



Broad Run Express: February 2018

Dear Broad Run District Residents,

This is another jam-packed update you will want to scan to the end - - we have some good news, but I'm also going to need your help.

First, the good news. Yes, *Trader Joe's is coming to the Broad Run District at One Loudoun*. They are estimating a fall opening. We've been working on this deal for months, and it's great to finally make it official.

More piece of good news: another signal will be removed from Route 7. Barring bad weather, the signal at Belmont Ridge Road will be gone on March 20.

Here's where I need your help. Last year, I made a motion which passed 5-0 at the Board's Transportation and Land Use Committee (TLUC) to add 3-to-5 miles of new paths and sidewalks into the

FY2019 Capital Improvement Program (CIP). Unfortunately, the County Administrator's proposed budget doesn't have this program starting until 2024. This budget will be finalized in April, and we need to change the CIP to have this program start this year. If you are tired of missing links in our sidewalk and path network, please email the Board at bos@loudoun.gov.

In addition, at tonight's TLUC meeting, we will once again be looking at the Farmwell Road project. While we have been able to convince the Board that the widening isn't necessary with the coming extension of Shellhorn Road, there is still significant debate over the traffic signal improvements at the various intersections. At the Ashburn Village Blvd. intersection, County transportation staff has recommended changes that would likely end up destroying the Ashburn Village entrance signs/monuments and remove a significant amount of tree buffer. While improvements to stop the queuing must be made at this intersection, I will be forwarding this compromise to achieve this goal without massive land acquisition. More information is included below.

Lastly, we have received more than 450 responses to our 2nd annual Broad Run District Survey. If you haven't taken it yet, [please fill out the 4 questions by clicking here](#).

Sincerely,

Supervisor Ron Meyer

P.S. Here's a fun fact:

Broadlands was recently named "The Best Place to Raise a Family" in Virginia by MSN.com. [Read more here.](#)

New Grocery Stores Coming to Ashburn

Trader Joe's has finally confirmed it is coming to One Loudoun. When I was knocking doors in 2015, bringing Trader Joe's to Loudoun was something I would hear all the time. Thanks to the great work of the people at RPAI and One Loudoun, we're pleased to announce Trader Joe's is coming to the Broad Run District.

Loudoun's fresh vision seems to be helping us get more fresh produce. Lots of work and vision goes into creating these victories, and the County's long-term support of One Loudoun and our pro-business atmosphere helped make this happen.

In addition, Lidl in Broadland's will have its grand opening on March 8 at 7:40 a.m. Ashburn is blessed with numerous grocery store choices, and we're excited to see this new concept come alive in Loudoun!



Transportation Project Updates

Belmont Ridge/Route 7 Interchange

We are happy to announce that the Belmont Ridge/Route 7 traffic signal will be eliminated (weather permitting) on March 20.

The next traffic signal to be eliminated will be the Lexington Dr./Route 7 intersection. That will be removed once the Riverside Parkway extension is complete.

Paths and Sidewalks -- Missing Gap Initiative

Last year, I made a motion at a Transportation and Land Use Committee (TLUC) meeting which passed 5-0 to instruct the County Administration to include 3-5 miles of paths and sidewalks per year in our six-year budget plan this year. We are in our budget process now -- however, the paths and sidewalks may not make it into the budget, which will pass in April.

If you would like to fix the numerous missing gaps in our sidewalk and path network, please let the Board know by emailing bos@loudoun.gov.

Farmwell Road Project

The Board is in the process of changing the scope of the Farmwell Road project, which would have originally widened the road to 6 lanes. While we have been able to convince the Board that the widening isn't necessary with the coming extension of Shellhorn Road, there is still significant debate over the traffic signal improvements at the various Farmwell intersections.

At the Ashburn Village Blvd. intersection, County transportation staff has recommended changes that would likely end up destroying the Ashburn Village entrance signs/monuments and remove a significant amount of tree buffer. While improvements to stop the queuing must be made at this intersection, we can achieve this goal without massive land acquisition -- including adding another southbound straight lane on Ashburn Village Blvd. I will be forwarding this compromise, and it will be debated tonight at our Transportation and Land Use Committee (TLUC) meeting. Please email me or the Board (bos@loudoun.gov) with any thoughts.

Build Route 50 Alternatives?

As you all know, our office has led the effort to build alternative routes to the Greenway, and we're making great progress on the Shellhorn Road extension to Route 28.

Now, Supervisor Matt Letourneau is leading the effort to build alternative routes to Route 50 -- one of the most congested roads in Northern Virginia. *Loudoun Now* reports, "While there is no specific route drawn up, the proposal is to extend Tall Cedars Parkway north of Rt. 50 onto airport property, then turn east with a new North Collector Road on airport property and connect to Rt. 28 at the existing intersection with Air and Space Museum Parkway inside Fairfax."

I support Supervisor Letourneau's efforts, and while that project may be in the distant future, the planning process should begin as quickly as possible.

Construction on Waxpool Road and Ashburn Village Blvd

We have also had several questions regarding the seemingly endless construction project at the intersection of Waxpool Road and Ashburn Village Blvd. This project is frustrating, and it all has to do with Virginia's outdated laws. During the digging process, the construction workers hit fiber, and in Virginia, you cannot relocate fiber cable without permission from the owner of that cable. There is no eminent domain process for this. This fiber cable cluster had numerous owners, and many of them were not responsive. That's why it was delayed, and I agree it is maddening.

Generally, people see road projects and wonder why they take so long, and I agree. However, you wouldn't believe the amount of red tape from VDOT, the federal government, and the County's own outdated processes -- along with land acquisition - - that can hold up a project. We're pushing for some big reforms to cut this process.

Route 772 Connector Bridge

Two Loudoun Water easements are still pending for the Loudoun Station property at N. Metro Center Drive, however, Loudoun Water has agreed to use the Right of Entry Agreement until the Deeds are finalized. Wall placement and fill operations continue at the approach of Abutment A. All bridge girders and cross frames have been placed for Spans A thru C, extending across all lanes of the Greenway; work on the bridge spans continues. Cut to fill operations, rough grading and utility crossings for the duct banks are also nearing completion for south Metro Drive and Moorefield Boulevard, sanitary sewer and storm sewer lines are approximately 50% complete. The contractor also re-mobilized to the north side at Abutment B and began some minor grading and fill operations to the terminus of Metro Center Drive.

Land Use Updates

Route 7 Setbacks (Battlefield Pkwy to Loudoun County Pkwy)

Time and time again, my office has heard from residents who want more green space in our County. Over the past several months, I have been working with staff to come to a compromise with landowners to add more green space to Route 7. Last week, the Board of Supervisors passed a Comprehensive Plan Amendment which increased the parking setback on Route 7 to 125 feet, while at the same time moving the building setback to 200 feet. Previously, parking lots only had to be 100 feet away from Route 7. This CPAM adds an additional 25 feet on each side of the road for an 8 mile stretch.

That adds up to an additional 264,000 square feet of green space to our County.

AirBnb Regulation and Taxation

Last Thursday night, the Loudoun Board voted 7-2 (Meyer and Saines opposed) to force every AirBnb operator to register with the County. Any operator with room for 4 or more individuals will be taxed the same TOT tax rate as hotels. The Board's Short Term Rental Work Plan (8-1, Meyer opposed) calls for heavy regulation of AirBnb. Visit Loudoun, a tourism promotion agency which gets nearly \$3 million from the County, has members of the hotel industry on its board -- and were the primary driving force behind these changes. Before the vote, Visit Loudoun recommended that all AirBnbs be taxed; certainly, this will continue to be their goal.

As one supervisor put it, this crackdown on AirBnb was an attempt to "level the playing field" with hotels. Here's the problem: we can level the field by changing our current policies. The high TOT taxes and regulations on hotels should be reviewed before any action on AirBnb. The County uses this TOT revenue on international trips, the professional sports sponsorships, and massive marketing campaigns. Are we using that revenue wisely? Before we levy these taxes on AirBnb, we should make sure those taxes are actually necessary. Maybe they are, but we should review them at a minimum.

Now, some AirBnb users are using AirBnb to avoid BnB regulations, and are truly commercial entities. Some of these can hold dozens of people. Instead of targeting everyone using AirBnb, we could instead try to fix this shadow hotel problem. However, that is not the goal of this new law. This law is the result of the

hotel industry using government to strike back against a disruptive new economy business. That is why I strongly opposed it.

The Regency at Belmont Chase

Originally when I took office, Toll Brothers had an application at this site asking the County to build 400+ apartments. I strongly opposed this application, and that opposition paid off. We've been able to work with the applicant to propose a project that will greatly benefit the community.

The Regency at Belmont Chase is an application to expand the current retail plaza across the road, along with 105 age-restricted (ages 55+) luxury townhomes and two small buildings (75-100 total units) of Affordable Dwelling Units (ADUs). ADUs are prioritized for teachers, firefighters, sheriff's deputies, and other public servants so they can afford to live in Loudoun. This application is ideal for three reasons: one, 55+ units do not add to school crowding and have little infrastructure needs; two, we need ADUs, considering fewer than 30% of firefighters live in Loudoun; and three, this development will be revenue positive, unlike most residential projects -- netting \$1 million in new annual revenue to the County, after all costs.

Additionally, the applicant has proffered not only large cash contributions to our Regional Road Fund, but they've also agreed to pay for and build the traffic signal at the corner of Russell Branch Parkway and Ashburn Road before the first building permit is issued.

Last week the Board voted Unanimously to forward this to the next business meeting for action.

Town Hall Meeting

Regency (55+)



We had a huge turnout at our Town Hall over in Regency this past Saturday. The residents were very engaged, and we were able to discuss a variety of topics -- ranging from road projects to school safety. Thanks to the community for having me!

Are you interested in hosting a Town Hall in your neighborhood? Email me back, and our office will schedule one!

Advisory Commission on Youth Opening

We have an opening on the Advisory Commission on Youth (ACOY). If you know of someone who might be interested in this position and lives in our district, don't hesitate to fill out an application or call my office for more information.

[Click here to fill out an application.](#)

Ashburn Volunteer Fire & Rescue Upcoming Events



Pancake Breakfast - March 11, SECOND SUNDAY

8:00-11:00 am , Founders Hall, Station 6, Ashburn Road. Bring family and friends and enjoy our great breakfast and no dishes!! Eggs, cheesy eggs, pancakes, sausage gravy & biscuits, hash browns, bacon, juices, coffee. \$10 Adults, \$7 Seniors, \$5 children 3-8, Children under 3 Free. Craft table for kiddies. see <https://ashburnfirerescue.org/events> for more details. (No parking at Mediterranean Breeze parking lot)

Chilly Days Cook Off winners: It was a Tie!! The Zone and the Wandering Chef fought it out and after calculations from the "People's Choice" votes and the Celebrity Judges panel, both were declared winners and each have a 2018 Winner's trophy.

Save the Date!! - April 20 - A Night at the Fire House: an entertaining and great educational opportunity for Boy Scouts, as well as have fun, and earn merit badges!! Info soon to be available on our website; watch for photos and details from our first event, as well as details on how to sign up.

Volunteer Firefighters and EMTs needed. Gear up and join the action! (Admins needed too!). Free training, Uniforms & Personal Protective Gear Provided; Benefits: tax savings, retirement benefits, tuition assistance, free training and more: (next Prospective Members meeting at firehouse March 27th, 7:00pm

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Please like us on Facebook. Just type in AVFRD and it will show up. Click on "follow" arrow and check "see first" and then "check on" for events. Your support as always is most appreciated.

"Vet Center Community Access Center" Opens in Loudoun

The Martinsburg Vet Center and Loudoun County Government announce the opening of the U.S. Department of Veterans Affairs' "Vet Center Community Access Center" in Loudoun County. The facility is located at 751 Miller Drive, S.E., Suite E, in Leesburg. It provides mental health services to veterans, active duty military personnel and their families.

In 1865 President Abraham Lincoln promised, "To care for him who shall have borne the battle." The Veterans Affairs Vet Center Community Access Center is working diligently to keep that promise by providing conveniently located easy access to care in Loudoun County.

"We would like to thank the Loudoun County Government for providing invaluable resources in this endeavor, said Dr. Heather West, Martinsburg Vet Center Director. "It is our honor to provide the best possible readjustment counseling services to our veterans and service member clients."

In November 2017, Loudoun County signed an agreement with the U.S. Department of Veterans Affairs to provide office space in a county-owned facility beginning in 2018.

"The new center provides our veteran community in Loudoun with a location that is much closer than other centers in the region," said Loudoun County Board of Supervisors Chair Phyllis J. Randall. "As the daughter of a veteran and as a mental health therapist, I understand the value of the services available at the center and appreciate the partnership in increasing access to VA services."

The Community Access Center offers a broad range of free services for veterans, their family members, and active duty military personnel, including readjustment counseling provided by licensed clinicians who assist veterans and their families with all mental health needs, such as post-traumatic stress disorder (PTSD), marriage/family therapy, military sexual trauma, substance abuse, anxiety, and depression. In addition, counselors assist with the unique socioeconomic issues that face the veteran community.

Appointments at the Vet Center Community Access Center can be made by calling 304-263-6776

Loudoun Symphony Annual Fundraiser



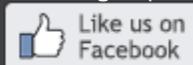
On March 17th the Loudoun Symphony will hold their annual fundraising event the **Chef's Tasting Gala and Masquerade Ball** from 7:00 - 11:00 pm at the Lansdowne Resort & Spa.

The Gala features a live auction, dancing and delectable food prepared by chef's from some of Loudoun County's finest restaurants including Chantel's Cakes and Pastries, DC Prime Steaks and Lobsters, Fireworks, Lansdowne Resort & Spa, and Magnolia's at the Mill. A live auction of unique experiences, vacation homes, and artwork will benefit the Loudoun Symphony Orchestra and all of the educational outreach programs including String Workshop, in-school concerts for elementary schools, and *Ensembles for Everyone*.

Tickets may be purchased by mail or online by visiting www.loudounsymphony.org. We are also seeking auction items and have sponsorships available. For further information, email info@loudounsymphony.org.

Come, bring your friends, and help us show why Music Matters in Loudoun County.

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