

County of Loudoun
Office of Transportation Services

MEMORANDUM

DATE: July 20, 2010

TO: Ginny Rowen, Project Manager
Department of Planning

FROM: Marc Lewis-DeGrace, Transportation Planner *MLDG*

SUBJECT: **SPEX 2010-0012—Verizon Wireless at Belmont
First Referral**

Background

This Special Exception (SPEX) application seeks approval to install up to 15 panel antennas for one telecommunications carrier on an existing building within the University Center development. The proposed development involves the removal of nine (9) existing antennas and their replacement with nine (9) new antennas and the installation of six (6) additional antennas. Access to the site is via a private road (Academic Way) that connects to George Washington Boulevard (Route 1050). A vicinity map is provided as *Attachment 1*.

In its consideration of this application, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on June 14, 2010, including (1) a statement of justification prepared by Network Building & Consulting, LLC dated May 6, 2010, (2) a traffic statement also prepared by Network Building & Consulting, LLC dated May 5, 2010 and (3) a special exception plat (plan sheet) prepared by Chesapeake Engineers, revised through May 26, 2010.

Existing, Planned and Programmed Transportation Facilities

The site is located within the Suburban Policy Area (Ashburn Community). Major roadways serving the site are described below. OTS review of existing and planned transportation facilities is based on the Revised Countywide Transportation Plan (2010 CTP) and the Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

George Washington Boulevard (Route 1050) is designated by the 2010 CTP as a major collector and is currently built to its ultimate six-lane median-divided (U6M) condition in the vicinity of this site. There are turn lanes at the intersection with Academic Way. State maintenance of the roadway currently ends at the intersection of George Washington Boulevard and Academic Way, though the roadway has recently been extended west and is open to traffic to the intersection with Loudoun County Parkway (Route 607).

The 2003 Bike & Ped Plan categorizes this section of George Washington Boulevard as a “baseline connecting roadway” along which bicycle and pedestrian facilities are envisioned. There is currently a sidewalk on the north side of George Washington Boulevard along the frontage of the subject property that continues to the west.

Academic Way is a private road that accesses the subject site. As a private road it provides access to the subject building and is not part of the CTP network. There is a sidewalk on the west side of Academic Way along the frontage of the subject property.

Trip Generation by Proposed Uses

The proposed telecommunications facility will be unmanned. Telecommunications facilities such as the proposed usage typically generate a total of one (1) vehicle trip per carrier per month for maintenance purposes. Based on the submitted materials, a total of one (1) carrier would have a presence at this facility generating one (1) vehicle trip per month.

Transportation Comment

1. The proposed use will not adversely impact the road network and thus road improvements are not requested with this application.

Conclusion

OTS has no objection to the approval of this application.

ATTACHMENT

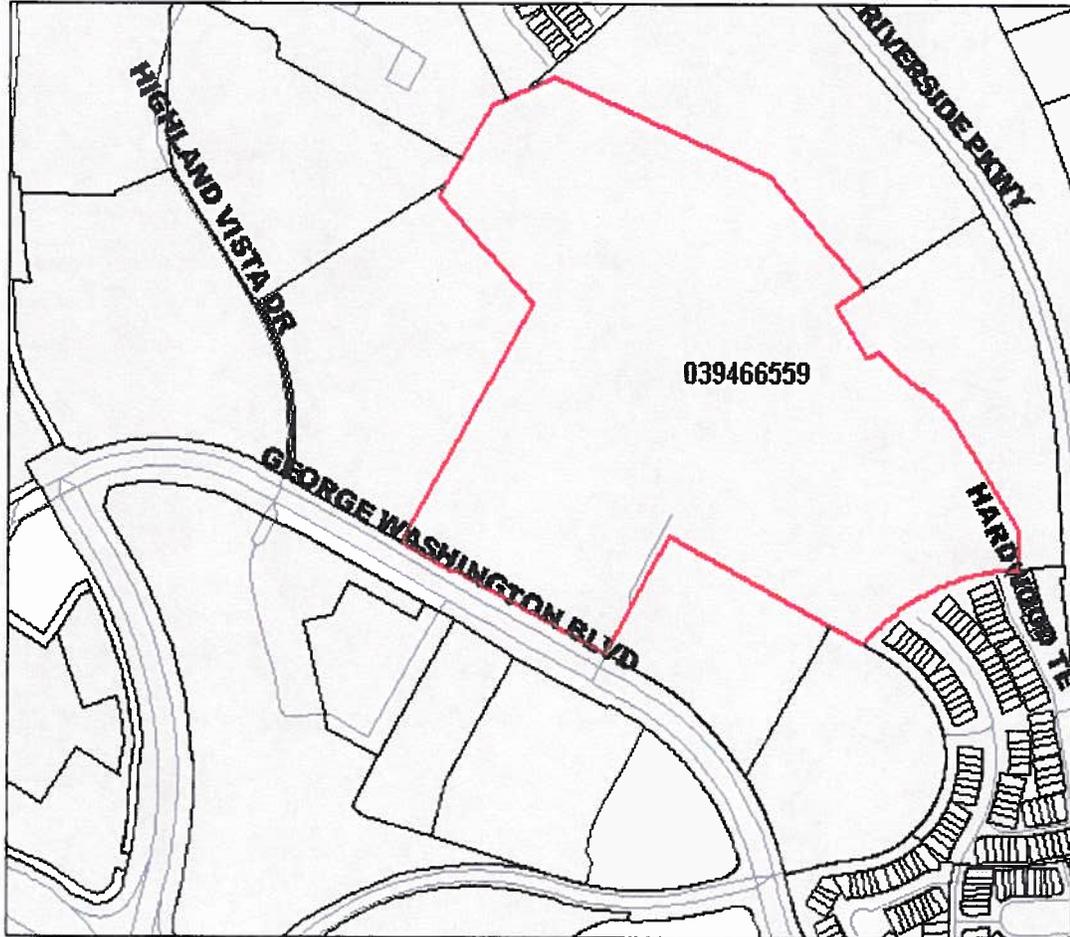
1. Site Vicinity Map

cc: Andrew Beacher, Acting Director, OTS
Lou Mosurak, Senior Coordinator, OTS

Loudoun County Mapping System



7,072,426



7,069,676

11,780,536

Map Width=3,144 feet

11,783,680

Created on 7/8/2010 2:05:30 PM

PIN	Address
039466559	20085 Academic Wy Ashburn 20147

*** General Parcel Information ***
 PIN: 039466559
 Tax Map #: /63/E/1/1/1/2/
 Parcel Address: 20085 ACADEMIC WY ASHBURN 20147
 Owner Name: GEORGE WASHINGTON UNIVERSITY, THE
 Primary Zoning: PDRDP
 GIS Parcel Type: P

ATTACHMENT 1