



WELLS + ASSOCIATES

October 30, 2009

James M. Mobley
Vice President
Elm Street Development
1355 Beverly Road, Suite 240
McLean, Virginia 22101

Re: Belmont Glen Village – ZCPA 2009-0007
VDOT Chapter 527 Regulations – Determination of Compliance

Dear Jim:

A Zoning Concept Plan Amendment (ZCPA) application for Belmont Glen Village has recently been submitted. This letter is intended to clarify whether the application qualifies for Chapter 527 requirements. The subject site is located on the west side of Belmont Ridge Road (Route 659), north of Belmont Glen and south of Goose Creek Preserve in Loudoun County, Virginia.

The approved Concept Development Plan (CDP) from the original rezoning for Belmont Glen Village included 196 single-family homes accessed through Belmont Glen and Goose Creek Preserve. The ZCPA application also includes 196 single-family homes accessed through Belmont Glen and Goose Creek Preserve.

A traffic impact study was completed by Wells + Associates and dated March 13, 2002 in conjunction with the Belmont Glen Village (formerly Belmont Glen/Rouse Property) rezoning. The rezoning application was subsequently approved in July 2004. According to the Chapter 527 regulations, *“In cases where rezoning occurs after January 1, 2002, but prior to the implementation of this regulation, VDOT, at its discretion, may evaluate traffic impact statements or studies performed as part of the rezoning action. If, in opinion of VDOT staff with the concurrence of the locality, the traffic impact analysis work that was performed encompasses the major elements of work required by this regulation and the underlying assumptions of the study remain valid the previously prepared study may be deemed to meet the requirements of this regulation...”* (June 30, 2008).

The regulations define the major elements of work as outlined below, with the corresponding page number from the traffic study following each in brackets:

- *Introduction and Summary* [pages 1-2]
- *Background Information: Proposed Development (Site and Nearby)* [pages 5-9]
- *Analysis of Existing Conditions* [page 15]
- *Trip Generation* [page 26 and Table 4]
- *Site Traffic Distribution and Assignment* [pages 16 and 26, Figures 11 and 12]
- *Analysis of Future Conditions With Development* [pages 26 and 27]
- *Recommended Improvements* [page 27]
- *Conclusions* [page 33]

Thus, each of the required elements was included in the original study. Based on a discussion with Loudoun County staff, even if a new Chapter 527 traffic study were prepared, no changes to the study intersections and background assumptions would be required. Furthermore, the historic growth rate in the Route 659 corridor has decreased in the years since the rezoning study was completed, likely making the original results conservative.

The approved traffic impact study for the Belmont Glen Village rezoning sufficiently encompasses the major elements of analysis required by the regulation and the underlying assumptions of the study would continue to remain valid. We respectfully submit, therefore, that no additional analyses associated with the ZCPA would be required in order to satisfy the Chapter 527 regulations.

If you have any questions or comments, feel free to contact me at 703-365-9262.

Sincerely,



Kevin D. Sitzman, P.E.
Senior Associate