

Dulles South Business Alliance
Meeting Minutes
February 14, 2006
Location: Pleasant Valley United Methodist Church

Bill May, Vice President of Miller and Smith, and Ed Podboy presented their plans to develop the World Trade Center (WTC) Dulles Airport on 362 acres at the corner of Route 7 and the Loudoun County Parkway. They're 18 months into the rezoning process, which should be complete this summer. Miller and Smith plans to break ground in the fall 2007. The current build-out estimate is 15 years with hopes of initial occupancies in 2009. With that comes a new jobs projection of up to 14,000, many of which will be high level professional opportunities. The WTC Dulles Airport will promote both international trade and domestic investment from around the world and will be the only for-profit trade center between Boston and Charleston. The closest WTC in Washington, DC at the Reagan Center is focused more on government trade than on private sector trade.

Generally speaking, there will be two distinct villages within One Loudoun with a town center in the northern village including a hotel and the World Trade Center serving as the anchors. The overall community holds three million square feet of office space and 600,000 square feet of retail space. There will also be a complimentary residential component of approximately 1,800 units, predominantly condominiums. Keeping to the LIVE-WORK-PLAY theme, 70 – 75 acres will be preserved for park land. In addition to green space, Miller and Smith is proposing to proffer an elementary school site and a Sportsplex. Because of planned development contributions like these, Miller and Smith's WTC project has received recognition from the Smart Growth Alliance, formed in 1996 by the U.S. Environmental Protection Agency joining with several non-profit and government organizations, which works to encourage development that serves the economy, community and the environment. Miller and Smith may take one step further and construct the interchange at Route 7.

Mike Runde, President, WTC Dulles Airport, added that it was an honor to be accepted by the World Trade Center Association (WTCA) at their September 2005 meeting in Shanghai, China, which was attended by 650 delegates from around the world. Also an honor is its designation as a science park by the National Association of Science Parks (NASP), the closest of which is the Research Triangle Park in North Carolina. Hopes are that part of the WTC Dulles Airport becomes exhibition space. According to a study by the WTCA, the amount of revenue generated by a comparably sized WTC is \$350,000 million/year. Smaller WTCs average \$100,000 million/year and the largest in Taipei produces \$1.3 billion/year. As a medium sized WTC, WTC Dulles Airport is in an ideal position to serve as a strong economic boost for Loudoun County.

Next Meeting Information

Tuesday, March 14, 2006

12:00 p.m. – 2:00 p.m.

Pleasant Valley United Methodist Church, Chantilly

Agenda

Speakers:

- Pat Walters, the new CEO of Inova Loudoun Hospital
- David Goldberg, Vice President of Development and Planning, Inova Loudoun Hospital and Executive Director, Loudoun Healthcare Foundation

** Inova Loudoun Hospital will be our lunch sponsor. **

Review one specific transportation update provided by Russ Gestl, Buchanan Partners.

Discuss how we can determine the names of the approximately 60 woman-owned businesses in South Riding that Supervisor Snow mentioned would be beneficial to add to our membership.

Approve donation to the church for the on-going use of their facility.