

Dulles Direct Newsletter September 2018

Welcome to the September edition of the Dulles Direct newsletter! It is a busy time of year everywhere in the district, with schools settling into routines and the Board of Supervisors resuming our regular meeting schedule. We had a scare with Hurricane Florence, which was a good reminder of how important our emergency preparedness plans are. I am thankful our region was spared, but I am certainly thinking about and sending well wishes to the folks down in the Carolinas who were hit hard.

Thank you to everyone who came out to Wednesday's Town Hall meeting at Mercer Middle School on a rainy night! My guest was our School Board Representative, Chairman Jeff Morse. We discussed new school openings and ongoing construction for new buildings in our area and how we are working to address overcrowding in certain schools. Jeff previewed the new attendance boundary process in Dulles South, which will be rolling out at Lightridge High School and Willard Middle School next spring (for a 2020 school year opening). I also gave updates on land use and retail projects, as well as general County matters. You can watch the entire meeting on my [Facebook page](#).

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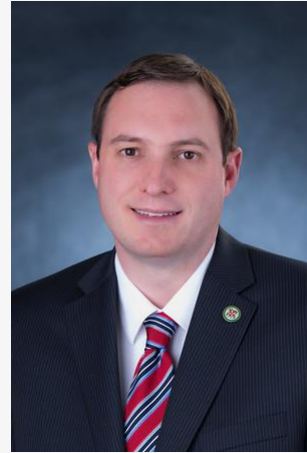
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September was Childhood Cancer Awareness Month, and I was proud to sponsor a resolution at the Board of Supervisors recognizing some of the local organizations that do great work in this important battle. Nearly 16,000 children under the age of 19 are diagnosed every year. Obviously there is an extensive network of practitioners and caregivers necessary to support such large numbers, not to mention the affected families. I want to thank those that attended our meeting for the presentation on behalf of Ellie's Hats, Smashing Walnuts and Team Mathias. I am so impressed by the consistent effort and sacrifice they put into their mission, and I wish them many years of continued impact in the community.



Earlier this month, I visited the newly opened Goshen Post Elementary School to help the 4th grade students prepare for a Project Based Learning segment on Amazon's HQ2 search process. The students asked good questions and I look forward to seeing the materials they will be producing - we may even find a way to get them to Amazon!



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Loudoun County Board of
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I also had the privilege of speaking with the Webelos Den of Pack 2010 at Arcola Elementary School. We discussed the role of the Board of Supervisors in our community and there were many questions about ongoing issues in our area. I always enjoy hearing the perspective that our younger residents have on so many different topics.

I will once again have a booth at the South Riding Business Expo on October 6 from 1-5 PM at South Riding Center (42420 Unicorn Drive). Feel free to come by and discuss any items of concern or questions on County related items.

LEGISLATIVE UPDATES

Loudoun United & Bolen Park Stadium

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The final piece of the County's deal with DC United and Loudoun United is now complete with the Board's 8-1 approval of a new stadium and training complex at Bolen Park. The project includes a 5,500 seat stadium owned by the County which will be used by the USL's Loudoun United, as well as a team training headquarters for the MLS' DC United, and several playing fields - two of which will be available for community use.

Residents in the area shared concerns over traffic impacts from the proposed stadium. However, our traffic studies showed that the impact would predominately come following peak hours given that the games would be scheduled for evenings and weekends. As part of our approval, we are requiring a traffic management plan to ensure that stadium traffic is routed most efficiently. This is especially important while we work to complete Crosstrail Boulevard to serve the stadium site in 2021. There is another access point on Kincaid Boulevard, but the Town of Leesburg has so far refused to open this, placing the brunt of access traffic on Sycolin Road. It is difficult for me to take seriously concerns about traffic on Sycolin Road as a result of this project when the Town and some of the residents have adamantly opposed opening Kincaid, a parallel route which would relieve traffic and has already been built using County taxpayer funding.

In addition to games and practices, the stadium will host other events such as graduations, youth sports tournaments, college athletics and music. We don't know the details on that yet, but the stadium should be in place by next summer and Loudoun United will begin play immediately. I'll share more details as work continues on this project, but in the meantime, Vamos United!

Arcola Center

As I shared with you last month and in prior newsletters, the Arcola Center developer has filed an application for changes to the existing approval. These changes would expand the amount of data center

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development that is permitted by converting some retail land to industrial. The developers are seeking to increase the area of construction from 1.6 million square feet to 2.3 million square feet. They are also moving the proffered elementary school site and accelerating several key planned roadways. They would still retain the retail area that will be used for Wegmans.

The application was reviewed at our Public Hearing this month and there were multiple residents of the Arcola Center community that spoke in support of approving the changes so that their development can move towards completion.

I am pleased to see the proffered road improvements accelerated as part of this application. The developer is proffering to begin construction within a certain period of time after the application is approved and would have Dulles West Boulevard complete to Arcola Boulevard and Arcola Boulevard complete from Route 50 to Evergreen Mills Road by 2021. This is 3-5 years sooner than the County would be able to complete these roads within our approved Capital Improvement Plan.

One area that I remain concerned about is the proffered school site and its proximity to the Ldn 65 noise contours for Dulles Airport. The airport and FAA feel that school uses are incompatible with airport noise, even with attenuation. I have asked that a cash in lieu provision be increased to provide enough funding to purchase an alternative site should the School Board and Board of Supervisors choose not to use this site for a school. We are currently discussing what that amount would be, as I believe the developer's initial offer was too low. I will get further information on that before the Board is expected to take action at our October 18th meeting.

Glascok Rezoning

An application from Van Metre for changes to Glascok Field development was on the agenda at our

September Public Hearing. This is located in the Blue Ridge District and encompasses the area around StoneSprings Hospital. Van Metre is seeking to add 12 townhomes to the already approved 148, with some minor changes to the commercial uses on the west side of Stone Springs Boulevard. They propose to provide a \$100,000 contribution to the Stone Ridge HOA to construct a covered pavilion on the common property in addition to the standard per unit proffer amounts. Van Metre is also proffered to provide the needed right of way for the future Arcola Boulevard on the north side of Route 50 where Gum Spring Road currently ends. As you know, there is a Valero gas station there as well as some other commercial establishments. Van Metre has an agreement with the property owner to relocate the station and will handle all demolition, utilities, and any other site work so that it is ready for construction of Arcola Boulevard as proffered by Arcola Center. Given the commitments from those involved, we expect this to be complete to the future Dulles West Parkway intersection by 2021.

I cannot emphasize enough how valuable the right of way dedication is in this particular place. It has taken Van Metre over three years to complete agreements with the property owners in order to build Arcola Boulevard. Given their commercial interests, Van Metre was in the position to offer them alternative locations that the County simply could not. For this reason, I am supportive of this application.

There were some concerns from residents about the lack of community elements in the existing town home area. Supervisor Buffington's office worked with Van Metre to secure a hard surface court in addition to the planned pavilion that will complement the existing amenities that have been constructed. I expect this application to come back to the Board for action on October 18th.

Silver District West

As I write, this, the Board has just received a comprehensive fiscal impact study on the project. A

transportation analysis was done last month. I need time to dig into it, but it appears that some changes will need to be made to the application in order for it to be fiscally positive. As I suspected, the transportation commitments will need to be significantly enhanced in order to have an acceptable level of service. The Board's Transportation and Land Use Committee will be discussing some of these things at their October meeting.

I will be working to limit area impacts through timing appropriate phasing and transportation improvements. A rezoning to allow 3,700 homes and 979,500 square feet of commercial space is very sizable. It is unrealistic to expect that residents of the area won't feel any repercussions from the development, so I think it is important to understand exactly what will happen over the life of the project. I also have concerns about the impact of the new NextGen flight paths above Dulles Airport. Given how close we are to receiving a drafted noise impact study that incorporates new flight paths, I believe that the Board should not act on this application until that information is available.

DULLES DISTRICT UPDATES

Sale of Dulles Airport Western Lands

The Metropolitan Washington Airports Authority, which oversees Dulles Airport, approved the sale of 424 acres to Digital Realty Trust last week. The 424 acres are currently not subject to local property taxes, or the Metro-area real estate tax, which is an additional 20 cents per \$100 of assessed value. Now that the land is transferring to private ownership, the county will be able to collect on both, further growing our commercial tax base. The revenue from the sale will also assist MWAA in reducing passenger fees at Dulles.

It is expected that this property will be developed for data centers in the future. Given its proximity to the airport and other industrial uses, data centers make sense in that location. There is also power nearby with

a major transmission line already running along Route 606 and from the area near Evergreen Mills Road.

Blighted Properties Update - United Rentals Building

The Board of Supervisors will be holding a public hearing on demolishing the former United Rentals building on October 10 at 6 pm. The cost for the County would be \$373,274. The owner has hired a demolition contractor and is signaling that he is moving forward with teardown on his own. I have been informed that he is pursuing the necessary utility certifications required to secure demolition permits, and my office was asked to assist in securing those permits for the owner. It is my hope that the owner will demolish the building without the County having to do it. Given how long it has taken to get to this point, however, I want to make sure we have a backup plan in place if the demolition doesn't happen. Info on how to sign up to speak on this issue at the October 10 Public Hearing can be found at:

<https://www.loudoun.gov/bosmeetings>. You can also email your support to the Board at bos@loudoun.gov.

Traffic Signal at Tall Cedars Parkway and Riding Center Drive

I have a disappointing update on this intersection. As I've been telling you, Toll Brothers is currently working to get their proffered signal approved and constructed at the Riding Center and Tall Cedars intersection. The signal did not meet warrant the first few times the County requested a study. I actually wanted the signal in place when the Tall Cedars project to the west was complete, but that would have required an earlier approval. At the County's request, Toll did resubmit a signal warrant study last year, and this time it did meet warrant. Toll is currently working through the VDOT design process to get plan approvals. That process is moving much slower than I would like and I was just told that it may be another year before the signal is actually installed. I was originally anticipating it to be in place by the end of this year. I am awaiting some sort of explanation on why this is

taking much longer than our own County process of 18 months. It is usually the other way around.

Traffic Signal at Stone Springs Boulevard and Tall Cedars Parkway

There is a great deal of interest in the intersection of Stone Springs Boulevard and Tall Cedars Parkway, and I pursued a traffic signal last year. This entire process has moved a lot slower than I would like, but it looks like the project is finally primed to move forward. On August 30, VDOT received final plans for installation of the light. The County is currently working to secure a needed NOVEC easement. At the current rate, the project will be out to bid by the end of 2018. This is a few months later than my projection. The signal is likely to be constructed sometime early next year, and hopefully will be operational by the spring. I will provide more details as I become aware of any updates.

Loudoun County Parkway and Route 50

I am acutely aware of how bad this intersection has become, as I travel it frequently. The opening of Route 606 and the missing link of Loudoun County Parkway have created much more demand for this area. Traffic moving quicker, especially turning onto westbound Route 50, is heavily impacting this intersection. Ultimately, Arcola Blvd and Northstar Blvd will relieve demand. As I've written before, proffers with two land use applications will help us get Arcola and Dulles West Boulevard in place in a few years. The County has also funded a project to add an additional turn lane to Loudoun County Parkway. Shorter term, I have engaged in a regular dialogue with VDOT about signal timing, which has been adjusted multiple times over the last few weeks. For now, VDOT extended the AM rush hour timing for left turns from eastbound 50 onto northbound Loudoun County Parkway until 10 AM. They were transitioning to midday starting at 9:30, which had caused some issues. This experimentation will continue to be a case of trial and error, and I will continue to ask VDOT to make adjustments to get traffic moving better through the

intersection. The morning backups on eastbound 50 have been especially jarring, and the PM backup southbound on LCP is very bad too. These two movements need additional help with signal timing.

Braddock Road S-Curve Study

After years of raising concerns about the S-Curve on Braddock Road in Fairfax County, I have been informed that VDOT is doing a preliminary scoping project to find solutions for this area. You may recall that I requested the crash and obstruction data for Braddock Road from VDOT, and my analysis demonstrated the frequency of problems. In my discussions with VDOT leadership, they have acknowledged the safety and traffic issues that this part of the road causes. In light of the state investing hundreds of millions of dollars to rebuild the 66/28 interchange, it makes no sense to have a road that can't adequately serve it. VDOT's process will largely be with Fairfax County, but I am encouraged that for the first time, there are concrete steps being taken to look at solutions.

RETAIL UPDATES

Avonlea

I spent several hours having conversations regarding Avonlea this week. Peterson Companies continues to work with 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. There are no new announcements at this time. H&R had a productive meeting with the Director of Loudoun County Economic Development to discuss specific ways that the County can help market the project. I also had discussions directly with the company to talk about some recruiting targets that I am intervening to help with.

Eastgate

Atapco is making progress leasing the Eastgate

commercial areas, with Royal Farms expected to open by the end of the year. In 2019, Dunkin Donuts and Zaxby's (a southern chicken chain) will be moving in. Some of the other expected businesses are an Auto Zone, auto care shop, dental office, nail salon, King Spa, and Indian restaurant. The rain we've been having has caused some on-site delays, but I'm hoping that lots of forward progress will be made during the fall and early winter.

ANNOUNCEMENTS

Fall Farm Tour

Loudoun County Farms is organizing a fall farm tour on October 20 and 21. The tour will start both days at 10 am and end at 4 pm. Participating farms will be released mid-September when the tour brochure is published. The Fall Farm Tour is intended to "showcase the colors, people, and products of the Loudoun Valleys." The tour is free and self-guided, with participants driving their own vehicles to the farms. During the 2017 spring tour, nearly 30 farms and 60 breweries were on the itinerary, as well as additional venues and agriculture-related events. For more information, please visit <https://loudounfarms.org/farmtour/>.

Gum Spring Library Fundraiser

The Friends of the Gum Spring Library will be hosting a fine art auction on Saturday, November 17 at 7 pm. The event will take place at the library, located at 24600 Millstream Drive in Stone Ridge. The evening will feature live and silent auctions, light refreshments, and local beer and wine. Tickets are \$20 per person and include one drink. They can be purchase at <https://www.friendsofthegumspringlibrary.org/>. All proceeds benefit Friends of the Gum Spring Library.

Loudoun County Animal Services Microchip & Rabies Clinic

On September 30 from 11 am to 3 pm, Loudoun County Animal Services will host a low-cost rabies vaccine and microchip clinic for pet owners. The event will take place at the LCAS animal shelter, located at 39820 Charles Town Pike, Waterford, VA 20197. The clinic is walk-in with no registration required, and is useful for dogs and cats as young as 16 weeks. Pet owners must keep their pets on leashes when entering the clinic. All microchips will cost \$15, and rabies vaccines will cost between \$10 and \$40 depending on the duration of the shot and the pet being vaccinated. For more information, please visit www.loudoun.gov/rabiesclinic.

Live Healthy Loudoun Survey

Every five years, Loudoun conducts a community assessment for the purpose of improving health and medical services for people who live and work in the County. [Click here](#) to participate in the survey, which is brief and anonymous.

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 <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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