

Dulles South Business Alliance
Meeting Minutes
May 9 2006
Location: Pleasant Valley United Methodist Church

Ed Hoy opened the meeting to a crowd of more than 115, including Virginia Senator Mark Herring and reporters from a few local papers. Next, Loudoun County Supervisor Steve Snow gave a brief history of the Dulles South Transportation Alliance (DSTA), a group formed two years ago representing local landowners and businesses, developers, George Mason University and Inova Health System. Speaking on behalf of DSTA, Martin J. Wells, President of Wells & Associates, LLC, presented their findings and suggestions to the challenges of transportation improvements in the Dulles South region.

Presentation

Mr. Wells explained that by developing a record of existing roads, roads under construction or bonded, roads proposed with pending rezoning applications and CPAMS, proffered improvements and missing links, a comprehensive roadmap of the Dulles South area was produced and used in the DSTA study. The map identified uncommitted segments and double proffered segments for county planning purposes. Through coordinated efforts like this, the DSTA has come up with a solution to obtaining road improvements primarily using developer money from new home and commercial construction. Taking into consideration the population projections over the next 20 years for Loudoun County, approving rezoning proposals for new development has a greater benefit than by-right development because roads will be built. The members of the DSTA have concluded that allowing developers to use their resources for road improvements would better the area transportation network.

Mr. Wells went on to sight specific improvements in progress:

- Loudoun County Pkwy.
- Belmont Ridge Rd.
- Stone Spring Blvd.
- Tall Cedars Pkwy.
- Parts of Braddock Rd.

Mr. Snow followed Mr. Wells citing the statistic that 95%+ of the improved road network could be completed by 2010 if more development is allowed. "I think this study shows you **can** grow your way out of a problem," he emphasized and added, "The question on the table is do we want this? It's going to bring businesses. A hospital and university are prepared to come. And there's potential for a BRT, a mass transit system." It is Mr. Snow's opinion that these additions to the corridor would result in economic growth and better transportation.

To further improve transportation, Mr. Snow encouraged all members to contact the Secretary of Transportation for the Commonwealth of Virginia, Mr. Pierce Homer, and urge him to send funds here to build roads.

General Business

After the presentation and during general member discussion, questions were taken from the audience.

Bill Dean introduced the sponsor of today's business card raffle, Dave Zeitlin with The Care of Trees, an award-winning, full-service tree care firm with more than 500 dedicated arborists and support staff in more than 25 offices in seven states. Dave works out of the company's Dulles office.

The raffle winner was announced, Jim Bonfils with Cisco Systems, who won two "soil food web" treatments on property up to 3,000 square feet, a \$400 value.

Next Meeting Information

Tuesday, June 13, 2006*

12:00 p.m. – 2:00 p.m.

Pleasant Valley United Methodist Church, Chantilly

Agenda

- CPAMs Update, Chair of Loudoun County Planning Commission, Teresa White Whitmore
- Supervisor Steve Snow's Outlook
- Presentation on the Right Growth Policy Institute - Executive Director, Brian Roherty

*Picante: The Real Taco will be our lunch sponsor.

Look for additions to our agenda which have not yet been confirmed.