



## Dulles Direct Newsletter May 2019

Welcome to the May edition of the Dulles Direct newsletter. With the school year winding down and the weather heating up it feels like summer is finally here. Let's hope for some lighter traffic to go along with it.

The Board of Supervisors is about as busy as we have ever been with our update to the Comprehensive Plan approaching the home stretch. We held two public hearings for community input and continue to meet for work sessions that are focused on specific policy areas. Later in the newsletter, I cover the work sessions we have already had and what is still to come. I have gotten a lot of input from residents both in the Dulles District and from elsewhere in the County. I hope I can address some of the concerns and questions that have been raised.

Last night, I met with the Loudoun Valley Estates HOA. We had a good discussion about a wide range of subjects - the Greenway, Loudoun United, economic development, capital projects, Silver District West, and some concerns about an application for modifications to the Shops at Moorefield that would seek to add a gas station. There is a lot happening in the Dulles North section of my district and I always enjoy touching base with residents about those issues. I was particularly

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pleased to discuss plans to widen Loudoun County Parkway, which is badly needed.



At the South Riding Business Expo, I presented an award to Kristen Reed of South Riding as the Loudoun Cares Dulles District Volunteer of the Year. Kristen has long been committed to improving quality of life in our community. She volunteers for events and committees with the South Riding Proprietary, helps organize drives and events for Prom Wishes, and serves as the Dulles District representative and Chair of the Parks, Recreation, and Open Space Board. She is always on the lookout for ways to serve. I appreciate Kristen's friendship and work in our community.

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

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[Finance, Government Operations and Economic Development Committee](#)

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This month, the Board hosted Youth in Government Day at the Government Center. High school students from across the County were able to attend our Business Meeting after participating in an Oxford style debate regarding the Transfer of Development Rights Program (wisely, the students voted overwhelmingly to oppose it!). Several of these students were from the Dulles District. All the students got to eat lunch with County staff and talk about how the local government operates on a day to day basis. I had the pleasure to meet several of the Dulles students at the Board meeting. Aashvi Shah from Willard Intermediate/John Champe joined me on the dais and participated in our meeting. I was happy to see so many young people with an interest in government volunteering to come learn about the local political process. Raising responsible citizens is important, and education plays a big role in that. Congratulations to the Dulles District Youth in Government Day participants:

Olivia Elliott	Freedom High
Rhea Iyer	Willard Intermediate
Pranet Pinnamaneni	John Champe High
Aashvi Shah	Willard Intermediate
Zachary Vessey	Freedom High

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## Quick Links



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Maintenance  
Information](#)



I also had the privilege this past month of taking part in Loudoun County Small Business Week. You may remember that at a Board meeting in April, I presented a proclamation declaring May 6-10 as Small Business Week. I got the chance to visit with Concert Technologies, a Dulles-based small business that provides IT and tech support to companies around the world. They are based in the Dulles Trade Center and are planning future office expansion due to our widening of Route 606 and other enabling projects. My visit with Concert Technologies was very informative. I always enjoy getting to talk to the people that are affected by policies we enact from the dais.



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In addition to visiting Concert Technologies, I also spoke at the annual Loudoun Small Business Conference about the Board's initiatives to grow small business and have a positive business climate.

At our May 23 Business Meeting, I presented a resolution to honor the Freedom High School girls gymnastics team for their fantastic victory in the VHSL Class 5A State Championship this past February. This team is no stranger to success - this is their third title in four years! This year's team set a scoring record for Freedom and accomplished many feats, including having multiple gymnasts qualify for individual competitions at the state championship. I would also like to recognize Laura Wrighte, the coach of Freedom Gymnastics, for her outstanding accomplishments and for being named Coach of the Year by LoCo Sports.



## DULLES UPDATES

### **Corpus Christi Groundbreaking**

Congratulations to the Corpus Christi Catholic Parish community, of which I'm a member, on the groundbreaking of their new church. The new church will be on Marrwood Drive, with eventual access to Northstar Boulevard when it is completed in this section. I know firsthand what a process it is to get new projects built, but I am happy that the last decade of efforts on behalf of the parish community are finally coming to fruition. School Board Representative Jeff

Morse and I had a chance to visit with Most Reverend Michael Burbridge, Bishop of Arlington, and Father Michael Taylor, Pastor of Corpus Christi.



### **Kirkpatrick Farms Fire Station Opening**

I'm pleased to report that our new Kirkpatrick Farms Fire Rescue Station 27 on Northstar Boulevard became operational Thursday morning at 6 AM. Public safety is at the very core of what local government provides and I worked to get this station funded in our budget several years ago, purchase the apparatus housed there, and fund the new positions that are based there.

Station 27 is the 20th facility in our system and houses an Advanced Life Support staffed engine, tanker and EMS unit. This station is technically located in the Blue Ridge District, but it will be providing service to the entire Dulles South area. Units from Station 27 will be the "first due" for parts of Stone Ridge, Kirkpatrick Farms, Stratshire Crossing, Westridge, etc.

Our Fire-Rescue system is a layered system, in which units are deployed from multiple stations and back each other up on calls, so Station 27 will be relieving a tremendous amount of pressure on Station 19 (Dulles South/South Riding), Station 9 (Arcola), Station 7 (Aldie) and even Station 23 (Moorefield) - all of those

units respond to calls in our area depending on volume and the type of incident.

It took us a lot longer than we had planned to build the station due to some extraordinary problems with our original contractor. The County was forced to terminate the contract, and bring a new contractor in to complete the work. We'll be having a grand opening ceremony next month and I look forward to taking a tour.

Many thanks to all the staff that played a role in bringing this facility together, from County Administration to finance and budget, to capital construction, and of course Fire, Rescue and Emergency Management. We pray for the safety of the men and women that are now working at our new station as well as our entire system and thank them for their service to Loudoun County.

### **Northstar Crosswalk**

There have been ongoing issues involving the crosswalk on Northstar Boulevard at Sacred Mountain. Just a couple weeks ago, a student on a bike was hit by a car trying to get through the crosswalk. While he sustained only minor injuries, this incident was the second in a week and merely the latest in a series of accidents and close calls. My office is working with LCPS, the Sheriff's Office, and VDOT to get a sense of volume in the crosswalk, what safety measures could be taken to prevent further accidents, and whether the crosswalk should remain in place. Engineers have been conducting traffic counts and we will use that data to review the situation.

As I've mentioned before, I was not involved in the installation of that crosswalk and have always had serious concerns about it. I understand that students do wish to cross there, but crosswalks imply a safe crossing and I've been worried that there is simply no way to ensure safety in this particular area. The School Board does provide bus service for students so they do not have to cross the street, at least during school

hours. I have been advised by VDOT that the intersection at Sacred Mountain would not meet the required warrants for a traffic signal so that is not an option. With the extension of Northstar to Route 50 anticipated in the next few years (including a signal at Tall Cedars Parkway), other big changes are coming. The future widening will further impact a safe crossing at that location. Stay tuned for more information after all the data is in and we have been able to hold a discussion with LCPS, LCSO, and VDOT.

### **Stone Springs Boulevard / Millstream Drive Intersection**

There were two recent crashes that brought some attention to the intersection of Stone Springs Boulevard and Millstream Drive. LCSO has provided me with details of both accidents, and the circumstances were different for each. My office has brought up the unusual configuration at this intersection several times over the years. One solution we suggested was to phase the timing of the signals differently to avoid conflicts. VDOT Traffic Engineering has declined a change up to this point as the signal meets all their requirements for notification. They also have concerns over potential delays should a change be enacted.

More discussions will be forthcoming on this topic, since it appears that drivers remain confused with the signal phasing. That confusion may be contributing to crashes and close calls.

### **Tall Cedars Parkway / Riding Center Drive Signal**

As you'll recall from past newsletters, steel shortages are rampant along the East Coast. These shortages are contributing to the long lead time we are seeing on getting signal poles and mast arms at this intersection. Work is continuing at this intersection and Toll Brothers expects delivery of the poles and mast arms in mid-July. We remain in touch with them and are hoping to have this signal operational before school starts.



### **Tall Cedars Parkway / Stone Springs Boulevard Signal**

The signal project at the Tall Cedars Parkway and Stone Springs Boulevard intersection is at a point in the process where there won't be a whole lot of movement from month to month. The final updated signal plans have been completed and are in the process of being submitted to VDOT. Test bores and geotechnical work at the intersection should begin this summer to prepare for design of the poles and mast arms. If everything stays on schedule, we should be bidding for signal construction this fall.

### **Hanson Park**

You may recall my discussion of Hanson Park's funding shortages in past correspondence. At our May 23 Business Meeting, the Board voted to follow the Finance Committee's recommendation and use \$13 million in CIP contingency funds to build the full Hanson Park program. I had written previously that all the diamond athletic fields, tennis courts, and other items could be removed from the project due to cost constraints, but we are able to put those back in under this plan. As the Chairman of the Finance Committee, I was happy to initiate this discussion and restore amenities that County residents are eager to see built.

The County will be using multiple funding sources for the various projects that require supplemental funding, including quite a bit of proffer money that could be applied to some of the projects. Therefore, the Finance Committee recommended authorizing the construction contract for Hanson Park be amended to add all of those elements back in. I think Hanson Park will be a great amenity in southern Loudoun. I hear a lot about the need for open space, parks, trails, and other areas that preserve our environments and heritage.

### **Moorefield Station Park**

The Board approved the Finance Committee's recommendation that a contract for construction of the Moorefield Station Neighborhood Park in Ashburn be

awarded to Meridian Construction Company, Inc. in the estimated amount of \$8,755,500. Funding currently available within the project for construction is \$5,255,500; proffers in the amount of \$2,261,072 and CIP contingency in the amount of \$1,238,928 have been identified to cover the remaining need. There are plans for two rectangular fields and one diamond field with field lighting, a trail and sidewalk network, restrooms, concessions, and parking.

## **LOUDOUN UPDATES**

### **Comprehensive Plan Update**

As I'm sure you're all aware, the Board is currently reviewing the draft Comprehensive Plan from the Planning Commission. The Envision Loudoun 2040 Comprehensive Plan will govern land use policies and zoning specifics for the next twenty years. It is critically important that we get this right. We have until June 21 to deliberate on the Plan and make changes and then we have to vote on it. This 90 day incubation period is state law and we cannot extend it without sending the draft back to the Planning Commission, which would drag out the process.

The Planning Commission's draft allowed over 56,000 new residential units into the County by 2040, which is over double the current plan's provision of 29,000 new homes. The Planning Commission's goal was to meet as much of the forecasted demand for residential units as possible. The Board of Supervisors and County staff have been working to bring that number down quite a bit. While I understand that the unconstrained need might be there, in reality we do have constraints in terms of infrastructure. I am concerned about potential housing shortages in the future and in particular about the lack of affordable housing, which is why I've been consistently supporting a common sense approach that allows for some growth in certain areas while giving the County more control over the pace and type of growth.

As part of the plan, we have created a new Urban Policy Area. This area is focused on the parcels

surrounding our future Metro stations. The plan envisions high density housing in these areas, mixed with commercial and connected by different types of transit. I pushed to ensure that our policies will require fiscal and transportation analyses be completed for all land use requests - similar to what we went through for Silver District West. I also proposed a change that moved the Westwind Community and a portion of Loudoun Valley Estates from Urban Mixed Use to Suburban Neighborhood. This more closely matches the development that has occurred there and makes the most sense since it is built out.

At our discussion on the Suburban Policy Area, we adopted an Unmet Housing Needs Strategic Plan in order to advance housing affordability. It can include all sorts of efforts such as down payment assistance programs and home purchase programs.

Within the Suburban Policy Area, all of the recommended place types either included residential development or data centers. I recognize a need for more traditional commercial parcels and therefore proposed a new place type that we named "suburban commercial." We are still working on where to put this place type but I do envision it for some of the parcels along Route 50 that the Planning Commission had recommended for mixed use.

At our work session on the Transition Policy Area, which is between the 659 and Route 15 corridors, we heard recommendations from County staff to reduce the number of houses in the TPA from what the Planning Commission recommended. Most of the new density in the TPA would be located just to the west of Ashburn or just south of Leesburg. It makes sense to do this in some areas so the County can better control growth. That may sound a bit counter-intuitive, but because of by-right zoning, all of these areas can have residential growth at lower densities without any proffers or commitments on timing in the existing plan. In Dulles South we've seen the challenges that creates - many of the crowding issues on roads and in schools we are facing is because of by-right development to our

west. Given that experience, I have been supporting higher density on certain parcels because I believe it will ultimately be to our benefit from a planning and infrastructure standpoint.

That said, I will not be supporting higher densities on parcels south of Braddock Road. We've had a great deal of discussion about these land areas, and ultimately, the County transportation models show that the Fairfax County infrastructure adjacent to us cannot handle higher density no matter what we do in Loudoun. That does mean that this area could develop by right with about 800 homes under existing zoning.

Work on many of these issues is ongoing but will pick back up at 9 AM tomorrow at the County Government Center. It's my son's birthday, so hopefully the meeting doesn't last all day!

### **Loudoun County AAA Bond Ratings Affirmed**

A few weeks ago, in my capacity as Finance Committee Chairman, I joined Chair Randall and County staff for meetings with the three major credit rating agencies on Wall Street. I'm pleased to report that all three agencies have affirmed Loudoun County's highest possible AAA rating. These ratings allow us to get the lowest possible interest rates on bonds that we sell to finance projects and are a good measure of the financial management and health of the County.

Here's a brief excerpt from the latest Standard and Poor's report on Loudoun:

"Loudoun County's extensive and well-integrated financial management and long-term planning have enabled it to produce a strong track record of effective and conservative budgets. In our view, its strong financial history is supported by its very strong economic characteristics, which continue to strengthen, in part due to extensive transportation initiatives; the success of the economic development team in attracting commercial investment; and gradual diversification in professional services, technology, and

aerospace fields. We believe the county is well positioned to continue its strong economic and financial trajectory."



### **Mowing for VDOT Streets**

At our May 23 Business Meeting, the Board approved a one-time supplemental mowing of roadways that are currently mowed by VDOT. VDOT currently mows certain primary and secondary streets during the growing season (the time of year is selected based on certain safety precautions). Mowing typically occurs 2-3 times per year at an average cost of \$130,000. Some areas are maintained by HOAs that pay landscaping companies as part of their contracts. For instance, South Riding Proprietary pays to have Loudoun County Parkway mowed more frequently. But for the rest of the roads that don't have an HOA voluntarily maintaining them, it is up to VDOT.

We have been getting a lot of constituent complaints regarding public areas that need to be mowed. It's not VDOT's intention to create eyesores by not mowing, but State funding approved by the General Assembly has not kept pace with the maintenance needs. This supplemental mowing, which is slated to take place at some point in the next calendar year, will help

catch up some of the streets that may get less attention during the typical mowing schedule.

In addition, the Finance committee (which I chair) recommended that we coordinate with Fairfax County to advocate for VDOT procuring increased mowing resources. We will be taking a look at mowing frequency and discussing what can be done to increase VDOT's mowing events so that there aren't clearly overgrown areas around the County. The Board will also return to the Finance Committee at a later point after discussing with the Sheriff's Office what the cost would be to hire new personnel and buy new equipment for a revamped mowing and litter removal program. I will keep you updated as to the discussions with the Sheriff's Office.

### **Thomas Jefferson High School Program**

I am usually very reluctant to wade directly into School Board business, but I want to share some information with the community about a decision that the School Board made this week regarding the Thomas Jefferson High School for Science and Technology in Fairfax County.

While I'm pleased that the School Board did ultimately extend Loudoun's contract to send students to TJ, I'm disappointed that the decision was made to cut transportation for Loudoun students and place a 50 student cap per grade level on the number of students we send, starting with the Fall 2020 class.

I want to emphasize that this decision was NOT made for budgetary reasons. The FY2020 LCPS budget contains funding for TJ at the existing levels and for transportation. The Board of Supervisors met the entire School Board funding request.

Dulles District School Board Representative Jeff Morse - the Chairman of the School Board - has been the most vocal supporter of TJ on the School Board. He opposed changes to the program and I think his arguments had merit. TJ provides a different



experience for students than even the Academies of Loudoun. We are very proud of the AOL program and it will continue to expand and grow, but I favor providing as many educational opportunities as we can to our students - especially at a high school that is considered to be the best in the entire country.

As far as transportation is concerned, the burden for the LCPS is very small - there are only a handful of buses that are utilized out of more than 800 available. It is a very minimal cost for a school system with a budget well over \$1 billion.

The good news is, based on my discussions with Jeff, I believe there is an excellent chance that this decision will be revisited when a new School Board is seated in January. If Jeff returns to the School Board, he will be advocating for bringing back this item and reversing the decision to limit students and to eliminate transportation. Many of the candidates running for School Board have expressed support for this, and several of the School Board members who supported these changes are not running for reelection and thus won't be on the Board in January.

I'm sure that Jeff will be happy to answer any questions you may have about the School Board's decision and process. You can contact him at [jeff.morse@lcps.org](mailto:jeff.morse@lcps.org).

## **ANNOUNCEMENTS**

### **PRCS Summer Membership Sale**

Loudoun County PRCS is holding a summer sale on six-month memberships and renewals to the Claude Moore Recreation and Community Center and the Dulles South Recreation and Community Center. The 15% discount will be offered until June 17. To purchase or renew your membership, please visit either Claude Moore or Dulles South or contact them by phone: 571-258-3600 for Claude Moore or 571-258-3456 for Dulles South.

### **Dulles South Public Safety Center Open House**

The Dulles South Public Safety Center (located at 25216 Loudoun County Parkway in South Riding) will be hosting an open house on Saturday, June 22 from 11 AM - 2 PM. There will be free parking onsite.

Attendees will be able to meet firefighters and emergency workers from Fire & Rescue and LCSO, as well as see specialty equipment that first responders use every day. There will be complimentary food and drinks, as well as activities such as a Moon Bounce for the kids!

### **Walk-In Rabies Vaccination Clinic**

Loudoun County Animal Services will be hosting a walk-in rabies vaccination clinic for household pets on Sunday, June 9 from 11 AM - 3 PM. The clinic will take place at Dulles South Recreation and Community Center, located at 24950 Riding Center Drive in South Riding. Dogs will cost \$20 and must be kept on a leash; cats will cost \$10 and must be kept in a carrier. The minimum age for vaccination is twelve weeks. For a complete list of rabies vaccination clinics happening around the County, please [click here](#).

### **Household Hazardous Waste Collection Drive**

Loudoun will once again be operating its Household Hazardous Waste (HHW) Collection Program. This program provides a safe and free way for residents to get rid of hazardous material that may have accumulated in their homes. Household hazardous waste is any waste produced in the home that is dangerous or potentially harmful to human health or the environment. Please don't bring ammunition, propane tanks, motor oil and car batteries, electronics, medical waste, or paint. Most of these items are recyclable or accepted at other disposal events throughout the year.

The Dulles area drive will take place on Saturday, June 22 from 8:30 AM - 2:30 PM at Freedom High School (25450 Riding Center Drive in South Riding). More information, including a semi-comprehensive list of

what does and doesn't constitute household hazardous waste, can be obtained by visiting [this site](#). For information on recycling, please click [here](#).

### **Dulles South Food Pantry**

The Dulles South Food Pantry provides food assistance up to twice a month to any person who resides in the school attendance zones for Freedom High School, John Champe High School, Independence High School, Rock Ridge High School and Briar Woods High School. The Pantry also provides one-time emergency food assistance to anyone in need. 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 <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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