount of time discussing the draft plan, but chose to forward it to the Planning Commission for review and further public input. I expect them to wrap that up and return with a draft to the Board of Supervisors in late December. The Board will then conduct its own review before ultimately approving a revised plan in the spring. I do want to note that there are some additional residential units that are proposed to be added to the plan, mostly in the areas surrounding Metro. Also, the updated transportation modeling shows some increased congestion with the new plan on already congested roads in our area. I have pointed this out for the Planning Commission and my colleagues on the Board to make sure we are properly identifying and planning for solutions instead of further compounding the issue. Overall, the draft plan seems to be a compromise between those who were advocating for no new growth and those who were advocating for a lot of new growth.

Smart Scale Project Application Endorsements

At our July 3 meeting we voted to endorse applications for Smart Scale funding on ten highway projects and one transit project during the FY 2020-2025 Statewide Six Year Improvement Program (SYIP). Smart Scale is a state funding program, so these are funds that we are seeking behind the Northern Virginia Transportation Authority awards that we received earlier this year. Following review and scoring of each project, the Commonwealth Transportation Board is expected to award funding for eligible projects in June 2019.

The transit project would bring our bus stops around the County into ADA (Americans with Disabilities Act) compliance. The highway projects are as follows:

- Shellhorn Road extension between Loudoun County Parkway and Sterling Boulevard
- Route 50 Corridor improvements from Northstar Boulevard to Pleasant Valley Road
- Croson Lane widening between Claiborne Parkway and Old Ryan Road
- Belmont Ridge Road widening between Shreveport Drive and Evergreen Mills Road
- Northstar Boulevard widening between Tall Cedars Parkway and Braddock Road
- Route 50 roundabout at Trailhead Drive
- Route 15 roundabout at Braddock Road
- Braddock Road roundabout at Trailhead Drive
- Route 7 widening between Route 9 and the Dulles Greenway
- Route 15 improvements between Montresor Road and Point of Rocks Bridge

DULLES DISTRICT UPDATES

Route 606 Project Almost Complete

The project to reconstruct and widen Route 606 between Evergreen Mills Road and the Greenway is nearing completion. In fact, I expect it to be completed this week if weather allows for final paving operations to finish. VDOT is planning for a ribbon cutting ceremony to take place at 4:30pm on Monday, August 6. I look forward to celebrating the completion of another project and seeing the added capacity that a widened Route 606 will bring to those of us that use it for our daily commutes. I don't expect this to be a silver bullet, and it probably won't reduce congestion dramatically, but it should certainly help.

Mooreview Parkway

I'm pleased that the new section of Mooreview Parkway between Croson Lane and Old Ryan Road opened to traffic this month. The \$9.7 million project

was completed in just over a year. While the County completed the project, there is a proffer for reimbursement by the Claude Moore Foundation that is tied to development of the Moorefield Station property.

Mooreview Parkway serves as an extension of Ashburn Village Boulevard (south of the Dulles Greenway) and allows commuters to connect directly to Loudoun County Parkway from the northern part of Ashburn. The road provides access to Moorefield Station Elementary School, the future Moorefield Community Park, and the under-construction Ashburn Metro Station.



Kirkpatrick Fire Station

At this month's Finance Committee meeting, Director of Transportation and Capital Infrastructure Joe Kroboth updated the committee on the status of the Kirkpatrick Fire and Rescue Station. The station, which sits at the corner of Northstar Boulevard and Gardenia Drive, is about 95% finished. But there have been multiple delays and quality issues up to this point that have led to the County terminating the contract with the existing contractor. For legal reasons, I can't get into specifics on those issues. It is obviously not the outcome that anybody would have wanted. However, I can tell you that we will be working aggressively to pursue new contractors to finish the project. The

building was originally supposed to be completed in November 2017, but is now unlikely to be finished before this winter. Staffing for the station was previously approved by the Board and those employees are being shifted to other vacant slots until construction is complete.

I will provide more information on this as we move forward with a new contractor and have a better idea on when the project will be completed.

Route 50 Blighted Properties Update

- Former United Rentals Building:

The property owner has yet to provide the County with an executed contract for demolition of the structure. There was another trespassing incident involving a fire on premises, requiring Fire and Rescue response and intervention. Captain Dondero and I toured the site and saw that it is currently unsecured. The property owner has been cited by the Fire Marshall's Office and has been given until the end of July to properly secure the structure or risk criminal charges. In the meantime, the County has secured a bid of \$400,000 for demolition and staff will be bringing an item to the Board of Supervisors at our September 4 meeting. With Board approval, the item will go to the Board's Public Hearing on October 10 to obtain approval in expending the funds to complete demolition of the building. If approved and completed, the County would place a lien on the property to recoup the costs associated with demolition with interest.

- Hotel Site:

In April, the property owner submitted a Site Plan Amendment to the County to incorporate additional parking and a parking garage for the hotel. They have been working with the County to resolve issues around stormwater management and remain engaged in the process. After site plan approval, they will be in a position to reinstate their building permits and begin work when they finalize their financing.

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 a frequently asked about topic.

Avonlea

Nothing new, so I'll report previous reports: Peterson Companies brought on H&R Retail to handle marketing and leasing for the project. They are seeing a lot of interest and activity for the smaller inline stores, but still need the anchor tenants to be in a position to secure the necessary financing. They remain optimistic, but note that there is still much work to be done.

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 in the Blue Ridge District, not the Dulles District. It has still not been scheduled for a Planning Commission work session, pending resubmittal from the applicant. We will have further updates when we know more about exactly what is being proposed; lately the discussion seems to be about townhouses/condos on the property and a less intense retail use.

ANNOUNCEMENTS

Dulles South Station Quarterly Meeting

The Dulles South Station will hold its next quarterly meeting at 7:00 pm on August 2. Join to hear what is going on in our area, ask questions, and speak to Deputies about your concerns. The meeting is held in the Dulles South Station community room at the Dulles South Public Safety Center, located at 25216 Loudoun County Parkway in South Riding. The meeting will last about an hour and will focus on traffic calming solutions for residential Loudoun, significant events from the station, crime trends and law enforcement strategies, and other topics of interest. The meeting is

open to the public. If you are interested in attending, please email the Dulles South Station crime analyst, Mrs. Stephanie Rosado O'Shea, at Stephanie.Rosado@loudoun.gov or call her at (571) 258-3287.

Northern Virginia Senior Olympics

The 2018 Northern Virginia Senior Olympics will run from September 15 to September 26 and will include more than 60 events intended to test both physical fitness and mental fortitude. To qualify, participants must turn 50 years old on or before December 31, 2018. For a basic registration fee of \$13 and an additional \$2 fee for each event registered, participants can sign up at www.nvso.us or in person at most city and county recreation and senior centers.

The annual games began nearly 40 years ago, and have grown from just 80 participants to over 800 in 2017. This milestone makes the Northern Virginia Senior Olympics one of the best attended senior events in the region.

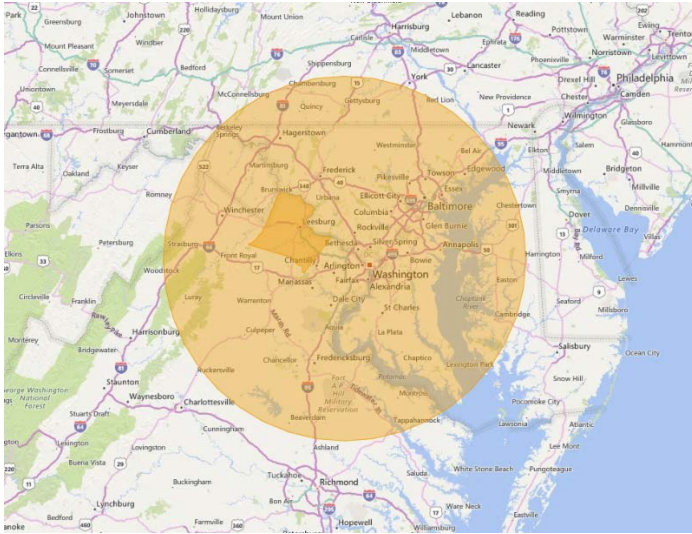
Activities will range from sports such as basketball, cycling, running, orienteering, and bowling to table games like Scrabble, Sudoku, and Mah Jongg chess. This year, canasta, beach ball wallyball, and croquet will be added to the schedule for the first time. Most events will take place in community centers and schools in the area.

The NVSO is seeking volunteers to staff 28 venues across Northern Virginia. Those interested in volunteering should contact RSVP Northern Virginia at 703-403-5360 or email them at rsvp@volunteerfairfax.org. For a complete schedule of events and times, please visit www.nvso.us.

Weather Alert Enhancements

Beginning August 15, 2018, people who receive weather alerts from Alert Loudoun will have an enhanced experience. The National Weather Service will include a link that displays a list of the affected areas, a description of the weather event, protective

actions, expected time frame and a map of the affected area. The addresses receiving these enhanced alerts will be limited to Loudoun and the area within a 75 mile radius of the National Capital Region. Addresses outside this area will be removed from the Alert Loudoun system. Anyone living in the area who wishes to receive weather and other emergency alerts is encouraged to sign up for Alert Loudoun.



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