

## Virtual Public Information Meeting Dulles West Boulevard Loudoun County, Virginia

Thursday, April 29, 2021 6:00 PM – 7:00 PM  
[loudoun.gov/dulleswestboulevard](https://loudoun.gov/dulleswestboulevard)

### About Tonight's Virtual Public Information Meeting

This project involves the planning, design, right-of-way acquisition and construction of a four-lane median divided roadway between Northstar Boulevard and Arcola Boulevard.

The public outreach meeting will be conducted in a virtual manner due to COVID-19 restrictions and pursuant to the ordinance re-adopted by the Loudoun County Board of Supervisors on March 16, 2021.

Loudoun County Department of Transportation and Capital Infrastructure (DTCI) and Dewberry's design staff will be available to describe the project, report specific details, and answer questions.

All verbal and written comments received will be compiled in a record document and made available for public review at DTCI. Comments will be considered in the final design as approved by the Board of Supervisors.

Through **May 14, 2021**, residents may leave comments on the project page at [loudoun.gov/dulleswestboulevard](https://loudoun.gov/dulleswestboulevard).

**We look forward to working with you as the project moves forward!**

### Project Overview

#### Purpose:

- This roadway is an extension of Dulles West Boulevard from Arcola Boulevard to the future intersection with Northstar Boulevard (north of Route 50).
- Includes 10-foot wide asphalt shared-use paths on both sides of Dulles West Boulevard.
- Additional improvements to:
  - Racefield Lane (intersection modifications).
  - Stone Springs Boulevard (pedestrian facilities).
  - Arcola Boulevard (turn lane extension).

#### Need:

- Proposed alignment will maintain the functionality and mobility of a major collection street system.
- Incorporated in the Revised 2010 Countywide Transportation Plan (<https://www.loudoun.gov/1068/Countywide-Transportation-Plan>).

#### Project Details:

- Four-lane median divided roadway from Northstar Boulevard to Arcola Boulevard (anticipated 40 mph posted speed).
- Pavement resurfacing on Arcola Boulevard and Dulles West Boulevard.
- Three (3) signalized intersections at Stone Springs Boulevard, Arcola Boulevard (existing), and Northstar Boulevard.
- Two (2) stormwater management facilities and 2 major culverts.
- Project length: Approximately 6,500 ft.
- Project Type: New Roadway Construction.



**Current Section of Dulles West Boulevard**

#### Budget/Allocation:

- Total Project Funding: \$81.6 million.
- Funding Sources:
  - Northern Virginia Transit Authority (NVTA) Funding: \$47.8 million.
  - Local Funding: \$33.8 million.

### Providing Your Comments

Public involvement is a critical element in the development and delivery of this project. DTCI strives to provide opportunities to the public to participate in public decisions on roadway, parks and facility projects. A comment form and comment web page can be found on the project website to assist you in making your comments. From the project page at [loudoun.gov/dulleswestboulevard](https://loudoun.gov/dulleswestboulevard), residents will find a public meeting page where comments will be accepted until **May 14, 2021**. You may mail or email comment forms to the addresses listed below.

**Comments must be received by May 14, 2021 to be included in the Public Information Meeting record.**

#### HOW TO PROVIDE COMMENTS

##### Tonight's Meeting:

- Engage in discussions with Loudoun County DTCI staff and project representatives from Dewberry.
- **Speakers must sign-up no later than 12:00 PM April 28, 2021.**
- Participants can chat questions and comments through the Q&A box.
- Submit comment sheet or utilize the comment web page.

##### After Tonight's Meeting (deadline May 14, 2021):

- **Email:** Email the DTCI Project Team at [dcti@loudoun.gov](mailto:dcti@loudoun.gov)
- **Mail:** Loudoun County  
Dept. of Transportation & Capital Infrastructure  
Attn: Dulles West Boulevard – Marie Caraballo  
Blue Seal Drive, Suite 102  
P.O. Box 7500  
Leesburg, VA 20177-7500

If you need an accommodation, please contact Shawn Zelman with the Department of Transportation and Capital Infrastructure by email ([Shawn.Zelman@loudoun.gov](mailto:Shawn.Zelman@loudoun.gov)) or call 703-737-8624. At least three business days of advance notice is requested; some accommodations require more time to arrange.

### What's Next?

**On May 14, 2021** the public comment period will close. Loudoun County staff will review and evaluate comments received as a result of the public information meeting. Once public input has been reviewed, DTCI will consider approval of the project's major design features. The design will be taken to the Board of Supervisors for consensus. Upon Board of Supervisors approval, the project will proceed towards the final design phase.

#### ANTICIPATED SCHEDULE

- Board Endorsement – Summer 2021
- Final Design, Permitting & Plan Approval – Late 2021/Early 2022
- Begin Land Acquisition – Early 2022
- Begin Utility Relocation – Early 2023
- Construction Advertisement – Early 2024
- Construction Duration – 24 Months

### Civil Rights

Loudoun County ensures nondiscrimination and equal employment in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964. If you need more information or special assistance for persons with disabilities or limited English proficiency, contact Loudoun County the Department of Transportation and Capital Infrastructure at (703)777-0396 or [DTCI@loudoun.gov](mailto:DTCI@loudoun.gov).

### Land Acquisition and Utilities

This project will require right-of-way and easements acquisition of property from parcels adjacent to the proposed project. Impacted property owners will be informed of the exact location of these easements during the land acquisition process prior to construction.

The land acquisition program will be conducted in accordance with the Uniform Relocation and Real Estate property Acquisition Act of 1970, as amended. Information about right of way acquisition is discussed in VDOT's brochure, "Right of Way and Utilities: A Guide for Property Owners and Tenants." Copies of this brochure are available at [https://www.virginiadot.org/business/resources/Right\\_of\\_way/](https://www.virginiadot.org/business/resources/Right_of_way/).

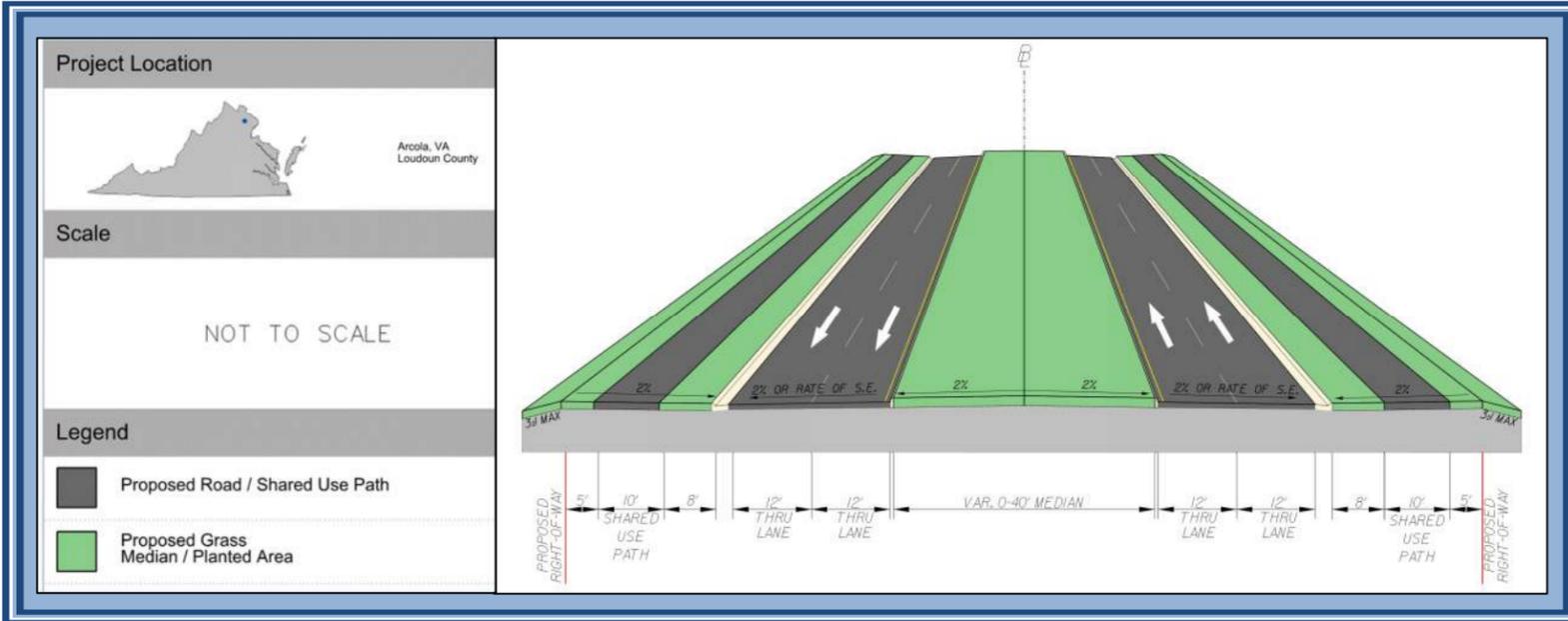


**Aerial View of Future Alignment of Dulles West Boulevard Extension**

## Environmental Analysis

Database searches to identify hazardous waste, cultural resources, threatened and endangered species and natural resource concerns along the proposed alignment were performed. Field surveys of the project area include a wetland delineation, supplemental Phase I cultural resource surveys and Phase I and II hazardous material surveys. In accordance with the National Historic Preservation Act, Section 106 and 36 CFR Part 800, information on potential effects of proposed improvements on multiple unevaluated historic properties listed in or eligible for listing in the National Register of Historic Places is ongoing.

### Typical Section



Environmental Resources	Dulles West Boulevard Design
<b>Property Impacts</b>	Project will require right-of-way and easement acquisition of property from adjacent parcels. Land acquisition program will be conducted in accordance with the Uniform Relocation and Real Estate property Acquisition Act of 1970, as amended.
<b>Utilities</b>	Minimal impacts to utilities are anticipated. Coordination with utility companies will determine relocation & easement needs.
<b>Land-use, Community Facilities &amp; Recreational Resources</b>	Land-use will not be impacted by the roadway; portions of the alignment have been approved or are under development with consideration of the roadway. No community facilities or recreational resources are anticipated to be impacted by the roadway.
<b>Cultural Resources</b>	Potential impacts to 1 archaeological site eligible for the NRHP (DHR ID 44LD1359) identified in the project area will be evaluated.
<b>Wetlands &amp; Streams</b>	This project will impact the South Fork of Broad Run and several tributaries, along with palustrine emergent (PEM) and palustrine forested (PFO) wetlands along the alignment.
<b>Floodplains</b>	The project will not result in a rise to the 100-year floodplain of South Fork of Broad Run.
<b>Wildlife &amp; Habitat</b>	According to U.S. Fish and Wildlife (USFWS), Virginia Department of Wildlife Resources (VDWR) and Virginia Department of Conservation Resources (VDCR) databases, there is no critical habitat within the project area. Impacts to wildlife will be further evaluated during the Joint Permit Application (JPA) process.
<b>Threatened &amp; Endangered Species</b>	According to USFWS, VDWR and VDCR databases, no T&E species have been recorded in the project area. Potential habitat exists in the project area for the federally-listed Northern Long-eared bat ( <i>Myotis septentrionalis</i> ) and state-listed Wood turtle ( <i>Glyptemys insculpta</i> ). Potential impacts to T&E species and required Time-of-Year restrictions will be further evaluated during the JPA process.
<b>Hazardous Materials</b>	Phase I and II Environmental Site Assessments are being conducted for the project area. Additional assessments will be conducted as required where right-of-way and easement acquisitions are anticipated.
<b>Indirect &amp; Cumulative Effects</b>	Portions of the alignment have been approved or are under development with consideration of the roadway. No potential effects or significant impacts are anticipated.
<b>Section 4(f)</b>	No impacts to public recreation areas, wildlife refuges or listed cultural resources are anticipated.

### Roadway Design

**Loudoun County**

## Virtual Public Information Meeting - Plan Exhibit

### Dulles West Boulevard Between Northstar and Arcola Boulevard

**Project Location**

Arcola, VA  
Loudoun County

**North Arrow & Scale**

**Legend**

- Proposed Road
- Proposed Concrete Median
- Proposed Grass Median
- Proposed Shared Use Path
- Proposed Temp Construction Easement
- Proposed Traffic Signal
- Existing Right of Way
- Proposed Right of Way Line
- Proposed Permanent Easement
- Proposed Limits of Construction - Cut
- Proposed Limits of Construction - Fill
- Existing Wetlands

**Contact Information**

Marie Caraballo  
Project Manager  
Loudoun County Department of Transportation & Capital Infrastructure  
101 Bow Star Drive, SE, Suite 102  
P. O. Box 7500  
Leesburg, VA 20177-7500  
Comments may also be sent to:  
Marie.Caraballo@loudoun.gov

Dulles West Boulevard Between Northstar and Arcola Boulevard  
Arcola, Virginia  
2007-2020-0072

These plans are preliminary and unapproved and are not to be used for any type of construction or the acquisition of right of way. Additional assessments for utility encroachments may be required beyond the proposed right-of-way shown on these plans.

Imagery Courtesy of Quantum Spatial, 2019 and 2020.