



**A Joint Message From
Dulles District Supervisor Matt Letourneau &
Blue Ridge District Supervisor Tony Buffington**

November 21, 2017

As many of you know, the Dulles District and Blue Ridge District share a border along Route 50. Dulles Landing and Arcola Center sit in the Blue Ridge District, although many of its patrons come from the south side of Route 50 in the Dulles District.

Because of these shared interests, we work together on issues related to the area. That includes changes to the Arcola Center Development, which we'd like to tell you about.

First, some of you may have seen a social media "rumor" coming from the residential management company at the The Elms at Arcola that there is an exciting new tenant at the Arcola Center: Wegmans.

The rumor is true, with some caveats...

The developer of Arcola Center (different than the management company of the Elms) indeed has a contract in place to sell a piece of property to Wegmans for the

development of a new store. Wegmans has been one of the most requested retailers in the area, so this is an exciting development.

However, the Wegmans contract is contingent on some changes to the development itself, and there is no timeline for construction. Supervisor Letourneau's office has spoken with Wegmans directly, and while the store is now in Wegmans plans, they will want to wait at least two years after the new Chantilly/Westfields store opens before proceeding with the Arcola Center store. So, at this stage, we do not have a timeline.

The Arcola Center developer is also talking to several other large tenants for its retail section. If history is any indication, Wegmans is a very attractive tenant, and makes it easier to recruit other retailers.

The other piece of this application is a large rezoning from Arcola Center. The center has a data center tenant that would take up virtually all of the approved flex/industrial zoned area and some of the retail area as well. If approved, this development would bring significant revenue to the County and allow for the other components of the project to move forward.

There are a variety of modifications requested in the developers rezoning application, which will undergo full legislative review by the County. As part of the request, there are also proffers and changes to existing proffers related to the development of infrastructure and road network. The transportation plan for this area is for Dulles West Boulevard to continue west to the future Arcola Boulevard, which will then become a northern continuation of Gum Spring Road that would end at Route 606 and Loudoun County Parkway.

Please know that there will be plenty of opportunity for public input both online, and at Planning Commission and Board of Supervisor Business meetings. And as always, we will continue to keep you informed as the applications make their way through the County's review process.

As a reminder, you can receive updates from Supervisor Letourneau by signing up [here](#), and from Supervisor Buffington by emailing tony.buffington@loudoun.gov with either your mailing address, your election precinct, or your polling place.

All our best - Tony & Matt

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