

Dulles South Business Alliance

Meeting Minutes

August 9, 2005

Location: Pleasant Valley United Methodist Church, Chantilly, VA

Supervisor Burton attended in support of the Rt. 50 Traffic Calming Project, which was presented by a VDOT Project Manager. Started in 1996, the project extends from Paris to Lenah and has now reached \$39 million in designated funding out of which \$10 million will be covered by VDOT primary road funds.

Charles Yudd explained that he is preparing for the September 26 Land Use/Transportation Committee Meeting. At that time he will present a work plan for the Board of Supervisors to consider and use in establishing priorities for implementing the required changes to both the General Plan and the Zoning Ordinance to accomplish the recommendations of the Route 50 Task Force.

After breaking up into four, rotating work groups, discussion notes on each segment were compiled and are listed below.

Segment 1 (the area from the Loudoun County line westward to the South Riding development on the south side of Route 50 and to Route 606 on the north side of Route 50)

1. There's concern that the construction of the CLI road to the south of the church property, as depicted, would take 35 feet of church property. The church wants to continue as it is, but wants to be able to expand. When the County set-backs are applied, the church fears there will be no land left for future expansion.
2. A concern was raised that 100-foot "totally green" set-backs are excessive and too severe.
3. It was noted that the building set-backs are similar in other parts of Loudoun County.
4. With the use of landscaping along the corridor, we can achieve the look of uniformity and consistency.
5. Fifty-ft. set-backs for parking should be acceptable.
6. A suggestion to move the proposed South CLI road the other way was made.
7. Keeping entrances on Rt. 50, even if they're shared, was proposed; although, this may not be obtainable. Because in 15 years a Rt. 50 entrance would not be an asset with safety in mind some believe.

Segment 2 (consists of properties on the south side of Route 50 from Poland Road from the eastern edge of South Riding to the proposed intersection of West Spine Road, just east of existing Route 659, and south to Tall Cedars Parkway)

1. The broad recommendations of this segment, recapped by Charles Yudd, didn't evoke much feedback.
2. There's a need for the extension of water and sewer between Elk Lick Rd. & 606.
3. Since all parallel road plans would potentially "dump" traffic at the County line, we need to address this through working with Loudoun and Fairfax.
4. Regarding Defender Drive, a concern was raised about both alignments that have been proposed.

Segment 3 (the portion of the corridor on the north side of Route 50 from Route 606 to Route 659 relocated and extending northward toward Route 621, encompassing the greater Arcola area)

1. North Collector Road toward Loudoun County Parkway that goes towards and through quarry should be shifted towards airport; otherwise, this could impact 18 different properties.
2. Need of Southern and Northern Collector Roads, without these links Route 50 will not work in the future.
3. Will there be a traffic light or an interchange @ Loudoun County Parkway/Route 606 Intersection, and what is the future plan for this intersection?
4. There need to be clear incentives for existing business tenants with comprehensible benefits.
5. The County should re-look at the retail policy in this area that has the two-million square cap on retail use on Route 50. With the change in this area the retail policy should be market driven instead of an artificial number.
6. Properties along Route 50, especially the smaller properties, should be allowed to combine residential with either commercial or retail to allow for a stacking of uses – commercial or office with residential over the other use. Should also look at the combination of commercial and retail to stack these two uses.
7. Route 50 frontage properties should have some stacking of residential over commercial to allow for mixed-use development.
8. Make sure uses, including residential, are looked at for preserving the Village of Old Arcola.

Segment 4 (the area on the north side of Route 50 from proposed Route 659 relocated to Lenah Farm Lane and on the south side of Route 50 from the West Spine Road, currently just east of Route 659, to Lenah Road)

1. Stressed the importance of bringing public water and sewer service to that area.
2. Questioned how soon Greenvest would be implementing their plan to bring out service, when it would come to Lenah and if it is large enough capacity to support the growth that they hope to see in that area.
3. Everyone agreed that the mixed use, residential focused plan for this section supports the goals established by the Route 50 Task Force and that it is a necessary component to the success of the Route 50 CPAM initiative.
4. Expedited transportation improvements along Route 50 are critical to the objectives of the Route 50 corridor.
5. Believe that the Rt. 659 interchange is an important element in achieving improvements along the corridor.
6. No one favored anything resembling traffic calming and in fact all were vocal in their opposition.
7. There was an overall positive response to the use of CDAs to enable improvements such as transportation and amenities such as schools to be realized up front in the first phases of the overall development.
8. Everyone liked the 200-acre park donation to the County and several noted that there is a real deficit of public parks of this magnitude in the County. All loved the idea of the football stadium.

Next Meeting Information:

Tuesday, September 20
12:00 p.m. – 2:00 p.m.
Pleasant Valley United Methodist Church, Chantilly, Virginia

Agenda:

The Chairman of the Planning Commission, Larry Beerman, and the County Project Manager for Loudoun have accepted our invitation to participate.

Continue discussion on traffic calming and transportation.

Come up with an attainable priority list.

*Board of Directors will meet for about 15 minutes after the conclusion of our general meeting.

Action Items:

The following motion was passed:

In order to take a position on all plans presented including the Rt. 50 Traffic Calming before the Planning Commission's Public Hearing (re: six combined CPAMs) on September 26, please e-mail any suggestions for the next meeting to christine.knego@mcdean.com. Chris Knego will circulate a final list of all comments at least one week prior to our next meeting. The Dulles South Business Alliance will then review each comment as a body at the next meeting, and the Board will vote after each review to advocate or not for the individual position.

Please make your dues payment. We need a substantial membership roster.

Suggestions for Future Meetings :

Supervisor Snow will get candidates running this fall whose office would cover this area to attend.