

More Traffic, More Taxes, More Threats to Local Water and Air

Thursday, Feb 15, 2006, 6:30 pm

Come to the Ridgewater Park CPAM Public Hearing
County Office Bldg, 1 Harrison Street, Leesburg

Traffic Impacts

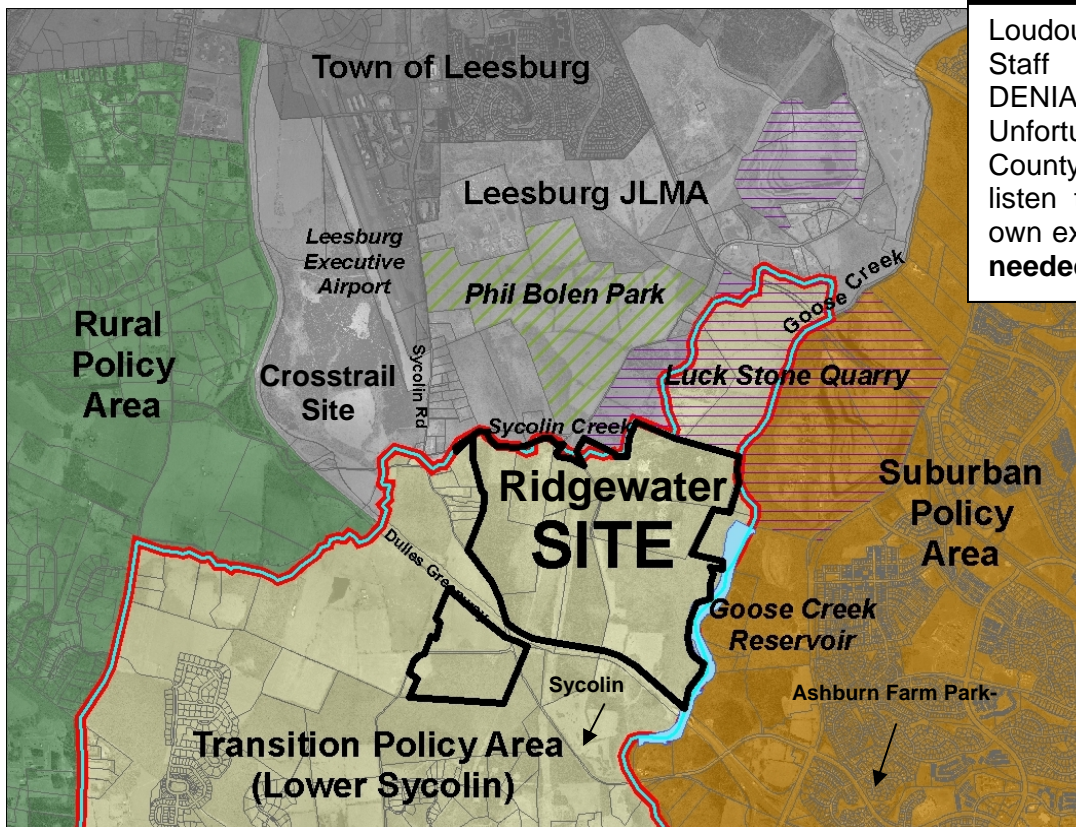
- Ridgewater Park would generate 42,000 daily car trips, Crosstrail -- 51,000 trips. With the 23,000 trips on Sycolin Rd. today, it could be up to **116,000 trips -- over 5 times today's traffic.** Point of reference: Rt. 7 now carries 70,000 car trips a day.
- Developer \$\$ does NOT offset the impacts to Sycolin and offers no road improvements for Evergreen Mill Rd, Rt. 15 South, Rt. 7, the Bypass, or the Greenway.

Tax Impacts

- The developer wants to get out of paying what's due for school & capital facilities proffers by subtracting the cost of road improvements they need to make the project viable.
- The project itself would generate \$70 million in costs. Guess who would pay for most of that bill? **You would.** What about ongoing operating costs for things like teachers' salaries and emergency services? **You would pay for those too.**
- Aren't you tired of the same old scheme? A developer gets the green light from the Board of Supervisors, makes their money, then leaves the taxpayer to foot the bill for a costly development that can't collect enough taxes to pay for the services it needs.

THE EXPERTS SAY...

Loudoun County Planning Staff have recommended DENIAL for Ridgewater Park. Unfortunately, the Loudoun County BOS doesn't always listen to the advice of their own experts. **Your voice is needed too!**



At least 70% of the Ridgewater 736 acre site is forested. Trees filter air and water, while minimizing harmful runoff for free.

Water Quality Impacts

- Goose Creek is an important source of drinking water in Northern Virginia – especially for Ashburn area residents.
- Ridgewater Park is right above the drinking water intake on Goose Creek Reservoir; **runoff into the reservoir would increase exponentially.**
- Increased runoff carries higher risk of contamination & raises the cost of providing clean, safe drinking water.

Air Quality Impacts

- Loudoun County is in an air quality “severe non-attainment” area, already failing to meet minimum standards set forth by the EPA.
- Asthma & other breathing-related health issues continue to escalate.
- Preserving tree canopy is critical to preserving air quality.
- Losing the trees, while adding 5 times the existing traffic, raises local health risks even more.

Long Term Implications

- Changing Transition Area to “Suburban” sets a bad precedent for future conversions. The purpose of the area is to provide a needed buffer to the Town of Leesburg and to the Rural Area.
- If this project is approved, *other developers will ask for the same opportunity to raise densities.*

Tell the Board of Supervisors that your quality of life is no longer for sale!

We ask ALL area residents to:

- Email the Board of Supervisors at BOS@loudoun.gov
- Attend the public hearing on Thursday, February 15th at 6:30.

Tell the Board to stick with the existing Plan--
vote **NO to Ridgewater Park...**
and **NO to Crosstrail.**

For more information please contact citizensforleesburg@hotmail.com.

More important details about this project, as well as link to the County Planning Staff Report can be found on the website for Campaign for Loudoun's Future. www.loudounsfuture.org .

Who are we? *Citizens For a Better Leesburg* is a group of citizens who are concerned about various issues related to Leesburg and the area around the town. We are concerned about the impact of high density development on traffic, taxes, our schools, and our day-to-day quality of life. We support responsible and reasonable residential growth where it conforms to the town's and county's existing land use plans. For more information, send an Email to citizensforleesburg@hotmail.com .