



## COMMONWEALTH of VIRGINIA

### DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY  
ACTING COMMISSIONER

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

May 3, 2006

Ms. Julie Pastor, A.I.C.P., Director  
Loudoun County Department of Planning  
1 Harrison Street, SE  
Leesburg, VA 20175-7000

Mr. Terrance Wharton, Director  
Loudoun County Department of Building and Development  
1 Harrison Street, SE  
Leesburg, VA 20175-7000

Mr. Dale Castellow, Director  
Loudoun County Office of Transportation Services  
1 Harrison Street, SE  
Leesburg, VA 20175-7000

**SUBJECT: New Legislation Governing Plan Processing**

Dear Ms. Pastor, Messrs. Wharton, and Castellow:

Loudoun County currently submits copies of all rezoning, subdivision plans, and site plans to the Virginia Department of Transportation (VDOT) for review and comment. Occasionally, Loudoun County also asks VDOT for comments on comprehensive plans and comprehensive plan amendments.

In response to the unanimously approved legislation contained in SB 699, the General Assembly recently adopted changes in code section 15.2-2222.1 Coordination of State and Local Transportation Planning. These changes establish new timeframes for the reviews of development plans and now requires localities to submit all their comprehensive plans and amendments to VDOT for review and comment on "...plans and capacities for construction of transportation facilities affected by the proposal". We welcome this new responsibility and feel that our review of comprehensive plans and comprehensive plan amendments will not only give the department additional insights and perspectives on the subsequent rezoning and construction plans, but will also provide the county with additional transportation expertise for their evaluation of proposals for changes in land use and development.

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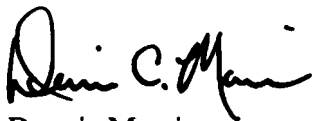
While this new requirement for the localities will not go into effect until July, 1, 2007, VDOT would like to pilot the technical (not the fee) provisions of the legislation before the formal start date so that staff from both the department and the county will be fully familiar with the changes in process timing, if any, as well as the new requirement to review all comprehensive plans and amendments. Please note that the Northern Virginia District is prepared to stand by our previous commitments for turnaround times for subdivision and site plans if the current county turnaround times are more restrictive than the new code changes.

Trusting that you also see the advantages of initiating compliance with these new requirements sooner rather than later, Mr. Paul J. Kraucunas, Manager, Land Development Section, has been asked to contact you to arrange a meeting to discuss how such a pilot program could mutually be initiated and what changes in procedures may be required to ensure a smooth and rewarding transition July 1, 2007, when the formal process is to become effective.

While VDOT has not been asked by the county to participate in the review of the proposed comprehensive plan changes for Upper Broad Run and Upper Foley Sub Areas, these applications would appear to provide an excellent opportunity to get started in this new endeavor. We have been reading the recent published reports on these plans with interest. It is our understanding that the Upper Broad Run and Upper Foley Sub Area CPAM is deferred until the Route 50/Arcola CPAM is completed, and the transportation impacts of the Route 50/Arcola CPAM are deferred to the update of the Countywide Transportation Plan in 2007. Familiarization and involvement in the comprehensive plan process would be an invaluable asset in these future reviews of the rezoning and construction plans that would result following adoption of any changes.

We look forward to working with the county on these and future applications.

Sincerely,



Dennis Morrison,  
District Administrator

cc: Jo Anne Sorenson  
Farid Bigdeli  
Paul Kraucunas  
Hari Sripathi  
Thomas B. VanPoole