Greetings Ashburn/Lansdowne!

I’m pleased to offer our Infrastructure Edition of the Ashburn/Lansdowne Flyer. When I was elected in 2019, I was told by quite a few people the Ashburn District was “built out,” with not much at all in the way of development going on. As you can plainly see, that’s not the case. The activity going on throughout Loudoun County reflects the continued high growth of the county, still the fastest growing county in the Commonwealth of Virginia and one of the fastest growing counties in the nation. As always, this level of growth presents continual challenges and the need for highly complex decision-making and collaboration among all nine county Supervisors. This is work I truly love; working together with respected friends and colleagues and the finest county staff in America to make the right, sustainable decisions to protect our quality of life and the unique character of Loudoun County for our children and grandchildren.

As you dig into this very comprehensive issue, it will become obvious just how much work goes into producing this Infrastructure Edition. I would like to recognize and offer my sincere thanks to my Chief of Staff, Rachael Mai, and my Legislative Aide, Joel Gicker, who do the research, gather the complicated details and build them all into a cohesive, readable narrative. I can say without hesitation, they are the best team anyone could ever ask for and work with. Thank you both for your continuing, outstanding public service!

Enjoy, everyone!

Mike Turner
Ashburn District Supervisor
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The Ashburn-Lansdowne Flyer (Link)

Previous Edition of the Ashburn-Lansdowne Flyer

Updates to Countywide Facilities

Loudoun County Court Complex Expansion

**Location:** The Court House Complex Expansion is in downtown Leesburg at the corner of Church Street and Edwards Ferry Road on the current Church Street Parking Lot.

**Purpose:** Construction of a new 92,000 square foot Loudoun County District Courthouse, renovations of existing courthouse (18 East Market Street) and Valley Bank building (20 East Market Street) and new parking facilities. Parking lots and pedestrian access to the court buildings will also be improved.
**Update:** Construction crews have completed the installation of structural steel and the concrete slab on metal deck floor system for the new courthouse, which is the typical floor system used in structural steel buildings. In addition to ongoing work to rough-in electrical, mechanical and plumbing systems, crews have begun framing exterior walls and installing spray-on fireproofing material. Visitors to the Loudoun County Courthouse may park for free at the Pennington Garage and Pennington Lot, which are located approximately two blocks away off Church Street NE in Leesburg. Shuttle service from the Pennington Garage and Pennington Lot to the courthouse will run approximately every ten minutes, Monday through Friday from 7:30 a.m. - 5:30 p.m. A walking path between the parking areas and the courthouse will be maintained throughout the duration of construction. [View parking details and a map of the shuttle route and walking path in this flyer (PDF)].

[Learn More](#).

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**Trail Crew - Parks, Recreation, and Community Services**

**Purpose:** PRCS has more than 50 miles of trails that are not maintained or have not yet been created. Significant effort has been in place to obtain the land for building trail via proffers but there has been no mechanism to create or maintain trails. These requested positions would be responsible for developing and maintaining trails in PRCS's inventory.

**Update:** To establish a County-wide trail crew, the FY 2022 Budget includes a maintenance coordinator (1.00 FTE) and maintenance supervisor (1.00 FTE). The Department of Parks, Recreation, and Community Services (PRCS) has 50 miles of trails within its inventory, which are not currently maintained for
public use. With the support of volunteers, these two positions will be responsible for formally adding, developing, and maintaining these trails. Additional trail-related positions will be requested in future years to support this activity.

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**Hal & Berni Hanson Regional Park**

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**Location**: The Hal and Berni Hanson Regional Park project includes the design and construction of a new 257-acre regional park located on Evergreen Mills Road in Arcola, between the Brambleton and Willowsford communities.

**History**: The owner of the land -- Haldore ‘Hal’ Hanson, a writer, state department official and non-profit leader -- died in 1992. The property was acquired in 2009 through negotiations with the Hanson family, Dominion Power and the National Park Service as a part of a United States Department of Interior program. The project also includes road improvements to Evergreen Mills Road, which bisects the park, including a turn lane and a stop light at the entrance of the park.

**Facility Amenities**: The Hal & Bernie Hanson Regional park will include ten multi-purpose soccer fields, four baseball/softball fields, cricket field, four tennis courts, two artificial turf fields, outdoor basketball court, two playgrounds with rubberized surface, batting cages, splash pad and playground with inclusive features, skate plaza, grandstands, Historic Lee-Hanson House renovation, five ponds and integrated irrigation system, fishing piers, lodge and nature center, picnic pavilions, amphitheater, off-leash areas for dogs, disc golf course, paved and natural surface trails, regional maintenance compound, administrative building, concession/restroom buildings and pavilions.
**Update:** Work on park features currently includes the continued construction of boardwalks/piers, athletic field irrigation and lighting. Crews have begun underground plumbing rough-in at the splashpad and the installation of sod and sports netting posts at the athletic fields. At Hanson House, work on the stone chimney mortar joints and rough in for mechanical, electrical and plumbing has begun. Construction on the various structures throughout the park currently includes the installation of masonry walls, stonework, timber, siding and trim, windows, roofing, fire protection, interior painting, utility rough-in and ductwork. Ongoing work throughout the park includes the installation of underground utilities- earthwork, asphalt paving, curb and gutter installation, and the spreading of topsoil, mulch and seeding. For safety and as this is an active construction site, no trespassing during construction. Security cameras were installed on the project due to evidence of construction site trespassing.

[Learn more.]

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**Philip A. Bolen Memorial Park Phase II Improvements**

**Purpose:** This project provides funding to design four permanent restroom and concession facilities in FY 2021. Funding was allocated in FY 2021 for construction, removing a large existing dirt stockpile on the property and developing two practice fields with associated parking.
**Update**: In this quarter, the design team implemented the 75% review comments and developed the 95% design documents. DTCI and PRCS will review these documents and provide comments. The site plan permit application is currently in the review process. In the next quarter, the design team will address the 95% comments, develop the 100% design documents and submit for the building permit. This project is reporting a delay in this report from winter 2021 to summer 2021 as the previously reported completion date was incorrect. This will allow for the completion of the documents and the site plan approvals.

Learn more.

**Facilities**

**Youth After School Program Expanding to Trailside Middle School**

Loudoun County Parks and Rec is expanding the YAS (Youth After School) program to Trailside Middle School. YAS is an afterschool program for middle schoolers (grades 6 – 8) that provides safe and inclusive recreation-based environment for children of working parents. Prior to the approval of funding, 16 middle schools in Loudoun County provided the YAS Program, except for Trailside Middle School due to transportation issues. The Advisory Commission on Youth made having an on-site YAS program at Trailside Middle School one of their top priority recommendations to the Board of Supervisors.

Learn more.

**Ashburn Recreation and Community Center**
**Location**: Broadlands Blvd, between Claiborne and Belmont Ridge Road.

**Facilities**: 115,000 square feet double story complex that includes a competition pool, leisure pool, spa, teaching/catering kitchen, playroom, gymnasium classrooms, meeting rooms, office, and more fitness facilities. There will also be a multi-use trail surrounding the center, a courtyard, and a sitting area.

**Update**: The facility design is currently nearing design completion. All decisions regarding design, equipment and building systems have been made and are being incorporated into the design. Advertisement for construction of the facility will occur following design completion, approximately summer 2021. The prequalification process for general contractors has been completed. Construction is currently estimated to begin by spring 2022.

[Learn more](#)
**Location:** Marblehead Dr, next to Potomac Green Neighborhood Park (This is in the Broad Run District but will serve residents in Ashburn District as well).

**Facilities:** To build the first senior center in Ashburn and equip it with many facilities, including a small gym, a large multipurpose room consisting of pickleball courts, classrooms, a commercial kitchen, a game room, computer lab, fitness room, and arts-and-crafts area. The building will be 15,000 square feet and will be built on a 5-acre proffered site. The exterior areas have been designed as extensions to the classroom areas, allowing activities to flow outside to take advantage of the natural surroundings.

**Update:** On Thursday, June 17th, the Loudoun County Board of Supervisors and departments of Parks, Recreation and Community Services held a ribbon cutting ceremony to celebrate the grand opening of the Ashburn Senior Center. The center is located at 20880 Marblehead Drive in Ashburn. Normal hours of operation began on Monday, June 21, 2021.

[Learn more.](#)
Claiborne Parkway (Route 901) and Marshfield Dr.

Work to span FY 2022 - FY 2025*

Provides for the conversion of the intersection to a right-in, right-out, left-in configuration and the addition of a U-turn Lane on the northbound approach of the Claiborne Pkwy/Wayside Court intersection.

Ashburn Road (Route 641)

Work to span FY 2022 - FY 2026*

Provides for the installation of a traffic signal at the intersection of Ashburn Road and Faulkner Parkway. Additionally, provides for the creation of dedicated right and left turn lanes in the east and westbound directions.

Claiborne Parkway (Route 901) and Dulles Greenway

Work to span FY 2023 - FY 2027*

Provides for the installation of a traffic signal at the intersection while retaining existing lane configurations.

*Fiscal Years (FY) begin the first of July and end the last day of June. FY2022 begins July 1, 2021 and ends June 30, 2022.

Farmwell Road Intersection Improvements
Location: This project provides for the design, ROW acquisition and construction of intersection improvements along Farmwell Road between Smith Switch Road and Ashburn Road.

Purpose: To make improvements along Farmwell Road that make conditions safer for drivers, bikers, and pedestrians. The current project scope includes the addition and/or modification of turn lanes and receiving lanes at several Farmwell Road intersections, including Farmwell Road and Ashburn Road, Farmwell Road at Dodge Terrace, Farmwell Road at Ashburn Village Boulevard and Waxpool Road/Farmwell Road at Smith Switch Road. Pedestrian improvements and connectivity along the corridor are also part of the project scope.

Update: Based on feedback from utility companies, additional test pits are being planned to confirm whether conflicts exist. The design team met with the Ashburn Village HOA to discuss grading options along their common property to minimize impacts.

In the next quarter, the consultant will continue utility coordination and preparation of the 90% design plans. Due to the rescoping of this project to an intersection improvement project and the recent installation of numerous underground fiber lines, supplemental field investigations have been necessary to identify underground utilities that were not located or in place when the initial subsurface investigations were performed. As a result, the completion of the design phase has been delayed from winter 2021 to fall 2022.

In this quarter, Loudoun County’s design consultant will continue work on the project design, which is currently 90% developed. The project’s major design elements were presented to The Board of Supervisors for endorsement at
their Business Meeting on April 20, 2021. Right-of-Way (ROW) acquisition is currently estimated to begin in 2022.

Learn more.

Improvement Recommendations for the Intersection of Waxpool Road and Ashburn Road/Ryan Corner Place (Part of the Waxpool Road Study)

As a product of the traffic analysis and safety study of Waxpool Road between Faulkner Parkway and Demott Drive, The Board of Supervisors approved recommendations to design improvements at the intersection of Waxpool Road and Ashburn Road/Ryan Corner Place (a Rank 5 intersection). The recommended intersection improvements include interim and long-term improvement design recommendations.

**Interim Improvements**: Install all way stop signs and use pavement markings to expand the existing left-turn lanes on Waxpool Road to provide one shared left/through lane and one shared through/right lane on each approach on Waxpool Road. This will alleviate the sight distance problems and
assign right-of-way for all vehicle movements, which will diminish the crash patterns at this intersection.

**Long-Term Improvements:** Pending VDOT’s approval of the signal justification report, the installation of a traffic signal is recommended.

**Update:** The all-way stop planned for the intersection is being reviewed by DTCI and VDOT. DTCI staff anticipates plan approval later this summer and installation of the all-way stop will begin during the fall of 2021.

The signal justification report for the same intersection is also in the review process with VDOT. Once approved, preparations of the signal design documents can begin. Since the traffic signal installation will require right-of-way acquisition and utility relocation, construction isn’t anticipated to begin until mid-2024.

**Learn more (FY 2022 Proposed Budget - Volume II, Page 378).**

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**2021 Paving and Slurry Projects**

**Purpose:** To repave or apply a slurry seal to existing roadways where needed. (Slurry seal is a mix of asphalt emulsion and aggregate that is spread over the entire roadway surface. It is applied by a truck equipped with a squeegee or spreader box).

**Update:** In the Ashburn District, repaving/resurfacing on Shellhorn Road, Faulkner Parkway, and Broadlands Boulevard, from 85 feet East of the center
line at Claiborne Parkway to 35 feet East of the center line at Waxpool Road is complete.

**Progress:** This project is complete. VDOT's progress on other scheduled paving or slurry coatings can be tracked [here](#).

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**Shared Use Paths**

**Dedicated Staffing for the Sidewalk and Shared Use Path Project, and Intersection Improvement Program**

Due to the need to adapt to the inclusion of the Sidewalk and Trail Program and to assist with addressing a growing amount of Board Member initiatives, traffic corridor studies and grant applications, the Board of Supervisors approved funding for dedicated staffing to coordinate the implementation of these initiatives with civil engineers managing these projects. County staff anticipates adding 7 - 10 projects annually to the civil engineer's workload.

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**Waxpool Corridor Pedestrian Improvements**

**Location:** Waxpool Road between Faulkner Parkway and Demott Drive.
**Purpose:** To complete portions of missing sidewalks along Waxpool Road between Faulkner Parkway and Demott Drive. The missing links where sidewalk is proposed with the corridor-wide pedestrian improvements are shown in blue above. This includes approximately 2,800 linear feet (LF) of sidewalk between Faulkner Parkway and Omeara Terrace on the north side of Waxpool Road, and approximately 1,700 LF of sidewalk between Trask Place and Claiborne Parkway on the south side of Waxpool Road totaling 4,500 LF (0.85 miles). These improvements would provide continuous pedestrian connections along the north and south side of Waxpool Road for the entirety of the corridor study area.

**Update:** The Board of Supervisors approved funding for these pedestrian connectivity improvements during the fiscal year 2022 budget deliberations. Projects funded include construction of 0.69 miles of shared use path and sidewalk segments along Waxpool Road. Of this, 0.53 miles will be constructed between Faulkner Parkway and Liverpool Street, 0.04 miles will be constructed between Pagoda Terrace and Demott Drive and 0.12 miles between Demott and Claiborne Parkway. This project is estimated to be complete in 2027.

[Learn more (FY 2022 Proposed Budget - Volume II, Page 383).]

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**Metro Station Area Pedestrian Improvements**

![Map showing pedestrian improvements in the Metro Station Area.](image-url)
**Location:** Between the W&OD Trail and the Ashburn and Loudoun Gateway metro rail stations.

**Purpose:** To provide missing links in the bicycle and pedestrian transportation network from the W&OD Trail to the new Loudoun Gateway and Ashburn Metrorail Stations.

The improvements include (view aerials of each one [here](#)):

- **Shellhorn Road** - A sidewalk or shared-use path on the south side of Shellhorn Road beginning at Greenway Corporate Drive and connecting to the existing trail west of Devin Shafron Drive.
- **Wynridge Drive/Claude Moore Avenue** - A shared-use path on the south side of Wynridge Drive/Claude Moore Avenue to connect the existing trail at Millwick Terrace to Old Ryan Road.
- **Ashburn Village Boulevard** - Missing segments of shared-use paths on the east side of Ashburn Village Boulevard between Shellhorn Road and Farmwell Road.
- **Waxpool Road** - A shared-use path on the west side of Waxpool Road between Red Rum Drive and Farmwell Road.
- **Smith Switch Road** - A shared-use path on the west side of Smith Switch Road between Stoney Run Place and Ice Rink Plaza.
- **Route 606** - A shared-use path on the west side of Route 606 from the existing shared-use path at the Dulles Greenway to Moran Road, and extending along the west side of Moran/Lockridge Road to the Loudoun Gateway Metrorail station.
- **Prentice Drive** - A shared-use path on the north side of Prentice Drive to provide a continuous path between Lockridge Road and Pacific Boulevard.
- **Pacific Boulevard** - A shared-use path on the west side of Pacific Boulevard to provide a continuous path between Dresden Street and Waxpool Road.
- **Loudoun County Parkway** - A shared-use path on the west side of Loudoun County Parkway from Beaumeade Circle to the Washington & Old Dominion Trail.

The project also features pedestrian improvements, including pedestrian signal upgrades and connecting existing shared-use paths to new Americans with Disabilities Act (ADA) ramps, at the following intersections:

- **Ashburn Village Boulevard and Shellhorn Road**
- **Farmwell Road and Ashburn Village Boulevard**
- **Farmwell Road and Smith Switch Road**

**Update:** A virtual public hearing was held on Thursday, May 27 to update residents about the project to construct missing segments in the bicycle and pedestrian network within two miles of the future Loudoun Gateway and
Ashburn Metrorail stations. Find more information and a recording of this public hearing [here](#).

The estimated construction start date and schedule will be updated over the next several months as the project team refines the design and evaluates project delivery methods.

[Learn more](#).

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**Traffic Study of Ashburn Road from Gloucester Parkway to Ashburn Farm Parkway/Farmwell Road**
In January 2019, The Board directed staff to assess the cost and identify funding for a traffic study along Ashburn Road (Route 641) between Gloucester Parkway to Ashburn Farm Parkway/Farmwell Road. In October 2020, staff presented the findings of that study and made the following recommendations:

**Short-Term Recommendations:**

- Install two Gateway signs on Ashburn Road and (proposed) one sign along Hay Road.
- Install on-street shared lanes (sharrows) for bicyclists along Ashburn Road between Stubble Road and Haven Crest Way.
- Install two Pole Mounted Speed Display Signs (PMSDs) along Ashburn Road.
- Install “Additional $200 Fine” signs throughout the posted 25 mph speed limit section of Ashburn Road.
- Install stamped asphalt, a decorative pattern, that is imprinted or painted onto asphalt pavement, such as a brick pattern.
- Tree trimming is proposed at select locations along the corridor where sight distance is limited due to dense, overgrown foliage.

**Mid-term recommendations:**

Recommended mid-term improvements will address the missing link segments along the subject corridor where impact to utilities and public right-of-way are minimal. These improvements include installation of segments of sidewalks, curb and gutter and storm drainage system on both sides of Ashburn Road north of the W&OD Trail.

**Long-Term Recommendation:**

Recommended long-term improvements will address the missing link segments along the subject corridor where impacts to utilities and public right-of-way are substantial. These improvements include installation of sidewalks and a shared-use trail, including curb and gutter and storm drainage system, which will comply with the ultimate condition as described in the CTP. A shared-use trail is proposed on the eastern side of Ashburn Road between Stubble Corner Square and Gloucester Parkway. Sidewalks are proposed on both sides of Ashburn Road from Grantner Place to the Beaverdam Run Bridge, and from Parkhurst Place/Thatcher Terrace to Ashburn Farm Parkway/Farmwell Road.

**Update:** At the December 15, 2020, business meeting the Board of Supervisors voted to fund the construction costs of the short-term improvements in Fiscal Year 2021. Construction will most likely start in spring 2022 based on weather conditions. During the fiscal year 2022 budget deliberations, the Board of Supervisors voted to fund part of the mid-term
improvements starting in fiscal year 2024 (See Sidewalk Study below). The rest of the mid-term and long-term projects were put into the Future Fiscal Year in the CIP for budget deliberations in 2022.

Learn more.

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**Sidewalk study: Ashburn Road from the W&OD Trail to Gloucester Pkwy**

![Recommended Project #7: Ashburn Road (W&OD Trail Crossing to Gloucester Parkway)](image)

**Purpose:** As part of an ongoing process to achieve safe and efficient multi-modal transportation system countywide, the 2019 CTP policies require that bicycle and pedestrian facilities be integrated as part of the planning, design and implementation process of all roadway projects.

In January 2019, the Department of Transportation and Capital Infrastructure (DTCI) initiated a countywide study to identify and prioritize the missing sidewalks and shared use paths to accelerate the delivery of projects and propose a proactive approach to ensure adequate resources and programmatic methodology to efficiently implement projects.

The 12 highest ranked missing segments were identified and used to develop the recommended sidewalk/shared use path projects. This study identified the segment of Ashburn Road, between the W&OD Trail and Gloucester Pkwy as priority number 7. The recommendation to be considered is to build a shared
use path along a 0.54 mile stretch of Ashburn Rd between the W&OD Trail and Gloucester Pkwy.

**Update:** During the fiscal year 2022 budget deliberations, the Board of Supervisors voted to fund these pedestrian improvements starting in fiscal year 2024. This project is estimated to be completed by Fiscal Year 2029.

Learn more.

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**Ashburn Park**

**Ashburn Park:** Is a 16-acre park that features a creek, natural trails, a rentable pavilion, a picnic area, a playground, a restroom and a wooded area.

**Recommendation:** The [Capital Asset Preservation Program (CAPP)](https://example.com/capp) designated that the rentable pavilion needs repair.

**Update:** The existing pavilion is planned to be replaced with a new structure late 2022 early 2023. Design on the pavilion is currently in review.

Learn more.

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**Trailside Park**
**Trailside Park**: Is a 20-acre park is home to Madison Small Softball Complex and is adjacent to the W&OD Trail.

**Recommendation**: The **Capital Asset Preservation Program (CAPP)** designates that a park bridge will be repaired and two park bridges will be replaced, with help from the Department of General Services. These improvements will include a channel restoration, a floodplain study, and inclusion of a retaining wall and guardrails.

**Update**: There are four (4) bridges associated with the park that are currently to be accessed for replacement. A timeline and phasing plan are currently in development.

[Learn more](#)

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**Potomac Green Community Park**
**The Potomac Green Community Park:** Included construction of a 28-acre park in Ashburn, VA. This park was dedicated to the County by the developer and contains three multi-purpose athletic fields for soccer, football, lacrosse and one baseball field. The park also includes an ADA accessible restroom facility, concession stand, sidewalks and trails, pavilions, bleachers, playground, off-leash area, tennis/pickle ball court, and a bocce ball court.

**Update:** This is the final update that will be provided on this project as major construction is now concluded and the facility opened to the public on July 12, 2021. For more information, visit [loudoun.gov/prcs](http://loudoun.gov/prcs) or email prcs@loudoun.gov.

[Learn more](#).
**Beth Miller Park:** Beth Miller Park is a nine-acre park and is in the Belmont Greene community, adjacent to Trailside Park and the W&OD Trail. Beth Miller Park includes a pond, a gazebo, a walking trail and open space.

**Update:** The Loudoun County Department of Parks, Recreation and Community Services replaced the small, wooden bridge along the walking trail at Beth Miller Park.

[Learn More.]

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**Countywide Linear Parks and Trails (LPAT) System**
**Purpose:** is to connect and protect the natural, recreational, and cultural resources of Loudoun County. Most segments border linear features, such as streams, ridges, or abandoned roadways. The segments could be wildlife habitats or scenic resources and be for private or public use. Public use trails accommodate horse-back riding, hiking, biking, and connect to the paved pedestrian and bicycle transportation network. The trails may also connect to natural and community resources, enabling people to travel to schools, community centers, and parks without motorized vehicles.

**Update:** After Supervisor Turner introduced an initiative to move the Linear Parks and Trails Study from Fiscal Year (FY) 2022 to FY 2020, a request for proposal was issued. The project, awarded to Design Workshop in Raleigh, North Carolina, was initiated November 2020.

At the July 6, 2021 Board of Supervisor Business Meeting, the Board of Supervisors received and adopted the final plan (**Item 04 Countywide Linear Parks and Trails System Update.pdf**). The Loudoun County Department of Parks, Recreation and Community Services will begin implementation of the Countywide Linear Parks and Trails System Plan.

**Learn more.**

**Broad Run Stream Valley Linear Park**

**Location:** This project includes land acquisition, design, and construction for various sections of the Broad Run Stream Valley Park and Trail between the Potomac River and Hal and Berni Hanson Regional Park.

**Update:** In FY 2022, funding was advanced to renovate the historic Broad Run Toll House to create a new trailhead access and parking area, opening trail access to the public. The renovated Broad Run Toll House portion of the project will reach completion before the entire project is complete. The renovation of the Broad Run Toll House was added to this project during the FY 2022 CIP development process in response to a request from the Department of Parks, Recreation, and Community Services (PRCS) and is consistent with the Board of Supervisors’ priority of preserving historic sites in Loudoun County.

**Learn more (FY 2022 Proposed Budget - Volume II, Page 383).**

**Land Applications and Developments**

(Completed in 2020 or in the Building Phase)
**Location:** 19700 Helix Dr.

**Purpose:** The approved plan proposes an apartment building with 101 multi-family residential units at the Janelia Research Campus. This includes a shared use path along the property frontage on Riverside Parkway and reimbursement of the signalization of Riverside Parkway and Ashburn Village Boulevard.

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**Harvard Junior Preschool**
**Location:** 43676 Waxpool Rd.

**Approved:** December 2, 2011 & April 4, 2017

**Purpose:** The approved plan proposes building a three-story childcare center, with a total floor area of 10,833 square feet for up to 70 students. This includes 29 onsite parking spaces, a fenced in play area, and a right of way dedication and sidewalks along the property frontage on Shellhorn Road and Waxpool road.

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**National Conference Center East**
**Location:** 18920 Upper Belmont Place.

**Approved:** March 22, 2018

**Purpose:** The approved proposal calls for building up to 74 single family attached dwelling units. These are age restricted homes and at least one resident must be 55 years or older and no one under 18 years old may live here. This includes the construction of an eight-foot-wide trail that meanders through the open space and could potentially connect to other trails in the area. The trail will be granted a public access easement to the county for public use.

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**Ashburn Chase**  
&  
**Regency at Belmont Chase Townhomes**

**Location:** Bordering Claiborne Pkwy, Russell Branch Pkwy and Ashburn Road.

**Approved:** March 6, 2018
**Purpose:** 1) To construct two multi-family buildings each with 48 dwelling units. 2) To construct a townhome community with 105 single-family attached age restricted dwelling units (Active Adult Units) and the necessary roads and utilities. 3) A commercial center is also being considered, but an application has not been submitted yet. This includes the construction of a sidewalk along the property frontage of Russell Branch Parkway and Ashburn Road, a bus stop shelter on Russell Branch and a public access easement to an eight-foot-wide multi-purpose permeable surface trail (the "Connector Trail") granted to the County between Ashburn Road and Claiborne Parkway, with a minimum of five fitness/workout stations.

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**Wellers Corner**

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**Location:** In the southwest corner at the intersection of Ashburn Road and Hay Road.

**Purpose:** To build 24 single family dwelling Units. This includes a sidewalk along the property frontage of Ashburn Road and Hay Road.

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**Goose Creek East**
**Location:** In the southeast corner at the intersection of Sycolin Road and the Dulles Greenway.

**Approved:** December 12, 2019

**Purpose:** To build 232 multi-family stacked units and 50 studio and 1-bedroom multi-family units. This includes the construction of a sidewalk along the property frontage of Sycolin Road and an outdoor landscaped park area along the Dulles Greenway (Route 267) frontage of the property, which will incorporate the existing six-foot wide multi-purpose trail and landscaping. This "Linear Park" will be located within a public access easement granted to the County at no public cost.

**Ashburn Overlook**
Location: In the southeast corner at the intersection of Belmont Ridge Road and the W&OD Trail.

Approved: February 11, 2015

Purpose: Build up to 72 single family attached dwelling units.

Waxpool Crossing

Location: In the northwest corner at the intersection of Waxpool Road and Ashburn Village Blvd.
**Approved:** January 19, 2021

**Purpose:** To build up to 384 units, 200 of which will be stacked multi-family units (2 over 2) and the remaining 184 dwelling units will be multi-family units. This includes construction of a bus shelter along Ashburn Village Boulevard, a roundabout at Waxpool Road and Faulkner Parkway, and a ten-foot-wide shared use path with associated lamp post trail lights and street trees along Waxpool Road and Ashburn Village Boulevard.

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Because your voice plays such a vital role in the decision-making process, a critical role for me as your county representative is to provide you with the necessary facts to keep you informed about any and all issues affecting you or your family’s quality of life. Please don’t hesitate to contact me directly or my staff.

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