



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

February 25, 2010

DAVID S. EKERN, P.E.
COMMISSIONER



Ms. Judi Birkitt **MSC#62**
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
Leesburg, Virginia 20177-7000

Re: ZMAP 2008-0021 Kincora Village Center
Loudoun County

Dear Ms. Birkitt:

I have reviewed the above plan as requested in your submittal dated February 1, 2010, and received on February 6, 2010. The following comments are offered with the numbers remaining the same as the previous submittals:

18. *The use of fireworks on the sports portion of the site should be addressed since it could impact traffic on Rt. 28 and the heron rookery.* Thought not proposed, there is no language prohibiting fireworks which could be disruptive to the adjacent highways as well as the rookery.
20. *Proffer III.B. should remove the references to VDOT.* If the applicant wishes to list possible construction by a public entity, they should word the proffers with a term such as "public entity" rather than specifying VDOT. A public project could be undertaken by other public entities (localities, the 28 tax district, etc., not just VDOT).
21. *Proffer III.B. does not address alternative alignments for Pacific Boulevard on the north end of the site.* The proposed "Pacific Boulevard Envelope" does not provide much flexibility in the design for the extension of Pacific Boulevard. The envelope will effectively take either the Toll house property (which could be problematic) or the Pahlavani property. Suggestions for additional options have been previously forwarded and discussed with the County.
23. *Proffer III.C.1. does not provide any assurances the County will obtain the right of way to extend Pacific Boulevard.* VDOT can not support the application unless the County commits to obtaining the right of way for Pacific Boulevard north of the site if the applicant can not obtain it after a diligent attempt.
24. *Proffer III.C.2. needs to address the options for the extension to the north.*

25. *The end of Proffer III.C.2. permits the applicant to complete construction of the site even if the right of way and construction of Pacific Boulevard or Gloucester Parkway are not constructed. This wording is not acceptable and could leave the site with a single point of access if the County does not diligently pursue the extension of these roads. This proffer needs to limit the site construction until the extensions of these roads is under way and making significant progress. A single point of access is unacceptable for a development of this size and the uses proposed.*
27. *Proffer III.D.5.a. needs to require the applicant to obtain the right of way and construct Pacific Boulevard. Again, the illustrations do not provide for other alignment options. The proposed Pacific Boulevard Envelope is not adequate to explore enough of the possible solutions for crossing Broad Run in the northern portion of this site.*
28. *Proffers III.E.1., 2. & 3. need to remove the references to VDOT. The County is responsible for eminent domain on development projects. If the applicant wishes to list possible construction by a public entity, they should word the proffers with a term such as "public entity" rather than specifying VDOT. A public project could be undertaken by other public entities (localities, the 28 tax district, etc., not just VDOT).*
29. *Proffer III.E.1. needs to provide assurances the County will obtain any rights of way the applicant can not reasonably obtain.*
30. *Proffer III.E.3. needs to be more clearly written. We do not agree with an open ended development without some progress on the extensions of Pacific Boulevard and Gloucester Parkway. As worded, the development can be completed with only one access point.*
31. *Proffer III.H. needs to state the FHWA requirements for noise attenuation studies will be followed. FHWA standards are required because these are the standards VDOT uses to evaluate and mitigate noise impacts. Any studies impacting public roadways and not meeting these requirements will be rejected by VDOT.*
32. *New Comment: No entrances on the private streets will be permitted within the influence areas of signalized intersections with public roadways. High volume turning movement intersections will need to operate in a manner which does not create delays on the public streets.*

If you have any questions, please call me at (703)383-2424.

Sincerely,



Kevin Nelson
Transportation Engineer

cc: Mr. Imad Salous