

**Dulles South Business Alliance  
Meeting Minutes  
January 10, 2006  
Location: Pleasant Valley United Methodist Church**

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Charles Yudd, Assistant to the County Administrator, spoke mainly to the progress of implementing the Route 50 Task force recommendations, having discussed the work program with the Transportation and Land Use Committee when it came time to develop a road map for the project. Discussion with the Finance Committee in December and again with the full Board of Supervisors in January resulted in a \$400,000 appropriation to fund consultant contracts for implementing the Route 50 Task Force recommendations. The Arcola area CPAM requires a lot of staff work and is expected to go to the Planning Commission mid-February and then to public hearing. The one element of outside assistance is for consultant help on retail policy related issues. Soliciting a request for bids is in process. The mixed-use business district recommendation along the corridor to Route 659 will require an ordinance to be drafted, and the Request for Proposal will be out shortly. The design guidelines, or how buildings look along the gateway in particular, are a priority item, and an architectural consultant is being sought to assist with that effort. Adjusting existing ordinances (plant & tree types, stonewall and fencing) is underway and is expected to come forward to public hearing shortly. Input from the community is that the recommendations were well received as long as guidelines are not overly prescriptive. The Board has directed staff to go to the design cabinet (group of architects that meets on a regular basis) and work with an assigned architect to review materials. The past concern of planning a mixed-use business district, according to Charles, was that the draft of the district didn't fit the end result, and there was no additional movement on the mixed-use district. This time, the approach the consultant will be taking, along with the recommendations, includes economic incentives to property owners. Additionally, there will be some type of opportunities and constraints mapping.

Bill Dean wanted to know what the process is that the consultant goes through to come up with recommendations. Charles explained that the consultant will look at existing zoning ordinances, while being receptive to input from interested parties, then at individual properties for the potential to be included in a mixed-use district.

Charles has seen a lot of activity on the pre-application side. He ran through the status of recent action:

1. Stone Ridge application – 3<sup>rd</sup> east bound lane has been approved.
2. East Gate applications (three) are moving forward through the public hearing process.
3. Arcola application (industrial v. retail zoning) has been filed.

Charles went on to say that the Board had been talking about moving forward with their CTP (Countywide Transportation Plan) revisions with emphasis on the County corridors.

Discussion on transportation and roads followed. During the January 27 Economic Development Commission Executive Committee meeting, the strategy of getting Route 606 and other roads around Arcola done will be discussed. There was mention of developer activity on road/road segment building. Steve Snow suggested we pull in Bill Gilligan of Toll Brothers who served as leader of Segment 2 on the Route 50 Task Force.

Mindy Williams said there's a special matching fund for road improvements from the state and if our proffers were to pass for the matching, it would help leverage this region.

Scott Plein pointed out that a road network map will be developed for Segments 1 – 4 which will be completed in a few weeks. Furthermore, he stressed that transportation has everything to do with economic development and that he believes the transportation issue is going to be dealt with in a backward fashion citing the Governor Elect's position on growth. He thinks we should communicate with Richmond through our delegates that shutting down growth is not going to help businesses or the road system.

As a lobbyist, Mindy said she can be a resource as she'll be in Richmond while the Legislature is in session January 11 through March 10. She made it clear that this whole growth issue is not new. Although she has not seen the specifics of the proposals and avoids prognosticating, she doesn't expect to see negativity with respect to managed growth.

All agreed that the focus of the next meeting will be transportation.

### **Next Meeting Information**

Tuesday, February 14, 2006  
12:00 p.m. – 2:00 p.m.  
Pleasant Valley United Methodist Church, Chantilly

### **Agenda**

Greenvest L.C. and Wells & Associates will conduct a joint presentation on road/transportation improvements.

### **Action Items**

Dale Myers will invite Art Smith, Loudoun County Transportation, to our February meeting.

Equinox Investments will sponsor our February lunch.

Laurie Root will invite David Goldberg and possibly Pat Walter of Inova/Loudoun Hospital and Rod Williams of LHC/Cornwall campus to our March meeting.