



May 5, 2010

Mr. George Phillips, AICP
Senior Transportation Planner
Loudoun County Office of Transportation Services
1 Harrison St., SE, 4th Floor
Leesburg, VA 20175

RE: Verizon "Belmont" – SPEX Application
GW University - 20101 Academic Way
Traffic Impact Analysis

Dear Mr. Phillips,

The following is an analysis of the traffic impacts of proposed development at the referenced property. The subject property is presently developed with an existing four-story building, approximately 100,000 sq. ft. in total area, used as offices and educational facilities associated with the George Washington University. In addition, there are parking areas on southeast and northeast sides of the building. There are also existing telecommunication facilities located on the roof of the building, including various panel antennas and dish antennas. Verizon Wireless has nine (9) existing antennas, as well as an equipment shelter located in the mechanical room on the 4th floor of the building.

Scope of Proposed Development

Verizon Wireless is proposing to remove the existing nine (9) panel antennas and install up to fifteen (15) new antennas. There will be no change to the existing equipment shelter, nor will there be any ground-work associated with the antenna changes. There will be no increase to the square footage of the main building.

Existing Road Network

The existing GWU building is accessed by a two driveway points onto Academic Way. There is no connection from Academic Way to any other internal roads; it essentially dead-ends on the subject property. Externally, Academic Way intersects with George Washington Boulevard, which intersects with Presidential Drive to the east, which intersects with Harry Byrd Highway (Route 7) to the southwest.

Aside from the intersection of Presidential Drive at Route 7, none of the intersection points are signalized. There are no sight distance issues at any of the intersection points.

Traffic Impact

Since the existing Verizon Wireless telecommunication facility is an unmanned use, there is no current daily trip generation associated with the use. At most, the telecommunication facility use generates a maximum of 1 monthly trip to the site for routine maintenance or operational evaluations. The proposed antenna changes do not alter the unmanned status of the use; therefore, there is no added daily trip generation associated with the proposed development along any of the internal or external roadways or at any intersection points.

Traffic Mitigation

Since there are no added daily trips associated with the proposed development work, no traffic mitigation is needed. Additionally, the proposed development will not create any conflicts with Loudoun County's 2030 Countywide Transportation Plan.

Thank you for your time and consideration in reviewing this analysis. If you have any questions regarding this information, please contact me at your convenience.

Sincerely,


Harold Bernadzikowski, Planner
Agent for Verizon Wireless

7380 Coca Cola Drive, Suite 106
Hanover, MD 21076
410-712-7092