



# Northern Virginia Regional Park Authority

5400 Ox Road, Fairfax Station, VA 22039 | 703-352-5900 | Fax: 703-273-0905 | [www.nvrpa.org](http://www.nvrpa.org)

June 21, 2011

Ms. Susan Glass  
Proffer Manager, County of Loudoun  
Department of Building & Development  
1 Harrison Street, S.E., 3<sup>rd</sup> Floor, MSC #60  
P.O. Box 7000  
Leesburg, VA 20177-7000

**Re: White's Ford Park – Cash Contribution for Turn Lane**

Dear Ms. Glass:

In 2010, the Northern Virginia Regional Park Authority obtained a Commission Permit (CMPT 2008-0020) and two Special Exceptions (SPEX 2008-0061, SPEX 2008-0062) to establish a public park and related uses at 43646 Hibler Road (PIN # 077-36-5320).

The Commission Permit and both Special Exception approvals contain the following condition:

The applicant shall complete a traffic study for the Route 15/Spinks Ferry Road intersection and shall include in the study the projected future traffic for the park, including the proposed Phase II uses, and other planned development in the area. In addition, the traffic study shall include counts taken over a seven (7) day (24 hours per day) period. The traffic study shall be submitted by the applicant to VDOT with a request that VDOT determine whether a traffic signal is warranted at the intersection of Route 15 and Spinks Ferry Road (including an analysis of all applicable warrants). The applicant shall also complete a cost estimate to determine the cost to construct a right turn lane on northbound Route 15 at the Spinks Ferry Road intersection and shall have the estimate verified by a third party. The applicant shall make a cash contribution to Loudoun County equal to the estimated right turn lane cost, which the County may use in its sole discretion to construct the traffic signal, if warranted, or make other improvements at the Route 15 and Spinks Ferry Road intersection (or in its vicinity) if the signal is not warranted, such as a roundabout, if appropriate and full funding is available. The applicant may open Phase I of the park to the public when the traffic study and traffic signal determination request have been submitted to VDOT and when the cash contribution has been paid to the County.

**City of Alexandria**  
David M. Pritzker  
Justin Wilson

**Arlington County**  
Paul Ferguson  
Michael A. Nardolilli

**Fairfax County**  
Stella Koch  
Jean R. Packard

**City of Fairfax**  
Brian D. Knapp  
Arthur F. Little

**City of Falls Church**  
Barry D. Buschow  
Jeffrey Tarbert

**Loudoun County**  
Joan G. Rokus  
Su Webb

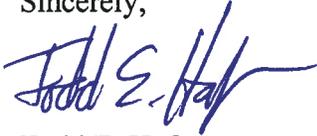
The purpose of this letter is to request the County's acceptance of the dollar amount of the cash contribution for the turn lane as noted above. Attached is a memorandum from Gorove/Slade indicating the turn lane size requirements. Also attached is a memorandum from Christopher Consultants estimating the design and construction cost of the turn lane to be \$134,135.

The approval condition notes the "applicant... shall have the estimate verified by a third party." This language was included in the event the County and the applicant did not agree on the amount of the cash contribution.

Please let me know if the County will accept a cash contribution in the amount of \$134,135 to satisfy the Commission Permit/Special Exception approval condition. If not, the Park Authority will proceed to have a third party construction estimating firm, acceptable to both parties, complete an additional cost estimate.

If you should have any questions or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Todd E. Hafner". The signature is stylized with a large, sweeping flourish at the end.

Todd E. Hafner  
Director of Planning and Development  
Direct: 703-359-4606  
Email: [thafner@nvrpa.org](mailto:thafner@nvrpa.org)