

**Dulles West Boulevard – From Northstar Boulevard to Arcola Boulevard  
Public Information Meeting - April 29<sup>th</sup>, 2021  
Blue Ridge Election District**

**Summary of Public Information Meeting Chat Questions**

<b>Q1. Dehavilland Drive south of this project is not completed paved yet. it is a final pavement layer? Sorry it needs final pavement layer.</b>	
A1.	<ul style="list-style-type: none"> <li>• The design of Dulles West Boulevard will be completed to match the finished surface of Dehavilland Drive, including the final surface layer, which will be completed by the developer’s contractor as required by their construction bond.</li> <li>• Sometimes developments wait until all phases are complete to finish surface paving, which may be the case with the development project. Dulles West Boulevard will not impact the surface paving timing on Dehavilland Drive. The Dehavilland Drive project is being done by others and is not part of Loudoun County’s (County) proposed Dulles West Boulevard improvements.</li> </ul>
<b>Q2. What safety parameters will be in place for Hiddenwood Lane?</b>	
A2.	<ul style="list-style-type: none"> <li>• Dedicated left and right turn lanes will be provided on Dulles West Boulevard approaching the Hiddenwood Lane and Racefield Lane intersection. Asphalt paving will extend beyond the intersection by approximately 50’ on Hiddenwood Lane to help with vehicle acceleration at the intersection, and a stop sign will be installed on Hiddenwood Lane. Sight distances for left and right turning movements will be checked during design to ensure they meet VDOT’s 40mph design requirements.</li> </ul>
<b>Q3. Please discuss the ROW impact to the north of the Gateway Commons community. we have a path along that edge of the community, will you be taking that? If you are, what input do we have as a community to voice concern about that?</b>	
A3.	<ul style="list-style-type: none"> <li>• The path to the north of Gateway Commons will be impacted by the construction of Dulles West Boulevard but will be replaced with a new shared use path along the roadway which will connect with the sidewalks within the Gateway Commons development. Right-of-way (ROW) will be acquired for the shared use path and roadway, and additional easements for construction will be needed beyond that limit. These will be finalized during design, and the limits of work are not expected to impact individual townhome properties or the adjacent driveways and internal roads.</li> <li>• The community (HOA) and individual owners can request a meeting with the County to discuss the proposed Dulles West Boulevard improvements to understand the exact limits of work and what is anticipated on their property.</li> </ul>

	<p>Please reach out to the County’s project manager to schedule this meeting. Contact information can be found on the project’s webpage <a href="http://loudoun.gov/dulleswestboulevard">loudoun.gov/dulleswestboulevard</a>.</p>
<p><b>Q4. If the speed limit on Dulles West will be 40 mph, how can we expect to merge onto it from Hiddenwood Lane safely?</b></p>	
A4.	<ul style="list-style-type: none"> <li>A stop sign will be installed on Hiddenwood Lane, asphalt will be extended beyond the intersection to accommodate better acceleration from the stop condition, and horizontal and vertical sightlines will be analyzed to ensure they meet 40mph criteria. While 40 mph is the anticipated speed limit, final determination of the posted speed limit will be made as part of a formal Speed Study approval process in coordination with VDOT.</li> </ul>
<p><b>Q5. Will anyone be meeting with the residents of Hiddenwood Lane to go over questions we might have as a community?</b></p>	
A5.	<ul style="list-style-type: none"> <li>The County and design team have met with several property owners along Hiddenwood Lane already when meetings have been requested. We are willing to meet with you upon request. Please contact the County’s Project Manager to schedule a meeting to discuss your specific questions. Contact information can be found on the project’s webpage <a href="http://Loudoun.gov/dulleswestboulevard">Loudoun.gov/dulleswestboulevard</a>.</li> </ul>
<p><b>Q6. Does the public have access to the wetlands, geo, etc. studies conducted as part of this project?</b></p>	
A6.	<ul style="list-style-type: none"> <li>Yes, this information can be requested from the County and provided, if readily available.</li> </ul>
<p><b>Q7. It appears that the temporary construction easement will include clearing and grubbing of established trees, hedge rows and habitat at the Parcel F of the boundary of the Briarfield HOA. What is the proposed planting regime to make good after construct / or what is typical for this?</b></p>	
A7.	<ul style="list-style-type: none"> <li>Landscaping plans have not been developed at this time. If trees and landscaping on the community property is impacted by acquisitions, the HOA will be compensated for those impacts so that replacement landscaping can be completed by the community.</li> </ul>
<p><b>Q8. When will the County stake out the permanent land take line, and the temporary easement line around the Briarfield HOA land? Our residents would like to see the two lines on the ground.</b></p>	
A8.	<ul style="list-style-type: none"> <li>Currently, easements and right-of-way limits are preliminary. Staking of right-of-way and easement limits can be done upon request after plans are approved, and as part of the negotiation and acquisition process with the County.</li> </ul>
<p><b>Q9. If the Portion near Briarfield is accelerated in to the NSB project, what acceleration is needed in land acquisition process?</b></p>	

A9.	<ul style="list-style-type: none"> <li>If work is accelerated into the Northstar Boulevard project, right-of-way acquisitions would occur with that project, potentially later in 2021. All required processes and timelines would still be followed by the Northstar Boulevard design-build team in acquiring necessary right-of-way and easements. This would only apply for the Dulles West Boulevard segment between Northstar Boulevard and Racefield Lane.</li> </ul>
<p><b>Q9. I see a red R/W line on the parcels South of the Dulles West Blvd/ Northstar intersection on the JK - Youngwood lane LLC parcels. Is this R/W all included in the Northstar Blvd project or is there additional r/w required.</b></p>	
A9.	<ul style="list-style-type: none"> <li>The exhibits displayed for Dulles West Boulevard represent a composite of anticipated right-of-way and easements necessary for both the Northstar Boulevard project and Dulles West Boulevard project.</li> </ul>
<p><b>Q10. The developer finished his work and got out of this area. He didn't finish the Dehavilland Drive only. he finished the streets in the townhomes area and moved out.</b></p>	
A10.	<ul style="list-style-type: none"> <li>The final paving of Dehavilland Drive is not included in the scope of work for Dulles West Boulevard. These questions can be raised with the developer, or with Loudoun County permit staff. Your comment will be forwarded to the appropriate County Staff to contact the Developer working on that particular project.</li> </ul>
<p><b>Q11. Thank you, would appreciate a specific meeting. how will that get scheduled? will you reach out to the Stone Ridge HOA? do I coordinate thru the HOA?</b></p>	
A11.	<ul style="list-style-type: none"> <li>Please contact the Loudoun County Project Manager so that a meeting with the HOA can be scheduled. Contact information can be found on the project's webpage <a href="http://loudoun.gov/dulleswestboulevard">loudoun.gov/dulleswestboulevard</a>.</li> </ul>
<p><b>Q12. As follow on to landscaping question, would like to discuss this further for Gateway Commons too please.</b></p>	
A12.	<ul style="list-style-type: none"> <li>Landscaping can be discussed with the HOA and may be developed as part of final design depending on the limits of construction impacts.</li> </ul>
<p><b>Q13. Follow up to my walking path in Gateway Commons questions, is that a ROW issue? if yes, who will you work with? the HOA?</b></p>	
A13.	<ul style="list-style-type: none"> <li>Acquisition of property owned by the HOA will be negotiated with the HOA representatives. Impacts to privately owned properties will be negotiated with the individual property owners.</li> </ul>
<p><b>Q14. Where will the Construction laydown yard be? and construction vehicle accesses routes?</b></p>	
A14.	<ul style="list-style-type: none"> <li>At this time, no additional easements have been identified for laydown yard and access specific purposes. The contractor hired by the County will determine their</li> </ul>

	laydown and storage yard areas, as well as construction access points, and all will need to be contained within right-of-way and easement limits acquired for the project.
<b>Q15. Yes - since NSB is DB and not DBB, that is the reason the clarification on ROW is being sought.</b>	
A15.	<ul style="list-style-type: none"> <li>Northstar Boulevard is being completed as a design-build (DB) project while Dulles West Boulevard is a design-bid-build (DBB) project. Both projects are being coordinated in an effort to avoid multiple impacts and acquisition processes with the same property owner(s). All required acquisition processes and procedures will be followed by acquisition teams for each project.</li> </ul>
<b>Q16. Why are you choosing to cut into the two wooded lots on Youngwood Lane, placing the new roadway deeper into the Hiddenwood community and much closer to the homes than if you just follow Youngwood to the intersection with Racefield?</b>	
A16.	<ul style="list-style-type: none"> <li>The original alignment for Dulles West Boulevard extended straight to the intersection with Hiddenwood Lane when preliminary plans for the Northstar Boulevard improvements were developed. However, a right-of-way reservation area on the south side of Hiddenwood Lane and Racefield Lane requires the road to curve before the intersection, resulting in some clearing impacts to the east of Youngwood Lane. All attempts are being made to minimize clearing to the western-most vacant property, leaving the adjacent vacant property fully wooded next to the first residential house on Hiddenwood Lane. Landscaping is being considered south of Hiddenwood Lane as well to provide screening for residents of Hiddenwood Lane from the new roadway.</li> </ul>
<b>Q17. Will Dulles West have any roadway lighting? Racefield Lane / Hiddenwood is very quiet and hidden at the moment. Add a Dual 2 median separated road is quite a change.</b>	
A17.	<ul style="list-style-type: none"> <li>There are no plans for roadway lighting along Dulles West, although intersection lighting may be incorporated at the signalized intersections. This will be developed, if necessary, during final design.</li> </ul>
<b>Q18. Will Dulles West Blvd need any deer fencing? I notice this is not typical for the area, but we have a lot of deer in the area. Did your environmental and ecological studies examine any need for deer fences?</b>	
A18.	<ul style="list-style-type: none"> <li>No fencing is proposed along Dulles West Boulevard other than around the proposed stormwater management facilities (ponds) for safety purposes and to limit access. Deer and wildlife fencing is not typically installed along the perimeter of these types/classifications of roadway.</li> </ul>
<b>Q19. Follow-up to this, he did abandon this as he left last year.</b>	

A19.	<ul style="list-style-type: none"> <li>The project teams understands that this is related to the surface paving of Dehavilland Drive. This issue can be discussed with the developer and/or Loudoun County permit representatives. Your comment will be forwarded to the appropriate County Staff to contact the Developer working on that particular project.</li> </ul>
<b>Q20. Do we need to meet you before 5/14?</b>	
A20.	<ul style="list-style-type: none"> <li>No. If meetings with property owners or communities are requested, they do not need to be requested or scheduled prior to 5/14/2021. However, only questions and comments submitted prior to 5/14/2021 will be included in the public records as part of this Public Information Meeting process.</li> </ul>
<b>Q21. There is a bus stop pickup for our kids on Hiddenwood Lane . what is the plan for the safety of our children</b>	
A21.	<ul style="list-style-type: none"> <li>Only minor improvements are planned for Hiddenwood Lane in the vicinity of the proposed intersection with Dulles West Boulevard. Based on coordination with Loudoun County Public Schools transportation group on other projects, we know they evaluate school bus routes every year based on demand and access. We will coordinate with them as construction approaches so they are aware of the work and can make any adjustments to schedules, access, and bus stop locations so that safety of the students is maintained.</li> </ul>
<b>Q22. Will the T-intersection to Youngwood have full turns in and out? It is very close to NSB. Noted RI/RO. Will that be paved for 50 feet too?</b>	
A22.	<ul style="list-style-type: none"> <li>As part of the Northstar Boulevard Design Build preliminary plans, this intersection is shown as a full-access intersection. Due to the proximity of this intersection to Northstar Boulevard, it may be converted to a right-in-right-out as part of the construction of the 4-lane section on Dulles West Boulevard. This will be determined as design plans are finalized.</li> <li>The spacing of the Northstar Boulevard and Youngwood Lane intersections on Dulles West Boulevard is fairly tight, which may lead to the determination that Youngwood Lane intersection to be a right-in-right-out.</li> <li>RI/RO references “right-in-right-out” for the Youngwood intersection.</li> <li>We understood this question is related to Youngwood Lane, and it will be paved within the limits of work being constructed with the Northstar Boulevard project. This will likely be more than 50’ from the intersection with Dulles West Boulevard.</li> </ul>