



Adopted Capital Needs Assessment

FY 2021-FY 2030



**LOUDOUN COUNTY, VIRGINIA
ADOPTED CAPITAL NEEDS ASSESSMENT
FY 2021 – FY 2030**



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**LOUDOUN COUNTY, VIRGINIA
ADOPTED CAPITAL NEEDS ASSESSMENT
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Capital Needs Assessment Overview

Loudoun County uses an integrated approach to land use and fiscal planning. Loudoun County’s comprehensive capital planning process is prescribed in Chapter 3 of the County’s Revised General Plan (General Plan), *Fiscal Planning and Public Facilities*. The General Plan requires the development of a ten-year Capital Needs Assessment (CNA) every two years, and the development and adoption of a six-year Capital Improvement Program (CIP) by the Board of Supervisors annually. This approach provides the County with a process to forecast and plan for its future capital facility growth, in conjunction with agency service plans, and the General Plan. This planning process attempts to address the County’s projected capital needs associated with new development in conjunction with the CIP funding plan and budget.

The Capital Improvement Program provides a six-year forecast of the County’s General Government and Public Schools’ land, facility, and equipment needs, with a financing plan to implement each need. The CIP facilitates land acquisition, design, construction, and capital equipment procurement for each project. Potential projects are evaluated in relation to each other to ensure that the highest priority projects receive public funding, with essential improvements planned in a manner commensurate with the County’s ability to pay.

The Capital Needs Assessment uses the County’s forecasted population growth and adopted capital facility standards to identify the type and number of capital facilities that will be needed to serve the public over a ten-year planning period (beyond the end of the current CIP timeframe) and maintain the County’s desired levels of services. The current Adopted CIP timeframe is from FY 2015 – FY 2020; therefore, the timeframe of the CNA is from FY 2021-FY 2030.

The CNA is a feeder document to the CIP. Typically, only projects first identified in the CNA are considered for inclusion in the CIP. The CNA helps determine what projects should be considered for funding in the CIP based upon population and demographic trends in relation to the County’s Capital Facility Standards (CFS). The CIP then helps prioritize these requests for new facilities in relation to department service planning, opportunities for co-location, availability of funding and land sites, demonstrated need for new facilities, and direction from the Board of Supervisors.

Certain projects in the CNA may be selected by the Board of Supervisors for appropriations in the CIP during the biennial budget process. Not all projects listed in the CNA are included in the CIP for funding consideration. The inclusion of projects in the CIP depends upon the perceived need for the facility, available land, the amount of local tax funding available for the required 10% “Pay As You Go” financing in the CIP, and the remaining debt capacity in accord with the County’s debt policies.



Purpose of the Capital Needs Assessment

The purpose of the Ten-Year Capital Needs Assessment is to:

- Bridge the gap between the long-range planning documents (the Comprehensive Plan) and the six-year Capital Improvement Program;
- Report the number and type of capital facilities requested for future development based upon the approved Capital Facility Standards and population forecasts;
- Estimate the date when each facility is triggered for development;
- Provide a geographic facility analysis of the County;
- Provide a more complete understanding of future capital needs, their location, and their impact on the County;
- Define priorities necessary to achieve the Board of Supervisors' public facility goals and objectives;
- Better plan for the co-location of County and School capital facilities;
- Identify potential projects for funding consideration in the CIP; and
- Identify the County's capital facility needs when negotiating potential cash, land and in-kind proffer contributions as part of a rezoning application.

The Capital Needs Assessment not only includes a projection of the County's future capital facility needs, it also provides an inventory of capital facilities currently owned or operated by the County. The CNA projects the capital facilities that should be developed by FY 2030. Once this list is determined, the CNA subtracts out all facilities already in operation and all projects planned for development in the CIP budget. The resulting projects presented in the CNA are the net facilities that are not already in operation and are not in the "pipeline" for development in the CIP. By providing a capital facility inventory, the CNA provides a "facility deficit analysis" based upon the County's adopted CFS. The CNA quantifies the impact of the County's adopted capital facility standards and CIP funding decisions to measure the County's success in meeting capital facility objectives.

The first year of the CNA, FY 2021, has the largest number of projects triggered for development. This spike in the number of projects in the first year of the CNA represents: 1. the demand for capital facilities triggered for development in FY 2021 due to continued population growth and service delivery demands, 2. the total number of projects recommended for development whose funding appropriations have been delayed beyond the end of the six-year CIP planning period. The majority of these projects were triggered for development during, or before, the FY 2015 – FY 2020 Adopted CIP, but have been delayed due to fiscal constraints, the County's debt cap limitations, and the County's debt ratio policies enacted to preserve the County's AAA Bond Rating. The Board may use the longer range view of the CNA to prioritize project scheduling, to modify capital facility standards, or to adjust investment in the CIP.



The CNA is a medium-range planning document; a detailed analysis of the availability of land and projected cost estimates of capital facilities are not included. Actual costs are determined in the County's annual six-year CIP budget once the final scope and design of a given facility is determined.

The CNA does not take into account privately owned and operated facilities that the County may use to provide services due to the fact that they are not available to all residents of the County.

Capital Needs Assessment Methodology

The CNA is developed in conjunction with the biennial review of the County's Capital Intensity Factors (CIF) and Capital Facility Standards by the County's Fiscal Impact Committee (FIC). The overall capital facility planning process begins with the development of the County's CFS. The capital facility planning process relies upon the adoption of the CFS by the Board of Supervisors first. Without the CFS, the CNA cannot be developed. Likewise, the CIF cannot be calculated without the standards for facility acreage and building square footage being established by the approved CFS.



The CNA is developed by analyzing the CFS in comparison with future County population forecasts to provide a list of capital facilities that should be developed by FY 2030. Once this list is determined, the CNA subtracts out all facilities already in operation and all projects planned for development in the Adopted FY 2015 – FY 2020 CIP budget. The resulting projects presented in the CNA are the net facilities that are not already in operation and are not in the “pipeline” for development in the CIP.

Capital Facility Standards

The CFS use population forecasts, demographic trends, and geographic considerations to identify the number, size, general location and type of facilities that will provide desired levels of service to the residents of the County.

- **Type** - The CFS determine the types of capital facilities the County would like to develop in quantities that are driven by demographic and geographic factors.
- **Triggers** - The CFS are based on specific demographic factors (total population, age cohorts, per capita, etc.) and/or geographic factors that provide the County identifiable triggers to develop new public facilities.
- **Acreage** – Each facility standard provides an approximate acreage required to develop that type of facility on a stand-alone site. Aside from parks, the approved acreage is provided on an “up to” basis, meaning the facility can be developed on a site of “up to” the approved standard acreage, within reason. The acreage estimate provides adequate useable space for required site features such as setbacks, landscape buffers, surface parking, storm water management, drain fields, etc.
- **Size** – The CFS provide for a typical square footage for each type of facility. The size standards help the County develop cost estimates for capital projects in the CIP.
- **General Location** – The CFS are used to determine the need for new facilities based upon population growth in specific geographical areas of the County, known as the County’s Planning Subareas.

The tables on the following pages provide a listing of the Adopted FY 2014 Capital Facility Standards.



Adopted FY 2014 County Capital Facility Standards:

Capital Facility	Building Square Footage	Up To Acres	Standard
Animal Shelter	21,000	5.00	2:County
Sheriff Station	18,000	5.00	1:100,000 population
Fire Station -East	13,000 - 20,000	5.00	1:25,000 population
Fire Station - West	13,000 - 20,000	5.00	1:10,000 population
1500-gpm Engine	N/A	N/A	1:10,000 population
ALS Ambulance	N/A	N/A	1:10,000 population
Ladder Truck	N/A	N/A	1:25,000 population
Heavy Rescue Squad	N/A	N/A	1:50,000 population
Tanker	N/A	N/A	1:10,000 population
Brush Truck - west	N/A	N/A	1:10,000 population
General Government Support Facilities	N/A	N/A	4 square feet per capita
Recycling Drop-off Centers	3,000 square foot container pad, 6,050 square foot parking area	0.25	Maximum of 9 sites, reduce number of sites when warranted based on increase curbside recycling rates
Special Waste Drop-off Centers	600 square foot pavilion, 1,600 square foot container pad and 6,050 square feet of parking space	1.00	1:County
Park and Ride Lots	N/A	4.00 - 13.00	1.15 spaces per 100 residents
Transit Bus Maintenance Facility	28,000	10.00	1:County
Transit Buses	N/A	N/A	1 Bus : 4,950 population
DS Residential Facility	3,400	0.50	1 Home:38,000 population
MH Residential Facility	3,400	0.25	1 Home:18,325 population
Juvenile Detention Center	40,000	6.00	1:County
Youth Shelter	8,000	2.00	2:County
Emergency Homeless Shelter	9,000	2.00	1:County
Adolescent Independent Living Residence	8,000	2.00	1:County



Executive Summary

Capital Facility	Building Square Footage	Up To Acres	Standard
Library	40,000	7.00	0.6 square feet per capita
Recreation Center	83,000	15.00	6:County
Adult Day Center	7,000	4.00	1:15,000 population aged 55+ years
Teen Center	20,000	5.00	1:10,000 residents aged 12-14 years
Senior Center	15,000	5.00	1:10,000 population aged 55+ years
Community Centers	20,000	6.00	1:45,000 population
Satellite Maintenance Facility	5,000	3.00	3:County
Regional Park	10,000	200+	5:County
District Park	5,000	75-200	8:County
Community Park	800	30-74	1:25,000 population
Neighborhood Park	400	1-29	1:10,000 population
Recreational Trails	N/A	N/A	0.65 miles per 1,000 residents

Adopted FY 2014 School Capital Facility Standards:

Capital Facility	Building Square Footage	Up To Acres	Standard
Elementary School - 1 Story	66,743	20.00	1:750 pupils
Elementary School - 1 Story	84,142	20.00	1:800 pupils
Elementary School - 1 Story	90,100	20.00	1:875 pupils
Elementary School - 2 Story	102,141	20.00	1:875 pupils
Middle School - 1 Story	160,048	35.00	1:1,184 pupils
Middle School - 1 Story	168,780	35.00	1:1,350 pupils
Middle School - 2 Story	177,740	35.00	1:1,350 pupils
High School - 2 Story	227,835	75.00	1:1,350 pupils
High School - 2 Story	251,915	75.00	1:1,600 pupils
High School - 2 Story	279,426	75.00	1:1,800 pupils



Population Forecasts

The County’s CFS provides a basis by which capital facilities are triggered for development, primarily based upon growth in the County’s population. The most recent adopted capital facility standards provide for the development of each type of capital facility on a per capita basis, or based on specific geographic considerations. In developing the CNA, the latest population forecasts were used to determine the number and general location of facilities that should be developed to maintain the consistent delivery of County services to the public.

The Loudoun County Department of Planning and Zoning developed the population forecasts used in the CNA. The population forecasts are based upon Loudoun County’s COG Round 8.3 Cooperative Forecasts, which were released by the County in March of 2014.

The general population forecasts used to develop the FY 2021- FY 2030 Capital Needs Assessment are:

Year	County Total	Ashburn	Dulles	Leesburg	Northwest	Potomac	Route 15N	Route 15S	Route 7 West	Southwest	Sterling
Current	351,611	102,693	59,050	58,469	10,335	45,801	5,700	3,891	23,475	7,223	34,974
2021	425,912	121,702	92,222	63,998	12,186	46,024	7,578	5,343	30,462	8,102	38,295
2022	433,767	123,327	94,834	64,933	12,505	46,074	7,999	5,630	31,373	8,263	38,829
2023	440,913	124,629	97,016	65,876	12,846	46,128	8,445	5,926	32,251	8,433	39,363
2024	447,229	125,814	98,606	66,789	13,184	46,185	8,895	6,219	33,032	8,604	39,901
2025	452,243	126,952	99,309	67,578	13,517	46,243	9,297	6,477	33,689	8,768	40,413
2026	456,098	128,062	99,718	68,066	13,850	46,301	9,509	6,702	34,075	8,933	40,882
2027	459,783	129,171	100,074	68,529	14,183	46,373	9,706	6,892	34,424	9,096	41,335
2028	462,968	130,200	100,208	68,926	14,510	46,449	9,871	7,064	34,709	9,259	41,772
2029	465,817	131,106	100,318	69,280	14,836	46,527	10,014	7,174	34,941	9,421	42,200
2030	468,665	132,007	100,427	69,631	15,162	46,621	10,154	7,282	35,170	9,583	42,628
CNA % Change	10%	8.46%	8.89%	8.80%	24.42%	1.29%	34%	36.29%	15.45%	18.28%	11.31%

The Loudoun County Public Schools’ Department of Planning and Legislative Services developed student population forecasts for the Schools’ projects within the CNA.



Compliance with the Comprehensive Plan

On June 1, 2004, the Board of Supervisors (BOS) directed the Planning Commission to review the CNA for:

- 1) The geographic appropriateness of the CNA's projects.
- 2) The proposed projects' compatibility with the Revised General Plan and Area Management Plans.
- 3) The CNA as an implementation mechanism of the Comprehensive Plan.

The County plans its facilities using several factors, the first of which is the County's Comprehensive Plan, which includes the Revised General Plan, the Revised Countywide Transportation Plan, and other associated planning documents. The Revised General Plan establishes development potential by guiding residential and nonresidential uses for all land within the County. "The County will determine the need for new public facilities and will identify suitable sites based on the Revised General Plan, appropriate area plans, land use, and growth policies" (Revised General Plan, Chapter 3, General Public Facilities Policy 2). The planned land use and development intensities of the General Plan are the basis for projecting the ultimate need for different services and facilities.

The Revised General Plan does not contemplate when those facilities and services will be needed, or what specifically they will look like. The physical pattern and character of development in the County is determined through the planning and land development policy decisions of the Board of Supervisors. These decisions affect every other aspect of County operations, such as demands for services, service delivery, and the budget.

The Revised General Plan places an emphasis on the development of agency service plans and the adoption of capital facility standards as the mechanism to guide the County's capital facility development. As envisioned in the Revised General Plan, the service plans provide a 20-year planning horizon for capital resource requirements (Revised General Plan, Chapter 3, Strategic Management of Loudoun's Growth: The Planning Tools Table).

The County's capital facility standards are used to develop the Capital Needs Assessment, which provides an inventory of capital facilities projected to be developed over a ten-year period beyond the end of the current six-year CIP timeframe by geographical planning subarea. By providing an analysis of future facility needs at the planning subarea level, the general location, character, and extent of these proposed capital facilities can be reviewed for substantial conformance with the Comprehensive Plan.



Planning Subareas

The Loudoun County Comprehensive Plan (Revised General Plan) establishes four policy areas, Suburban, Rural, Transition, and Town Joint Land Management Areas, to guide land use decision-making in the County. In addition, Loudoun County established ten geographical planning subareas that have been defined and used since 1995. The table below draws a comparison of the location of the planning subareas within the General Plan’s policy areas.

Policy Area	Planning Subareas
Suburban	Ashburn, Dulles, Potomac, Sterling
Transition	Dulles, Leesburg
Rural	Dulles, Leesburg, Northwest, Route 15 North, Route 15 South, Route 7 West, Southwest
JLMA	Leesburg, Route 7 West

The subareas were created to identify service delivery areas and guide the placement of new capital facilities. The subareas were designed in consideration of where residents might most likely go to access public services, such as libraries. For facilities like public safety centers, placement within the planning subareas is dependent on the location and population density of residents the facility immediately serves. For example, the residents of the Route 7 West planning subarea would be expected to access services within that subarea when available (such as in the communities along Route 7 west of Leesburg); whereas residents of the Southwest planning subarea might be more likely to access services in the communities within that planning subarea. By using planning subareas, the County is able to align forecasted population growth, planned public facilities, and the proffers that help pay for the facilities.

To be consistent with how the U.S. Census Bureau collects population data, and to facilitate forecasting for transportation needs, the boundaries of the subareas follow specific physical features, such as major roads. While planning subarea boundaries are not completely coincident with the Comprehensive Plan’s policy areas or the Loudoun County Public School planning districts, they do provide a consistent and reliable framework for demographic and capital facility analysis.

The CFS are compared with population projections in each of the County’s ten planning subareas to determine the proper timing and placement of future capital facilities in each geographic region of the County. The CNA document contains one section for each of the County’s ten planning subareas.

Most CNA projects have been placed into specific planning subareas based on future projected population growth within those areas and could be considered consistent with the “location, character and extent” of the County’s Comprehensive Plan. There are a few proposed projects that could be considered in more than one planning subarea. In these instances, the project has been listed within the planning subarea where it is most likely to be needed and/or developed.



There are some proposed facilities that have been placed in a “Countywide” section within the CNA; the location of such facilities may be appropriate in any of the County’s planning subareas. The Countywide projects typically support general government operations, such as office space, or are public school projects that, due to uncertainty with respect to student population projections beyond the ten-year CNA planning period, have not yet been planned for a specific planning subarea.

The CNA also includes a Water and Wastewater Infrastructure project section, which identifies these projects by the planning subarea and policy area in which they are located. Each planning subarea section of the CNA contains a summary table of the Water and Wastewater projects identified in that subarea in the Capital Facility Overview at the beginning of the section.

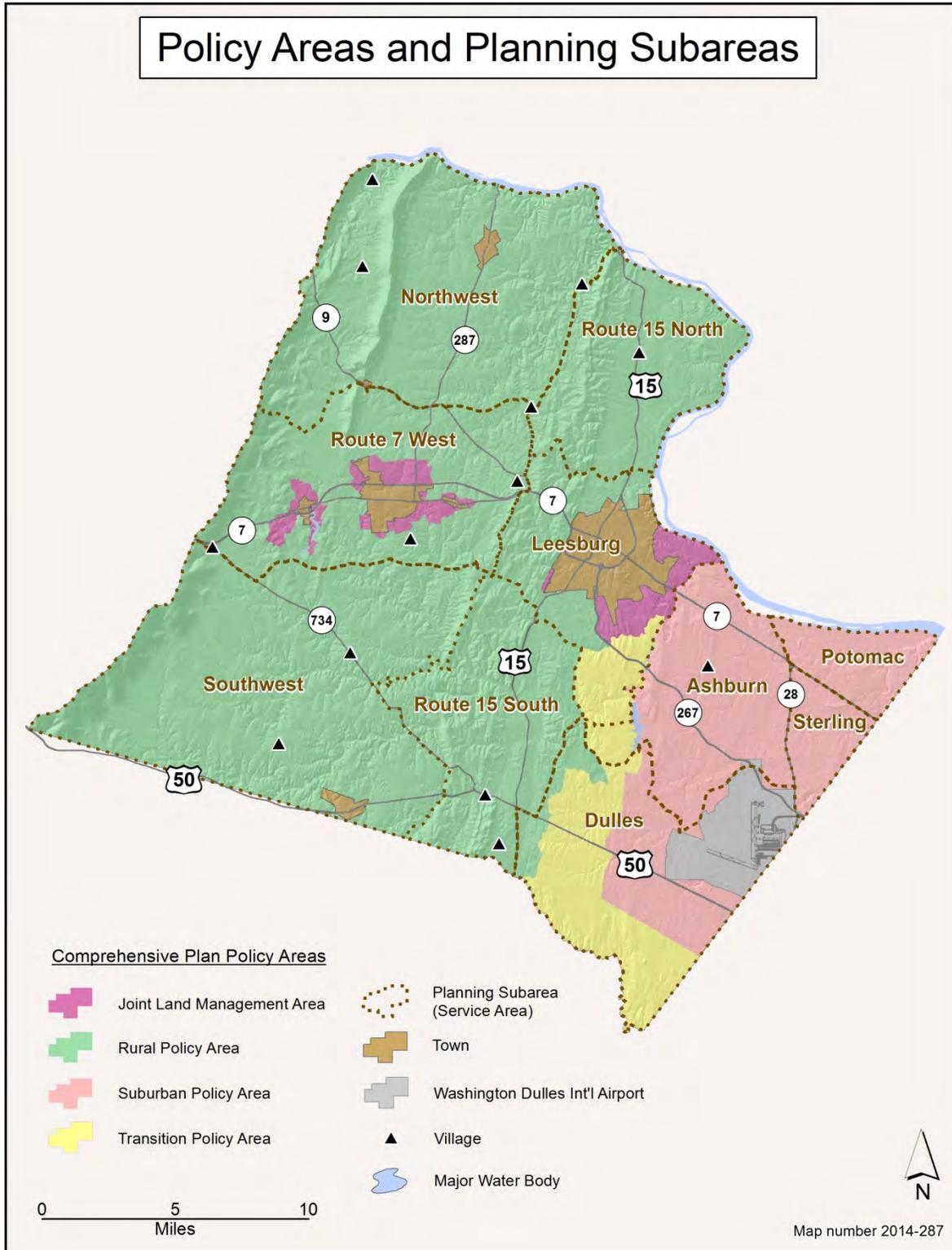
The CNA is evaluated against the Revised General Plan to ensure that the location and nature of each proposed facility complies with plan policies. Most CNA projects have been placed into specific planning subareas based on future projected population growth within those areas and are consistent with the “location, character and extent” of the County’s Comprehensive Plan.

- Each planning subarea section of the CNA contains a “Comprehensive Plan Overview” section, which provides an analysis of the Revised General Plan’s policies regarding capital facility development and the investment towards public facilities in that particular planning subarea.
- Each individual project page contains a “Comprehensive Plan Conformance” section, which provides a brief, locational analysis of that particular facility’s consistency with the Revised General Plan.

The Planning Commission reviews the CNA projects for substantial conformance to the Comprehensive Plan. This allows for the Board of Supervisors’ an indirect review of CIP projects’ conformance to the Comprehensive Plan since all CIP projects should first be vetted through the CNA.

The following map depicts the boundaries of the four policy areas established by the Loudoun County Comprehensive Plan and the boundaries of the County’s ten planning subareas.





Fiscal Impact Committee

On June 1, 2004, the Board of Supervisors directed the Fiscal Impact Committee to review the County's Capital Needs Assessment, to be followed by the Planning Commission's assessment of:

- 1.) The geographic appropriateness of the CNA's projects
- 2.) The proposed projects' compatibility with the Revised General Plan and Area Management Plans, and
- 3.) The CNA as an implementation mechanism of the Comprehensive Plan.

The Board of Supervisors' Fiscal Impact Committee is comprised of one member of the Board of Supervisors who chairs the Committee, as well as Board appointed representatives of the development community and citizens of Loudoun County. The Committee, supported by County and School staff, review the County's and School's capital facility standards, on average, every two years and make a recommendation to the Board of Supervisors on the set of capital facility standards the Board should adopt to guide its Capital Needs Assessment and Capital Improvement Program development.

Besides reviewing the County's capital facility standards and the Capital Needs Assessment, the Fiscal Impact Committee also reviews the County's Capital Intensity Factor and provides forecasts of development activity, population, households, and employment.

The Members of the 2014 Fiscal Impact Committee are:

Ralph Buona, Committee Chairman, Ashburn District Supervisor
Sam Adamo, Ph.D., Loudoun County Public Schools
John Bischoff
Michael Capretti
Christopher Colsey
Linda Erbs
Ryan Gleason
Michael Krueger
Michael Larkin
Leonard S. "Hobie" Mitchel
Frederick Morrison



Capital Needs Assessment Process Timeline

October 2012 - July 2014

- The Fiscal Impact Committee reviewed the County's Proposed Capital Facility Standards.
- July 17, 2014** – The Fiscal Impact Committee voted 8-0-4 to send the Proposed Capital Facility Standards to the Finance/Government Services and Operations Committee for review with a recommendation for approval.

September - October 2014

- September 9, 2014** – The Finance and Government Services and Operations Committee voted 4-0-1 to forward the recommended Capital Facility Standards to the Board of Supervisors for review and final approval.
- September 17, 2014** – The Board of Supervisors voted to adopt the Fiscal Impact Committee's Recommended 2014 Capital Facility Standards.

January - May 2015

- Planning Commission review of the Proposed FY 2021- FY2030 Capital Needs Assessment.
- January 20, 2015** - Planning Commission Public Hearing for Proposed CNA

June - July 2015

- June 2, 2015** - Planning Commission voted 9-0 to approve the Proposed CNA.
- June 11, 2015** - Fiscal Impact Committee voted 8-0 to approve the Proposed CNA.
- July 14, 2015** - Finance/Government Services and Operations Committee voted 3-0-2 to send the Proposed CNA to the Board's September Public Hearing for approval.

September - October 2015

- September 2, 2015** - Board of Supervisors voted 8-0-1 to place the Proposed CNA on the September Public Hearing agenda.
- September 9, 2015** - Board of Supervisors voted 5-1-2 to adopt the FY 2021 - FY 2030 CNA



How to Use the Capital Needs Assessment Document

The CNA document is split into sections according to the County’s ten planning subareas, with additional sections for Countywide projects, Water and Wastewater Infrastructure projects, and Capital Vehicles. Each planning subarea section of the document provides:

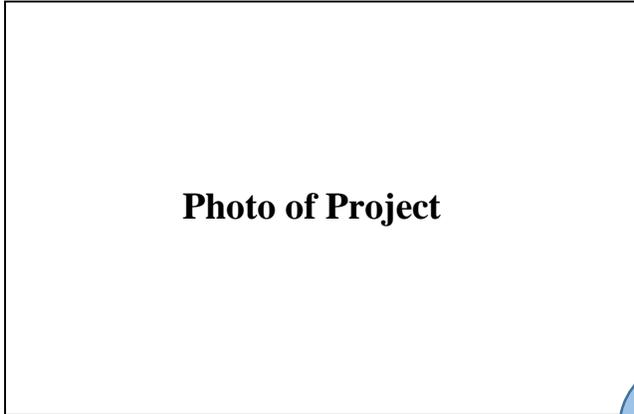
1. An overview of development and capital facility issues in the planning subarea
2. A Comprehensive Plan Overview of development in the planning subarea
3. A map of all owned and leased facilities operated by the County and the Public School system
4. A list of all owned and leased facilities operated by the County and the Public School system
5. A list of facilities planned for development in the planning subarea in the FY 2015 – FY 2020 CIP
6. A list of facilities triggered for development in the FY 2021- FY 2030 CNA timeframe
7. An analysis of the total number of acres required to develop facilities in the FY 2021 – FY 2030 CNA
8. Individual project pages for each facility triggered for development in the planning subarea during the FY 2021- FY 2030 CNA timeframe.

The individual project pages show detailed information regarding the number and types of facilities to be developed in each planning subarea. A mock-up of a typical project page is provided, with a description of the information presented for each project. The following information is provided on each project page in the document:

1. Project Type
2. Planning Subarea
3. Photo of the facility type
4. The year when a facility is triggered for development
5. Capital Facility Standard square footage
6. Capital Facility Standard site acreage
7. Capital Facility Standard for the facility
8. A list of similar facilities operated in the planning subarea or in the County
9. A list of similar facilities planned for in the FY 2015 – FY 2020 CIP
10. Project Description
11. An assessment of the project’s conformance with the Comprehensive Plan policies

The CFS are compared with future population projections to determine the capital facilities that should be developed by FY 2030. The resulting CNA projects are the net facilities from this list that are not already in operation and are not in the “pipeline” for development in the CIP. For this reason, each CNA project page presents a list of similar existing facilities in operation, and planned CIP projects in that planning subarea, so the reader knows what facilities were considered when the net CNA project list was developed.





Number of Facilities/Year Triggered
 Capital Facility Standard Square Footage
 Capital Facility Standard Acreage
 Capital Facility Standard

CIP Projects:
 Fully Funded
 Fiscal Year

Project Description

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)			
Existing			
CNA			

Project Name

Year Triggered

Existing Projects:
 Opening Date
 Fiscal Year

Comprehensive Plan Conformance:



Capital Facility Overview - Ashburn

The Ashburn Planning Subarea continues to be one of the fastest growing areas in Loudoun County. The estimated population in the Ashburn planning subarea is 102,693. The subarea's population is forecast to be 132,007 by 2030, a growth of over 28% by the end of the ten-year CNA planning period. These population projections are based upon the County's COG 8.3 Cooperative Forecasts and were released in March of 2014.

The Ashburn area will see significant development and change as the Dulles Corridor Metrorail Project (Metro Rail) comes to Loudoun County. Three Metrorail stops are planned within Loudoun County - at the Washington Dulles International Airport, at Route 606, and at Route 772 – with a projected opening date in 2019. The Route 606 and Route 772 Stations are located in Ashburn. The Ashburn subarea is poised to see increases in high density residential growth, office and commercial developments in close proximity to the metro stations, particularly at the Route 772 Station. The Loudoun Station development on the northern side of the Route 772 Station location is already under development, while the Moorefield Station development has been zoned to provide a high density mixed use development that will provide significant commercial, office and retail development at the station.

The biggest projects in the FY 2015 – FY 2020 CIP in the Ashburn subarea include the Ashburn Recreation and Community Center along Belmont Ridge Road, a Sheriff's Station and Park and Ride Lot at One Loudoun, a Senior Center in the Regency at Ashburn development, the renovation and expansion of the Ashburn Volunteer Fire Station, and the development of community parks at Potomac Green and Moorefield Station. Notable school capital projects include the renovation of Broad Run High School, the addition of trailers at Eagle Ridge Middle School, road improvements to Nightwatch Road outside of Belmont Station Elementary School, and the construction of a Transportation Fuel facility.

Future development of capital facilities in the Ashburn area are tied to proffers provided by the Moorefield Station development. The developers of Moorefield Station made significant cash and land proffer donations to the County that will allow the County to develop an array of new facilities to serve the development and surrounding area. These capital facility proffers include: 1. a 12,000 square foot Library, 2. several Mental Health Substance Abuse and Developmental Services Group Homes, 3. a Recreation Center site, and 4. land for commuter parking and related services for the Route 772 Metro Station.

The maps and tables on the following pages list all County owned and leased facilities in operation in the Ashburn planning subarea, projects funded in the FY 2015-FY 2020 Capital Improvement Program, and projects in the FY 2021-FY 2030 Capital Needs Assessment.



Comprehensive Plan Overview

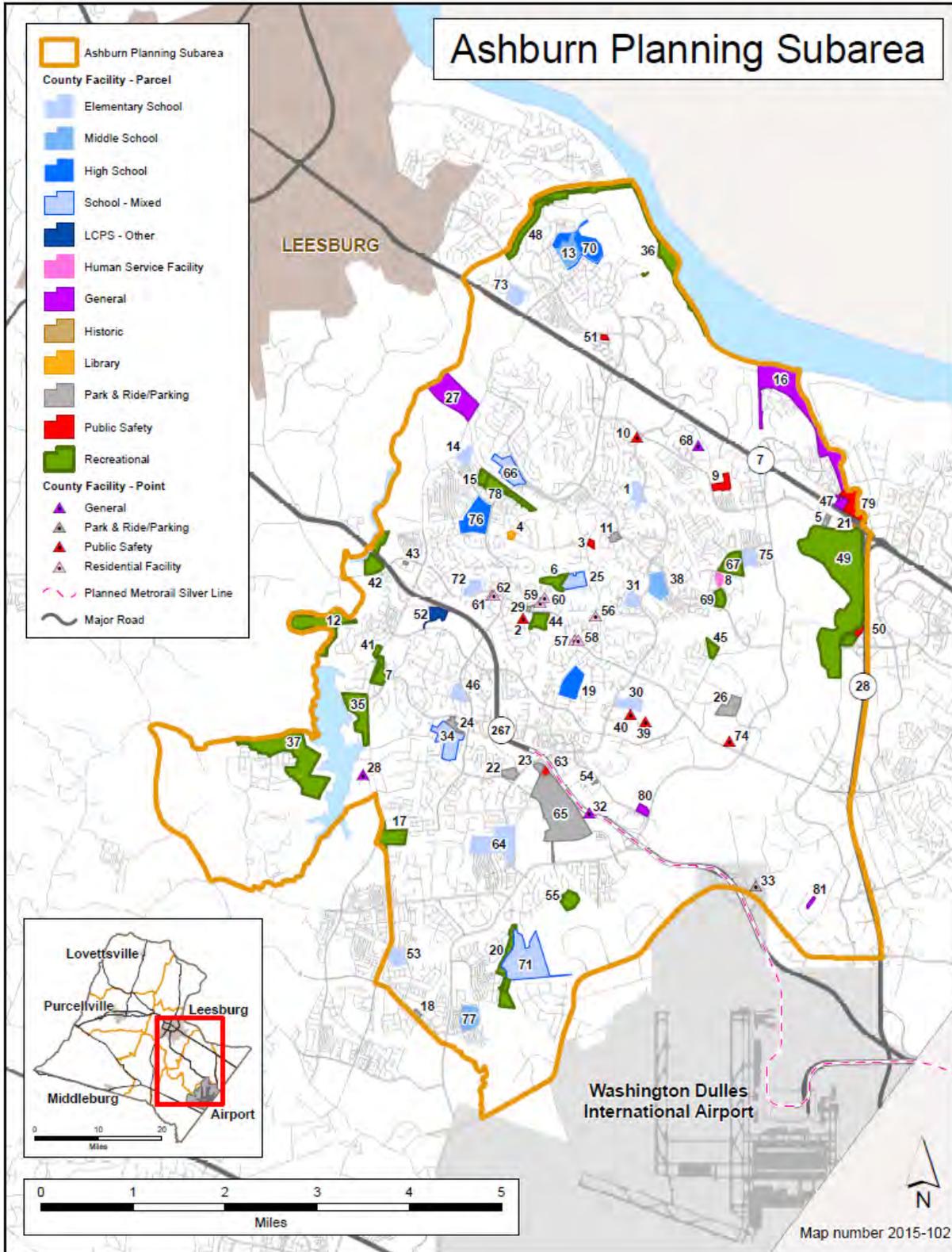
There are portions of the Suburban and Transition Policy Areas within the Ashburn Planning Subarea (Revised General Plan, Chapter 7, Planned Land Use Map; and Chapter 6, Suburban Community Boundaries Map). The Existing Village of Ashburn is located within the limits of the Ashburn Planning Subarea (Revised General Plan, Chapter 10, Existing Villages Map).

Plan policy envisions the Ashburn Community of the Suburban Policy Area as one of four self-sustaining suburban communities (Ashburn, Dulles, Potomac and Sterling) that have a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). The County will direct the majority of public investments into currently developed communities where development is planned according to the Comprehensive Plan and in observance of standards and levels as approved in the Board of Supervisors' Adopted Service Plans and Levels (Revised General Plan, Chapter 6, Fiscal Planning and Budgeting Policy 6).

The County's vision for the Transition Policy Area is a permanently defined policy area with land uses that provide a visual and spatial transition between the suburban development in the east and rural development in the west (Revised General Plan, Chapter 8, General Policy 2). The County will encourage the development of non-residential uses in the Transition Policy Area that provide a transition from suburban to rural, such as active recreation uses, public schools, and other compatible institutional uses. These uses will serve to promote a rural character while serving both rural and suburban populations (Revised General Plan, Chapter 8, Land Use Pattern text).

The County will allow small-scale institutional uses in Existing Villages that are compatible with existing residential and agricultural land uses in and around the village and where existing zoning would permit such uses (Revised General Plan, Chapter 10, Existing Village Policy 9). Compatible development will be allowed within Existing Villages that have adequate public facilities, zoning, transportation facilities, and land resources to accommodate growth (Revised General Plan, Chapter 10, Existing Village Policy 2). Further, "[t]he County encourages the co-location of County facilities where they are feasible and can function effectively as multi-purpose community facilities" (Revised General Plan, Chapter 3, General Public Facilities Policy 8).





Numbered Facilities on the Ashburn Planning Subarea Map:

Number	Facility Name	Owned/Leased	Status
1	Ashburn Elementary School	Owned by LCPS	Operational
2	Ashburn Farm CPO	Leased	Operational
3	Ashburn Farm Fire/Rescue Station #6	Owned by Volunteers	Operational
4	Ashburn Library	Owned	Operational
5	Ashburn North Park and Ride	Owned	Operational
6	Ashburn Park	Owned	Operational
7	Ashburn Recreation and Community Center	Owned	CIP
8	Ashburn Senior Center	Proffered	CIP
9	Ashburn Sheriff Station	Owned	CIP
10	Ashburn Village CPO	Leased	Operational
11	Ashburn Village Park and Ride	Proffered	Operational
12	Belmont Glen Village Passive Park	Proffered	Planned
13	Belmont Ridge Middle School	Owned by LCPS	Operational
14	Belmont Station Elementary School	Owned by LCPS	Operational
15	Beth Miller Park	Owned	Operational
16	Bles Park/Eastern Loudoun Adult Day Center	Owned	Operational
17	Brambleton District Park-East	Owned	CIP
18	Brambleton Park and Ride	Proffered	Operational
19	Broad Run High School	Owned by LCPS	Operational
20	Broad Run Stream Valley Park	Owned	Operational
21	Broad Run Tollhouse	Owned	Planned
22	Broadlands Marketplace Park and Ride	Donated	Operational
23	Broadlands Park and Ride	Donated	Operational
24	Broadlands Park and Ride	Proffered	Operational
25	Cedar Lane Elementary School/Staff Training Center	Owned by LCPS	Operational
26	Christian Fellowship Church Park and Ride	Leased	Operational
27	Communications Tower-Ashburn	Leased	Operational
28	Communications Tower-Evan Alford	Leased	Operational
29	Crossroads UMC Park and Ride	Donated	Operational
30	Discovery ES/Chick Ford & Ryan Bickel Field	Owned	Operational
31	Dominion Trail Elementary School	Owned by LCPS	Operational
32	Dulles Greenway Communications Tower	Leased	Operational
33	Dulles North Transit Center	Owned by VDOT	Operational
34	Eagle Ridge Middle School/Mill Run Elementary	Owned by LCPS	Operational
35	Edgar Tillett Memorial Park	Owned	Operational
36	Elizabeth Mills Riverfront Park	Owned	Operational
37	Evergreen Conservancy Park	Owned	Operational
38	Farmwell Station Middle School	Owned by LCPS	Operational
39	Fire/Rescue Support	Leased	Operational
40	Fire/Rescue Support	Leased	Operational
41	Goose Creek Preserve Trail Head Park	Proffered	Planned
42	Goose Creek Village Park	Owned	Planned
43	Goose Creek Village Park and Ride	Proffered	Operational



Numbered Facilities on the Ashburn Planning Subarea Map:

Number	Facility Name	Owned/Leased	Status
44	Greg Crittenden Memorial Park	Owned	Operational
45	Hampshire Park	Owned	Operational
46	Hillside Elementary School	Owned by LCPS	Operational
47	Human Services Office	Leased	Operational
48	Kephart Bridge Landing	Leased	Operational
49	Kincora-Recreation Trail	Proffered	Planned
50	Kincora Safety Center Station #24	Owned	Operational
51	Lansdowne Public Safety Center	Owned	Operational
52	LCPS Administration Building	Owned by LCPS	Operational
53	Legacy Elementary School	Owned by LCPS	Operational
54	Loudoun Station Metro Parking	Proffered	Planned
55	Lyndora Park	Owned	Operational
56	MH Residential Facility	Owned	Operational
57	MH Residential Facility	Owned	Operational
58	MH Residential Facility	Owned	Operational
59	MH Residential Facility	Owned	Operational
60	MH Residential Facility	Owned	Operational
61	MH Residential Facility	Owned	Operational
62	MH Residential Facility	Owned	Operational
63	Moorefield Public Safety Center Station #23	Owned	Operational
64	Moorefield Station Elementary School/Moorefield Community Park	Owned	Operational
65	Moorefield Station Metro Parking	Owned	Planned
66	Newton-Lee Elementary/Trailside Middle School	Owned by LCPS	Operational
67	Potomac Green Community Park	Owned	CIP
68	PRCS Administration	Leased	Operational
69	Ray Muth Sr. Memorial Park	Owned	Operational
70	Riverside High School (Fall 2015)	Owned by LCPS	CIP
71	Rock Ridge High School/Rosa Lee Elementary School	Owned by LCPS	Operational
72	Sanders Corner Elementary School	Owned by LCPS	Operational
73	Seldens Landing Elementary School	Owned by LCPS	Operational
74	Sheriff Storage	Leased	Operational
75	Steuart W. Weller Elementary School	Owned by LCPS	Operational
76	Stone Bridge High School	Owned by LCPS	Operational
77	Stone Hill Middle School	Owned by LCPS	Operational
78	Trailside Park	Owned	Operational
79	University Center Sheriff Station	Leased	Operational
80	Vacant	Owned	Vacant
81	Vacant Parcel	Owned	Vacant



Planned Capital Facilities in the FY 2015-FY 2020 CIP:

Facility Type	Facility Name	Fiscal Year (Fully Funded)
Community Park	Moorefield Station Park	FY 2016
Community Park	Potomac Green Park	FY 2016
Community/Recreation Center	Ashburn Recreation and Community Center	FY 2018
High School	Riverside High School	In Construction
Neighborhood Park	Brambleton East Park	In Construction
Park and Ride Lot	One Loudoun Park and Ride Lot	FY 2019
Senior Center	Ashburn Senior Center	FY 2017
Sheriff Station	Ashburn Sheriff Station	In Design

The following communities in the Ashburn Planning Subarea have been identified as “at-risk” for having water or wastewater issues.

	Community	Type of Facility	Policy Area
CIP (2015-2020)	N/A	N/A	N/A
Existing	N/A	N/A	N/A
CNA	Belmont Ridge Corridor	Water and Wastewater	Suburban
	Old Ashburn	Water and Wastewater	Suburban
	Potomac Farms	Water and Wastewater	Suburban
	Waxpool	Water and Wastewater	Suburban

**For additional information, please go to the Water and Wastewater Infrastructure section of this document.



The following capital facilities would be triggered during the FY 2021-FY 2030 Capital Needs Assessment timeframe in the Ashburn Planning Subarea:

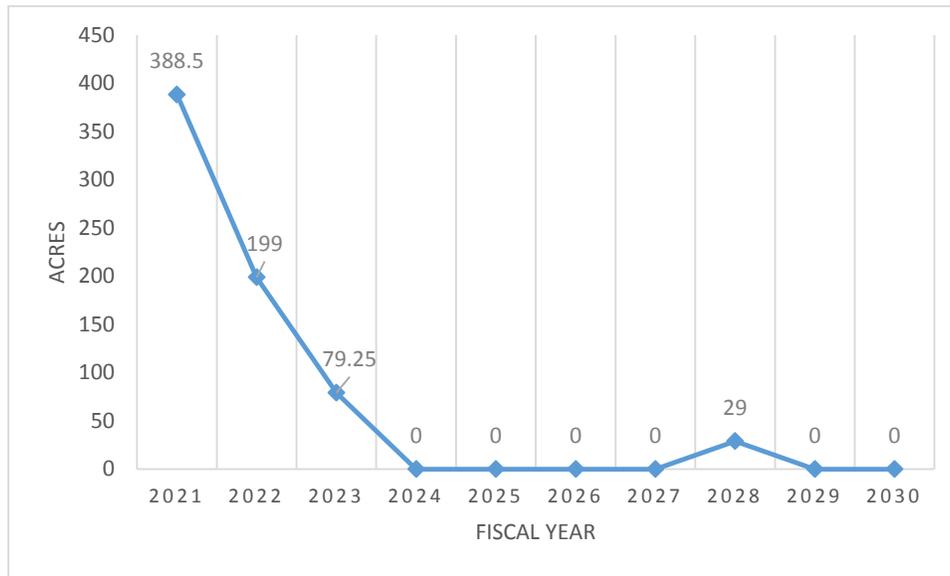
Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Community Park	XX		X							
Developmental Services Residential Facility	XXX									
District Park		X								
Fire/Rescue Station			X							
Library										X
Mental Health Residential Facility			X							
Neighborhood Park	X							X		
Regional Park	X									
Senior Center	X									
Teen Center	X									

*Due to financial constraints, some of the facilities listed in FY 2021 were triggered, but not funded in the FY 2015-FY 2020 CIP budget. This accounts for the higher number of projects listed in FY 2021 of the CNA.

** Each X in the table above represents one facility that is triggered for development in a given year for each facility type.



It is estimated that up to 695.75 acres of land may need to be acquired by the County in order to develop these proposed facilities through FY 2030.



*Due to financial constraints, some of the facilities listed in FY 2021 were triggered, but not funded in the FY 2015- FY 2020 CIP budget. This accounts for the higher amount of acreage needed in FY 2021 of the CNA.





Route 606 Station #29 FY 2023
Up to 20,000 square feet
5.00 acres
1:25,000 population

The facility will include amenities such as restrooms, showers, lockers, exercise area, food preparation/dining facilities, apparatus bays, bunkrooms, training/break room facilities, laundry/decontamination area, supply storage, gear/hose drying area, breathing apparatus air compressor room, offices, and a repair shop. 24/7 coverage by career staff is anticipated with possible combined coverage by volunteer staff.

Each new station includes an ambulance, tanker, and an engine.

CIP (2015-2020)	Facility Name	Fiscal Year	Leased/Owned
	N/A	N/A	N/A
Existing	Ashburn Station #6	FY 1946	Volunteer Owned
	Lansdowne Station #22	FY 2010	County Owned
	Kincora Station #24	FY 2014	County Owned
	Moorefield Station #23	FY 2012	County Owned

CNA	Route 606 Station # 29	FY 2023	Ashburn
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Comprehensive Plan Conformance:

The proposed general location for the Fire and Rescue Station is consistent with the Revised General Plan. The Revised General Plan states that fire and rescue facilities will be sited in accordance with the standards and facility needs identified in the Board of Supervisors adopted Fire and Rescue Services Plan and station location/service area maps contained in the Revised General Plan and area plans (Revised General Plan, Chapter 3, Fire and Rescue Services Policy 1).





3 Facilities FY 2021
3,400 square feet each
Up to .50 acres each
1:38,000 population

Developmental residential services are provided in group residences, supervised apartments, and private residences. Services are provided to individuals who have developmental or intellectual disabilities. Services may include: intensive residential rehab support, psychological assessment, psychiatric and nursing care, medication management, as well as habilitation support to develop life skills. Direct supervision of clients, transportation, and crisis intervention are provided. The program would be available 24 hours a day through on-site supervision and on-call staff.

	Facility Name	Fiscal Year	Leased/Owned
CIP (2015-2020)	N/A	N/A	N/A
Existing	N/A	N/A	N/A

CNA	Ashburn # 1	FY 2021	Ashburn
	Ashburn # 2	FY 2021	Ashburn
	Ashburn # 3	FY 2021	Ashburn

Comprehensive Plan Conformance:

The proposed general location for three Developmental Services Group Residences is consistent with the Revised General Plan. New human service facilities will be located in the Suburban and Transition Policy Areas, Towns, JLMAs, and the Existing Villages with good access to commercial services to achieve adequate accessibility and integration of all clients (Revised General Plan, Chapter 3, Human Services Policy 1). Additionally, human service agencies will coordinate facility needs and location criteria for group care facilities to ensure adequate dispersal throughout the County (Revised General Plan, Chapter 3, Human Services Policy 2).





1 Facility FY 2023
3,400 square feet
Up to .25 acres
1:18,325 population

Mental Health services are provided in group residences, supervised apartments, and private residences. Services are provided to individuals and their families who are experiencing serious mental disabilities. Services include: intensive psychotherapy, psychiatric and nursing care, medication management, case management as well as life skills such as cooking, money management, and housekeeping. Direct supervision of clients, transportation, and crisis intervention are also provided. The program would be available 24 hours a day through on-site supervision and on-call staff.

CIP (2015-2020)	Facility Name	Fiscal Year	Leased/Owned
	N/A	N/A	N/A
Existing	Ambleside Court	FY 1995	Owned
	Ambleside Court	FY 1995	Owned
	Blacksmith Square	FY 2006	Owned
	Blacksmith Square	FY 2006	Owned
	Hedgerow Terrace	FY 2005	Owned
	Hedgerow Terrace	FY 2005	Owned
	Laburnum Square	FY 2005	Owned

CNA	MH Residence	FY 2023	Ashburn
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Comprehensive Plan Conformance:

The proposed general location for the Mental Health Group Residence is consistent with the Revised General Plan. New human service facilities will be located in the Suburban and Transition Policy Areas, Towns, JLMAs, and the Existing Villages with good access to commercial services to achieve adequate accessibility and integration of all clients (Revised General Plan, Chapter 3, Human Services Policy 1). Additionally, human service agencies will coordinate facility needs and location criteria for group care facilities to ensure adequate dispersal throughout the County (Revised General Plan, Chapter 3, Human Services Policy 2).





1 Park FY 2021
10,000 square feet
Minimum 200 acres
5:County

Each Regional Park should include up to 19 athletic fields, to include 4 baseball fields, 4 softball fields, 10 large rectangle fields, and acreage for passive park uses.

The Park should include support amenities such as lights for the athletic fields, fencing, utilities, irrigation, parking, playgrounds, site access from a public road, landscaping, public restrooms, groundwater wells, concessions, staff offices, meeting rooms, storage space, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	Hal and Berni Hanson	FY 2017	Dulles
Existing	Philip A Bolen Park	FY 2012	Leesburg
	Franklin Park	FY 1999	Route 7 West
	Claude Moore Park	FY 1995	Sterling

CNA	Regional Park	FY 2021	Ashburn
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Comprehensive Plan Conformance:

The proposed general location for the Regional Park is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).





1 Park FY 2022
5,000 square feet
75-199 acres
8: County

District Park sites may vary in size but should be approximately 75 acres each. They should include up to 4 baseball/softball fields, 3 rectangle fields and acreage for passive recreation.

The park should include amenities such as lights for the athletic fields, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, playgrounds, concessions, groundwater wells, irrigation, staff offices, meeting rooms, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	Lovettsville Park	In Design	Northwest
Existing	Bles Park	FY 2005	Ashburn
	Mickey Gordon Park	FY 1982	Southwest

CNA	District Park	FY 2022	Ashburn
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Comprehensive Plan Conformance:

The proposed general location for the District Park is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).





2 Parks FY 2021
1 Park FY 2023
800 square feet each
30-74 acres each
1:25,000 population

Community Park sites should be between 30 and 74 acres each. Each Community Park should include a baseball/softball starplex (4 fields) or 3 large rectangle fields, and areas for passive park use. In addition, each park should include field lighting, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, groundwater wells, concessions, irrigation, staff offices, a playground, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	Moorefield Station Park	FY 2016	Ashburn
Existing	Edgar Tillett Memorial Park	FY 2005	Ashburn
	Brambleton West Park	FY 2007	Dulles
	Conklin Park	FY 2001	Dulles
	Potomac Lakes Sportsplex Park	FY 1993	Potomac
	Scott Jenkins Memorial Park	FY 2011	Route 7 West
	Woodgrove Park	FY 1998	Route 7 West

CNA	Community Park	FY 2021	Ashburn
	Community Park	FY 2021	Ashburn
	Community Park	FY 2023	Ashburn

Comprehensive Plan Conformance:

The proposed general location for Community Parks is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).





1 Park FY 2021
1 Park FY 2028
400 square feet each
Up to 29 acres each
1:10,000 population

A Neighborhood Park can be passive or active (programmed or un-programmed) recreation. Passive areas should include playgrounds, picnic areas, trails, wooded areas, and streams. Active areas should include a baseball/softball starplex (4 fields) or 3 large rectangle fields. In addition, each park should include field lighting, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, concessions, groundwater wells, irrigation, staff offices, playground, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.

CIP (2015-2020)	Facility Name	Fiscal Year	Planning Subarea
	N/A	N/A	N/A
Existing	Ashburn Park	FY 1994	Ashburn
	Beth Miller Park	FY 2004	Ashburn
	Brambleton East Park	Construction	Ashburn
	Chick Ford Field and Ryan Bickel Field	FY 2002	Ashburn
	Greg Crittenden Memorial	FY 1993	Ashburn
	Hampshire Park	FY 2012	Ashburn
	Lyndora Park	FY 2005	Ashburn
	Potomac Green Park	Construction	Ashburn
	Ray Muth Sr. Memorial	FY 2004	Ashburn
	Route 7 Tollhouse	FY 2011	Ashburn
	Trailside Park	FY 1998	Ashburn

CNA	Neighborhood Park	FY 2021	Ashburn
	Neighborhood Park	FY 2028	Ashburn

Comprehensive Plan Conformance:

The proposed general location for Neighborhood Parks is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1)





1 Center FY 2021
15,000 square feet
Up to 5.00 acres
1:10,000 population
aged 55+ years

The facility would provide administrative and program space for volunteers and staff, a gymnasium, large and small multipurpose rooms, a small commercial kitchen, an exercise/fitness room, classrooms, a game room, a computer lab, arts and crafts areas, storage rooms, restrooms, and a reception area.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	Ashburn Senior Center	FY 2017	Ashburn
	Dulles Senior Center	FY 2015	Dulles
Existing	Leesburg Senior Center	FY 2012	Leesburg
	Cascades Senior Center	FY 1999	Potomac
	Carver Center	FY 2007	Route 7 West

CNA	Senior Center	FY 2021	Ashburn
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Comprehensive Plan Conformance:

The proposed general location for the Senior Center is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).





1 Center FY 2021
20,000 square feet
Up to 5.00 acres
1:10,000 residents
aged 12-14

The facility would provide a large multi-purpose room, fitness room, meeting rooms, a multi-media room, a computer lab, digital arts studio, kitchen, snack bar, game area, restrooms, indoor and outdoor congregation areas, storage, and staff/support space.

Co-locating the facility with a Community Center or a Recreation Center would offer program benefits and potential cost savings through shared program space.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	N/A	N/A	N/A
Existing	N/A	N/A	N/A

CNA	Teen Center	FY 2021	Ashburn
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Comprehensive Plan Conformance:

The proposed general location for the Teen Center is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).





1 Library FY 2030
12,000 square feet (proffered)
0.6 square feet per capita

This project will construct full-service community libraries with an opening day collection of 120,000 volumes. Library materials will include books, magazines, electronic books, and web-based resources. Library Service will include a web-based catalog allowing online renewals, automated telephone renewal and request notification, as well as public access to the internet.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	Brambleton Library	FY 2020	Dulles
Existing	Ashburn Library	FY 2004	Ashburn
	Gum Spring Library	FY 2013	Dulles
	Rust Library	FY 1992	Leesburg
	Lovettsville Library	FY 1990	Northwest
	Cascades Library	FY 1992	Potomac
	Purcellville Library	FY 1973	Route 7 West
	Middleburg Library	FY 1990	Southwest
	Sterling Library	FY 2017	Sterling

CNA	Library (Moorefield Station)	FY 2030	Ashburn
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Comprehensive Plan Conformance:

The proposed general location for the Libraries is consistent with the Revised General Plan. Where appropriate, libraries should be located within or near other “high traffic” areas such as town centers and commercial areas (Revised General Plan, Chapter 3, Library Services Policy 1).



Capital Facility Overview - Dulles

The Dulles Planning Subarea is the fastest growing area in Loudoun County. The current estimated population in the Dulles planning subarea is 59,050. The subarea's population is forecast to be 100,427 by 2030, a growth of over 70% by the end of the CNA planning period. These population projections are based upon the County's COG 8.3 Cooperative Forecasts, released in March of 2014.

Due to the close proximity to the proposed Metrorail Stations at Routes 772 and 606, the Dulles subarea will see significant development and change as the Dulles Corridor Metrorail Project comes to Loudoun County. The development of Park and Ride facilities in the Dulles subarea will be a key to providing residents easy access to bus routes that feed passengers to the Metro Stations, as well as to provide sufficient access to the County's Commuter and Transit Bus Service. Improvements to existing road infrastructure and the development of new roads in the Countywide Transportation Plan (CTP) will play a key role in the pace at which this area develops. With funding for the construction of new thoroughfares such as Northstar Boulevard (Route 659 Relocated), Loudoun County Parkway, and the widening of Route 606 in the FY 2015-FY 2020 CIP budget, the ability to travel between the Ashburn and Dulles planning subareas will be greatly improved, leading to better connectivity between the Dulles subarea and the future Metro Stations, as well as the Dulles Greenway.

The Dulles planning subarea will see significant residential and commercial growth as previously approved rezoning applications reach development stage. Among these developments are Arcola Center, Dulles Landing, and Stone Ridge at Glascock Field in the Route 50 corridor, as well as the continued development and maturation of the Stone Ridge and Brambleton developments.

Capital facility development in the Dulles area during the FY 2015-FY 2020 CIP timeframe will include the construction of Hal and Berni Hanson Regional Park, Kirkpatrick Fire and Rescue Station, the Brambleton Library, and Phase II and III of the Dulles South Multi-Purpose Center, which includes recreation center and senior center components. Notable school projects include ES-23, ES-27, ES-28, MS-7, MS-9, HS-9 and HS-11 in the Dulles South school planning district, which is located within the Dulles planning subarea. The location of ES-31 is still to be determined, but as part of the Dulles North school planning district, could be located in the Dulles planning subarea

The tables on the following pages list all County owned and leased facilities that are already in operation in the Dulles planning subarea, projects funded in the FY 2015-FY 2020 Capital Improvement Program, and projects in the FY 2021-FY 2030 Capital Needs Assessment.



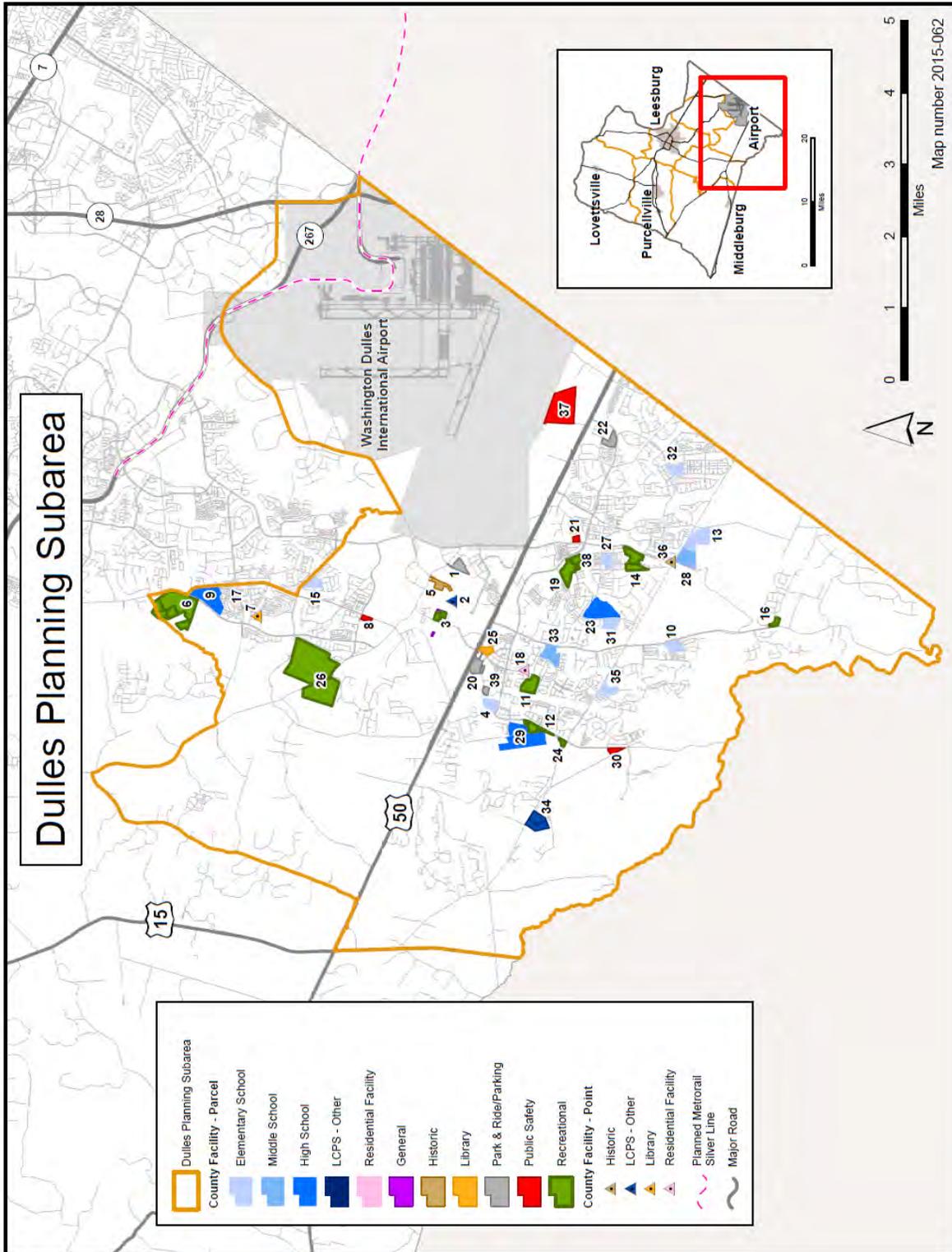
Comprehensive Plan Overview

There are portions of the Suburban, Transition, and Rural Policy Areas within the Dulles Planning Subarea (Revised General Plan, Chapter 7, Planned Land Use Map; and Chapter 6, Suburban Community Boundaries Map).

Plan policy envisions the Dulles Community of the Suburban Policy Area as one of four self-sustaining suburban communities (Ashburn, Dulles, Potomac and Sterling) that have a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). The County will direct the majority of public investments into currently developed communities where development is planned according to the Comprehensive Plan and in observance of standards and levels as approved in the Board of Supervisors' Adopted Service Plans and Levels (Revised General Plan, Chapter 6, Fiscal Planning and Budgeting Policy 6).

The County's vision for the Transition Policy Area is a permanently defined policy area with land uses that provide a visual and spatial transition between the suburban development in the east and rural development in the west (Revised General Plan, Chapter 8, General Policy 2). The County will encourage the development of non-residential uses in the Transition Policy Area that provide a transition from suburban to rural, such as active recreation uses, public schools, and other compatible institutional uses. These uses will serve to promote a rural character while serving both rural and suburban populations (Revised General Plan, Chapter 8, Land Use Pattern text). Further, "[t]he County encourages the co-location of County facilities where they are feasible and can function effectively as multi-purpose community facilities" (Revised General Plan, Chapter 3, General Public Facilities Policy 8).





Numbered Facilities on the Dulles Planning Subarea Map:

Number	Facility Name	Owned/Leased	Status
1	Arcola Center Park and Ride	Donated	Planned
2	Arcola Center/Future ES-23	Proffered	Planned
3	Arcola Community Center/Recycling Drop-Off Center	Owned	Vacant/Operational
4	Arcola Elementary School	Owned by LCPS	Operational
5	Arcola Slave Quarters	Owned	Operational
6	Brambleton District Park-West	Leased	Operational
7	Brambleton Library	Proffered	CIP
8	Brambleton Public Safety Center/Fire Marshall	Owned	Operational
9	Briar Woods High School	Owned by LCPS	Operational
10	Buffalo Trail Elementary School	Owned by LCPS	Operational
11	Byrne's Ridge Park	Owned	Operational
12	C.D. Smith Park	Proffered	Planned
13	Cardinal Ridge Elementary School	Owned by LCPS	Operational
14	Conklin Park	Owned	Operational
15	Creighton's Corner Elementary School	Owned by LCPS	Operational
16	Dawson Corner Park	Owned	Planned
17	DS Residential Facility	Owned	Operational
18	DS Residential Facility	Owned	Operational
19	Dulles Multipurpose Center	Owned	Operational
20	Dulles South Park and Ride Lot	Donated	Operational
21	Dulles South Public Safety Center Station #19	Owned	Operational
22	East Gate Park and Ride and Park	Owned	CIP
23	Freedom High School	Owned by LCPS	Operational
24	Goshen Corner Park	Owned	Operational
25	Gum Spring Library	Owned	Operational
26	Hanson Regional Park	Owned	CIP
27	Hutchison Farm Elementary School	Owned by LCPS	Operational
28	J. Michael Lunsford Middle School	Owned by LCPS	Operational
29	John Champe High School/ ES-28 (Opening 2019)	Owned by LCPS	Operational
30	Kirkpatrick Station #27/Kirkpatrick West Park	Proffered	CIP/Planned
31	Liberty Elementary School	Owned by LCPS	Operational
32	Little River Elementary School	Owned by LCPS	Operational
33	Mercer Middle School	Owned by LCPS	Operational
34	MS-7 (Opening Fall 2019)	Owned by LCPS	CIP
35	Pinebrook Elementary School	Owned by LCPS	Operational
36	Settle –Dean Cabin	Owned	Operational
37	Sheriff Firing Range	Leased	Operational
38	South Riding Park Site	Owned	Operational
39	Stone Ridge Park and Ride Lot	Owned	CIP



Planned Capital Facilities in the FY 2015-FY 2020 CIP:

Facility Type	Facility Name	Fiscal Year (Fully Funded)
Community Park	Brambleton West Park	In Design
Elementary School	ES-27 Dulles North	FY 2015
Elementary School	ES-28 Dulles South	FY 2019
Elementary School	ES-31 Dulles North	FY 2017
Fire and Rescue Station	Kirkpatrick Station #27	FY 2016
High School	HS-9 Dulles South	FY 2019
High School	HS-11 Dulles North	FY 2018
Library	Brambleton Library	FY 2020
Middle School	MS-7 Dulles South	FY 2018
Middle School	MS-9 Dulles North	FY 2015
Park and Ride Lot	Stone Ridge	FY 2015
Recreation Center/Senior Center	Dulles Multipurpose Center	In Construction
Regional Park	Hal and Berni Hanson Park	FY 2017

The following communities in the Dulles Planning Subarea have been identified as “at-risk” for having water or wastewater issues.

	Community	Type of Facility	Policy Area
CIP (2015-2020)	N/A	N/A	N/A
Existing	Dulles Industrial Park	Water and Wastewater	Suburban
CNA	Arcola	Water and Wastewater	Suburban
	Beaver Meadow Road	Water and Wastewater	Suburban
	Belmont Ridge Corridor	Water and Wastewater	Suburban
	Braddock/Bull Run Post Office Road	Water and Wastewater	Transition
	Elk Lick/Braddock Road	Water and Wastewater	Suburban
	Gum Spring Road Corridor	Water and Wastewater	Suburban
	Hutchison	Water and Wastewater	Suburban
	Red Hill Road	Water and Wastewater	Transition
	Route 50 East	Water and Wastewater	Suburban

**For additional information, please go to the Water and Wastewater Infrastructure section of this document.



The following capital facilities would be triggered during the FY 2021-FY 2030 Capital Needs Assessment timeframe in the Dulles Planning Subarea.

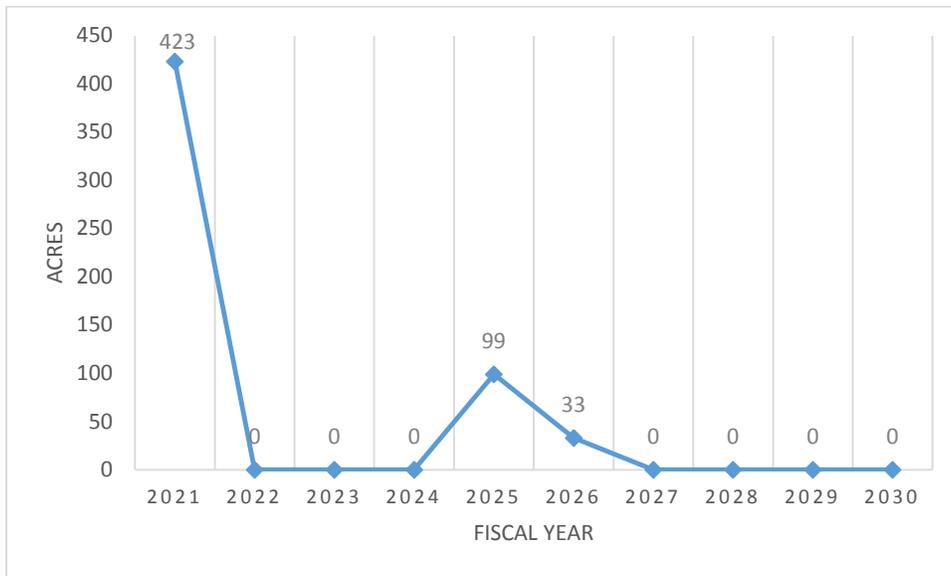
Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Adult Day Center	X									
Community Park	X				X					
District Park	X									
Elementary School	X				X					
Fire/Rescue Station #30					X					
Mental Health Residential Facility	XXXX									
Neighborhood Park	XXXXX					X				
Park and Ride Spaces						X				
Satellite Maintenance Facility	X									

*Due to financial constraints, some of the facilities listed in FY 2021 were triggered, but not funded in the FY 2015-FY 2020 CIP budget. This accounts for the higher number of projects listed in FY 2021 of the CNA.

** Each X in the table above represents one facility that is triggered for development in a given year for each facility type.



It is estimated that up to 555 acres of land may need to be acquired by the County in order to develop these proposed facilities through FY 2030.



*Due to financial constraints, some of the facilities listed in FY 2021 were triggered, but not funded in the FY 2015-2020 CIP budget. This accounts for the higher amount of acreage needed in FY 2021 of the CNA.





Station #30 FY 2025
Up to 20,000 square feet
5.00 acres
1:25,000 population

The facility will include amenities such as restrooms, showers, lockers, exercise area, food preparations/dining facilities, apparatus bays, bunkrooms, training/break room facilities, laundry/decontamination area, supply storage, gear/hose drying area, breathing apparatus air compressor room, offices, and a repair shop. 24/7 coverage by career staff is anticipated with possible coverage by volunteer staff.

This new station will include an ambulance, tanker, and an engine.

	Facility Name	Fiscal Year	Owned/Volunteer
CIP (2015-2020)	Kirkpatrick #27	FY 2016	County Owned
Existing	Brambleton #9	FY 2014	County Owned
	Dulles South #19	FY 2007	County Owned

CNA	Station #30	FY 2025	County Owned
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Comprehensive Plan Conformance:

The proposed general location for the Fire and Rescue Station is consistent with the Revised General Plan. The Revised General Plan states that fire and rescue facilities will be sited in accordance with the standards and facility needs identified in the Board of Supervisors adopted Fire and Rescue Services Plan and station location/service area maps contained in the Revised General Plan and area plans (Revised General Plan, Chapter 3, Fire and Rescue Services Policy 1).



4 Facilities FY 2021
3,400 square feet each
Up to .25 acres each
1:18,325 population



Mental Health services are provided in group residences, supervised apartments, and private residences. Services are provided to individuals and their families who are experiencing serious mental disabilities. Services include: intensive psychotherapy, psychiatric and nursing care, medication management, case management as well as life skills such as cooking, money management, and housekeeping. Direct supervision of clients, transportation, and crisis intervention are also provided. The program would be available 24 hours a day through on-site supervision and on-call staff.

	Facility Name	Fiscal Year	Leased/Owned
CIP (2015-2020)	N/A	N/A	N/A
Existing	N/A	N/A	N/A

CNA	MH Residence	FY 2021	Dulles
	MH Residence	FY 2021	Dulles
	MH Residence	FY 2021	Dulles
	MH Residence	FY 2021	Dulles

Comprehensive Plan Conformance:

The proposed general location for the Mental Health Group Residences are consistent with the Revised General Plan. New human service facilities will be located in the Suburban and Transition Policy Areas, Towns, JLMAs, and the Existing Villages with good access to commercial services to achieve adequate accessibility and integration of all clients (Revised General Plan, Chapter 3, Human Services Policy 1). Additionally, human service agencies will coordinate facility needs and location criteria for group care facilities to ensure adequate dispersal throughout the County (Revised General Plan, Chapter 3, Human Services Policy 2).





1 Park FY 2021
5,000 square feet
75-199 acres
8:County

District Park sites may vary in size but should be between 75 and 199 acres each. They should include up to 4 small baseball/softball fields, 3 large rectangle fields and acreage for passive recreation.

The park should include amenities such as lights for the athletic fields, fencing, site utilities, parking, site access from the public road, concessions, landscaping, public restrooms, playgrounds, groundwater wells, irrigation, staff offices, meeting rooms, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	Lovettsville Park	In Design	Northwest
Existing	Bles Park	FY 2005	Ashburn
	Mickey Gordon Park	FY 1982	Southwest

CNA	District Park	FY 2021	Dulles
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Comprehensive Plan Conformance:

The proposed general location for the District Park is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).





1 Park FY 2021
1 Park FY 2025
800 square feet each
30-74 acres each
1:25,000 population

Community Park sites should be between 30 and 74 acres each. Each Community Park should include a baseball/softball starplex (4 fields) or 3 large rectangle fields, and areas for passive park use. In addition, each park should include field lighting, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, concessions, groundwater wells, irrigation, staff offices, a playground, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	Moorefield Station Park	FY 2016	Ashburn
Existing	Edgar Tillett Memorial	FY 2005	Ashburn
	Brambleton West Park	FY 2007	Dulles
	Conklin Park	FY 2001	Dulles
	Potomac Lakes Sportsplex	FY 1993	Potomac
	Scott Jenkins Memorial	FY 2011	Route 7 West
	Woodgrove Park	FY 1998	Route 7 West

CNA	Community Park	FY 2021	Dulles
	Community Park	FY 2025	Dulles

Comprehensive Plan Conformance:

The proposed general location for Community Parks is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).





5 Parks FY 2021
1 Park FY 2026
400 square feet each
Up to 29 acres each
1:10,000 population

A Neighborhood Park can be passive or active (programmed or un-programmed) recreation. Passive areas should include playgrounds, picnic areas, trails, wooded areas, and streams. Active areas should include a baseball/softball starplex (4 fields) or 3 large rectangle fields. In addition, each park should include field lighting, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, concessions, groundwater wells, irrigation, staff offices, playground, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.

CIP (2015-2020)	Facility Name	Fiscal Year	Planning Subarea
	N/A	N/A	N/A
Existing	Byrne's Ridge Park	FY 2005	Dulles
	East Gate Park	Construction	Dulles
	Goshen Corner Park	FY 2012	Dulles
	South Riding/Nations Park	FY 2003	Dulles

CNA	Neighborhood Park	FY 2021	Dulles
	Neighborhood Park	FY 2021	Dulles
	Neighborhood Park	FY 2021	Dulles
	Neighborhood Park	FY 2021	Dulles
	Neighborhood Park	FY 2021	Dulles
	Neighborhood Park	FY 2026	Dulles

Comprehensive Plan Conformance:

The proposed general location for Neighborhood Parks is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).





1 Center FY 2021
7,000 square feet
Up to 4 acres
1:15,000 population
aged 55+ years

This facility provides a safe and engaging environment through professionally designed programs that meet the specific needs of each participant. Services include: physical activities and exercise, medication administration, nutritious meals, health monitoring, mentally stimulating activities, assistance with personal care needs, and some transportation.

Facility amenities include: a kitchen, a dining room, a quiet room, restrooms, small & large activity rooms, a clinic, a screened porch and an enclosed courtyard.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	N/A	N/A	N/A
Existing	Eastern Loudoun	FY 2013	Ashburn
	Leesburg	FY 2012	Leesburg
	Carver Center	FY 2007	Route 7 West

CNA	Adult Day Center	FY 2021	Dulles
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Comprehensive Plan Conformance:

The proposed general location for the Adult Day Center is consistent with the Revised General Plan. New human service facilities will be located in the Suburban and Transition Policy Areas, Town, JLMAs, and the Existing Villages with good access to commercial services to achieve adequate accessibility and integration of all clients (Revised General Plan, Chapter 3, Human Services Policy 1). Additionally, human service agencies will coordinate facility needs and location criteria for group care facilities to ensure adequate dispersal throughout the County (Revised General Plan, Chapter 3, Human Services Policy 2).





230 spaces FY 2026
4 acres
1.15 spaces per 100 population

Park and Ride lots can accommodate approximately 70 parking spaces per acre. The Park and Ride lots would be lit and would include a raised concrete waiting area, a bus shelter, bicycle lockers, telephone service, and other passenger amenities.

	Facility Name	# of Spaces	Status
CIP (2015-2020)	Arcola Center Park and Ride	200	Proffered
	East Gate Park and Ride	218	Under Construction
	Stone Ridge Park and Ride	350	In Design
Existing	Dulles South Park and Ride	350	In Operation
Total		1118	

CNA	Park and Ride Spaces	230	N/A
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Comprehensive Plan Conformance:

The proposed general location for the Park-and-Ride Spaces is consistent with the Revised General Plan. The 2010 Revised Countywide Transportation Plan (CTP) policies state that park-and-ride facilities within the Suburban Policy Area will be located “along or at the intersection of arterial or major collector roads, near activity centers such as commercial or mixed-use centers, schools, or other destinations, at transit stops, or in other safe and secure locations that provide convenient access. They should be connected by sidewalks or shared pathways to enable carpoolers and pedestrians to walk to the lot. Park-and-ride lots should receive priority consideration for the installation of bicycle lockers and racks” (CTP, Chapter 3, Park and Ride Lot Policy 1). "Park and ride lots may be co-located with other complimentary uses, such as recycle centers, churches, parks, and retail development areas" (CTP, Chapter 3, Park and Ride Lot Policy 2) and "will be designated to provide convenient and safe bus access either within or adjoining the lot "(CTP, Chapter 3, Park and Ride Lot Policy 3). Park-and-ride lots should be developed on the basis of residential growth with one commuter park-and-ride space for every 30 new households approved for development. These spaces do not include parking for Metrorail stations and this guideline should not be applied to development immediately adjacent to Metrorail stations" (CTP, Chapter 3, Park and Ride Lot Policy 4).





1 Facility FY 2021
5,000 square feet
Located in an existing park
3:County

Each maintenance facility would consist of a 3,000 square foot building to include two garage bays, two bathrooms with showers, one meeting room and three work stations. The facility would also include one equipment building (1,225sq. ft.) and one covered storage bin (775 sq. ft.). The minimum required site area would be two acres and would be located within an existing park or county owned location.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	N/A	N/A	N/A
Existing	Leesburg	FY 1997	Leesburg

CNA	Satellite Maintenance Facility	FY 2021	Dulles
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Comprehensive Plan Conformance:

The proposed Satellite Maintenance Facility is consistent with the Revised General Plan. The County encourages the co-location of County facilities where they are feasible and can function effectively as multi-purpose community facilities (Revised General Plan, Chapter 3, General Public Facilities Policy 8).





1 Elementary School FY 2021
1 Elementary School FY 2025
102,141 square feet each
Up to 20 acres each
1:928 pupils

The elementary school will be a prototypical two-story elementary school design. The school will serve students in kindergarten through grade five. With an anticipated program capacity of 928, the elementary school will include classrooms, a media center, cafeteria, multipurpose room and two unlighted outdoor physical education fields.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	ES-27	FY 2015	Dulles North
	ES-28	FY 2019	Dulles South
	ES-31	FY 2017	Dulles North
Existing	Creighton’s Corner ES	FY 2009	Dulles North
	Arcola ES	FY 2008	Dulles South
	Buffalo Trail ES	FY 2011	Dulles South
	Cardinal Ridge ES	FY 2015	Dulles South
	Hutchison Farm ES	FY 2003	Dulles South
	Liberty ES	FY 2009	Dulles South
	Little River ES	FY 2001	Dulles South
	Pinebrook ES	FY 2006	Dulles South

CNA	ES-23	FY 2021	Dulles North
	ES-34	FY 2025	Dulles North

Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board’s standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15).



Capital Facility Overview – Leesburg

The Leesburg Planning Subarea continues to experience steady growth in both the residential and commercial sectors. The current estimated population in the Leesburg planning subarea is 58,469. The subarea's population is forecast to be 69,631 by 2030, a growth of over 19% by the end of the CNA planning period. These population projections are based upon the County's COG 8.3 Cooperative Forecasts and were released in March of 2014.

The biggest capital facility developments within the Leesburg planning subarea are planned at the County's Governmental Support Site along Sycolin Road near the Leesburg Executive Airport. The 672-acre Governmental Support site currently contains the Adult Detention Center, Juvenile Detention Center, the County's Vehicle Maintenance and Storage Facility, the Leesburg Park and Ride Lot, Philip A. Bolen Memorial Park, the Transit Bus Maintenance and Operations facility, and several human service agency facilities such as the Friendship House and the Leesburg Respite Center. The support site will support major capital facility projects such as the future expansion of the Adult Detention Center, the new Juvenile Detention Center, Fire and Rescue Training Facility expansions, and the development of Crosstrail and Kincaid Boulevards.

Other capital facility development in the Leesburg area during the FY 2015-FY 2020 CIP timeframe will include the construction of the Leesburg South Fire and Rescue Station #29, the Public Safety Firing Range, Phase III of the Courts Complex, a new Animal Services facility, a second Leesburg Park and Ride Lot, and the acquisition of the Consolidated Shops and Warehouse facility. Notable school capital projects include the development of the Academies of Loudoun and the CS Monroe Center Conversion to an Alternative School.

The tables on the following pages list all County owned and leased facilities already in operation in the Leesburg planning subarea, projects funded in the FY 2015-FY 2020 Capital Improvement Program, and projects in the FY 2021-FY 2030 Capital Needs Assessment.



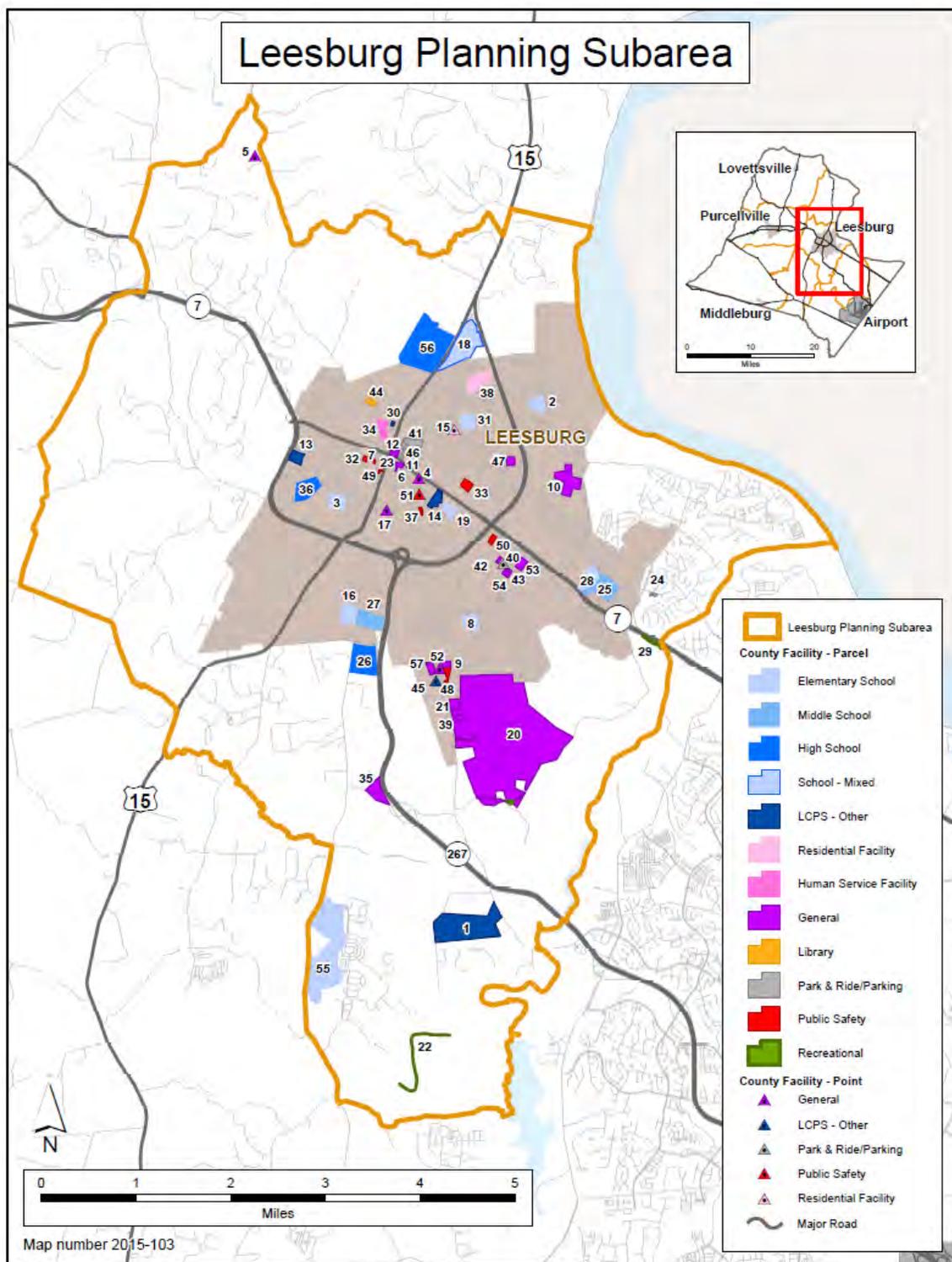
Comprehensive Plan Overview

The Town of Leesburg, the Leesburg Joint Land Management Area, and portions of the Transition and Rural Policy Areas fall within the Leesburg Planning Subarea (Revised General Plan, Chapter 7, Planned Land Use Map).

The County will determine the need for new public facilities and will identify suitable sites based on the Revised General Plan, appropriate area plans, land use, and growth policies (Revised General Plan, Chapter 3, General Public Facility Policy 2). The County will direct the majority of public investments into currently developed communities, towns, and areas of the County where development is planned according to the Comprehensive Plan and in observance of standards and levels as approved in the Board of Supervisors' Adopted Service Plans and Levels (Revised General Plan, Chapter 3, Fiscal Planning and Budgeting Policy 6) and will encourage the continued use and enhancement of existing public facilities located in the JLMAs (Revised General Plan, Chapter 9, Public Facilities Policy 2, p. 9-8).

The County's vision for the Transition Policy Area is a permanently defined policy area with land uses that provide a visual and spatial transition between the suburban development in the east and rural development in the west (Revised General Plan, Chapter 8, General Policy 2). The County will encourage the development of non-residential uses in the Transition Policy Area that provide a transition from suburban to rural, such as active recreation uses, public schools, and other compatible institutional uses. These uses will serve to promote a rural character while serving both rural and suburban populations (Revised General Plan, Chapter 8, Land Use Pattern text). Further, "[t]he County encourages the co-location of County facilities where they are feasible and can function effectively as multi-purpose community facilities" (Revised General Plan, Chapter 3, General Public Facilities Policy 8).





Numbered Facilities on the Leesburg Planning Subarea Map:

Number	Facility Name	Owned/Leased	Status
1	Academies of Loudoun	Owned by LCPS	CIP
2	Ball's Bluff Elementary School	Owned by LCPS	Operational
3	Catoctin Elementary School	Owned by LCPS	Operational
4	Communications Tower-Leesburg	Leased	Operational
5	Communications Tower-Waterford	Leased	Operational
6	Community Corrections	Leased	Operational
7	Community Corrections	Leased	Operational
8	Cool Springs Elementary School	Owned by LCPS	Operational
9	County Offices 801 Sycolin Rd	Owned	Operational
10	County Offices Building Inspectors	Leased	Operational
11	Courts Complex-Judicial Center	Owned	Operational
12	Courts Complex-Judicial Center	Owned	Operational
13	CS Monroe Technology Center	Owned by LCPS	Operational
14	Douglass School and Community Center	Owned by LCPS	Operational
15	DS Residential Facility	Owned	Operational
16	Evergreen Mill Elementary School	Owned by LCPS	Operational
17	Extension and Forestry Office	Leased	Operational
18	Frances Hazel Reid Elementary School/Smart's Mill Middle School	Owned by LCPS	Operational
19	Frederick Douglass Elementary School	Owned by LCPS	Operational
20	General Gov't Support Center/Bolen Park	Owned	Operational
21	General Services Shops	Owned	Operational
22	Goose Creek Linear Park	Owned	Operational
23	Government Center	Owned	Operational
24	Harper Park	Owned	Operational
25	Harper Park Middle School	Owned by LCPS	Operational
26	Heritage High School	Owned by LCPS	Operational
27	J. Lupton Simpson Middle School	Owned by LCPS	Operational
28	John W. Tolbert Jr. Elementary School	Owned by LCPS	Operational
29	Keep Loudoun Beautiful Park	Owned	Operational
30	LCPS Instructional Materials Center	Owned by LCPS	Operational
31	Leesburg Elementary School	Owned by LCPS	Operational
32	Leesburg Fire Station #1	Owned by Volunteers	Operational
33	Leesburg Fire Station #20	Owned by Volunteers	Operational
34	Leesburg Senior Center/Library Administration	Owned by LCPS	Operational
35	Leesburg South Fire-Rescue Station/Firing Range	Owned	CIP
36	Loudoun County High School	Owned by LCPS	Operational
37	Loudoun County Rescue Station #13	Owned	Operational
38	MH Residential Facility	Leased	Operational
39	National Guard Armory	Owned	Operational
40	Parking Employee Satellite	Leased	Operational
41	Pennington Parking Lot	Owned	Operational



Numbered Facilities on the Leesburg Planning Subarea Map:

Number	Facility Name	Owned/Leased	Status
42	PRCS Shop	Owned	Operational
43	PRCS Warehouse	Leased	Operational
44	Rust Library	Owned	Operational
45	School Board Warehouse	Leased	Operational
46	Semones Parking Lot	Owned	Operational
47	Shenandoah Building	Owned	Operational
48	Sheriff Headquarters-803 Sycolin Rd	Owned	Operational
49	Sheriff Office	Leased	Operational
50	Sheriff Storage	Leased	Operational
51	Sheriff Vehicle Storage	Leased	Operational
52	Soil Labs-Health Department	Leased	Operational
53	Storage	Leased	Operational
54	Surplus/Records	Leased	Operational
55	Sycolin Creek Elementary School	Owned by LCPS	Operational
56	Tuscarora High School	Owned by LCPS	Operational
57	Warehouse	Owned	Operational



Planned Capital Facilities in the FY 2015-FY 2020 CIP:

Facility Type	Facility Name	Fiscal Year (Fully Funded)
Animal Services Facility	Loudoun Animal Shelter	FY 2016
Fire and Rescue Station	Leesburg South Station #29	FY 2018
General Government Support Space	Consolidated Shops and Warehouse	FY 2020
General Government Support Space	Courts Complex (Phase III)	FY 2017
General Government Support Space	Public Safety Firing Range	FY 2016
High School	Academies of Loudoun	FY 2016
Park and Ride Lots	Leesburg Park and Ride	FY 2015

The following communities in the Leesburg Planning Subarea have been identified as “at-risk” for having water or wastewater issues.

	Community	Type of Facility	Policy Area
CIP (2015-2020)	N/A	N/A	N/A
Existing	N/A	N/A	N/A
CNA	Goose Creek Industrial Park	Wastewater	Transition
	Leeland Orchard	Water and Wastewater	Rural

**For additional information, please go to the Water and Wastewater Infrastructure section of this document.



The following capital facilities would be triggered during the FY 2021-FY 2030 Capital Needs Assessment timeframe in the Leesburg Planning Subarea:

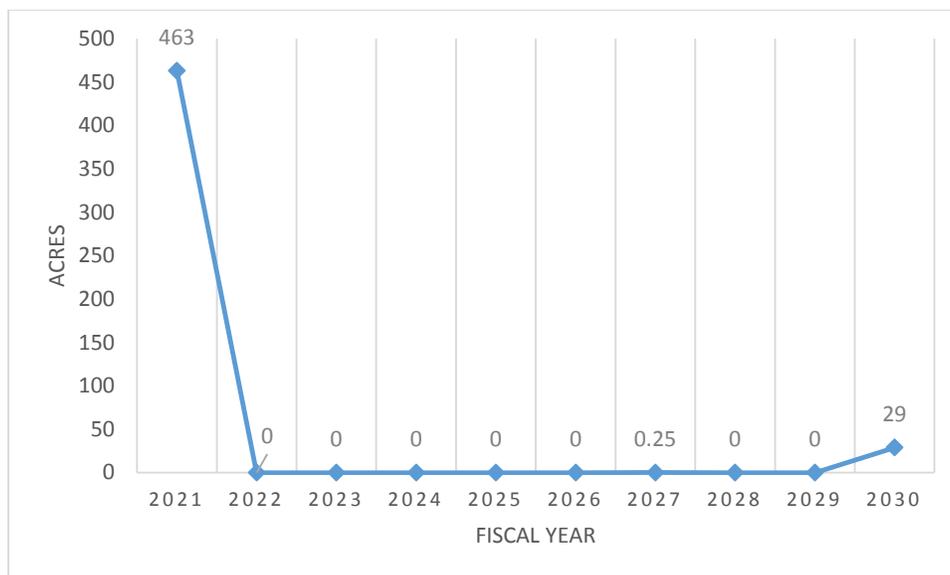
Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Adolescent Independent Living Residence	X									
Community Park	XX									
District Park	X									
Library	X									
Mental Health Residential Facility							X			
Neighborhood Park	XXXX									X

*Due to financial constraints, some of the facilities listed in FY 2021 were triggered, but not funded in the FY 2015-FY 2020 CIP budget. This accounts for the higher number of projects listed in FY 2021 of the CNA.

** Each X in the table above represents one facility that is triggered for development in a given year for each facility type.



It is estimated that up to 492.25 acres of land may need to be acquired by the County in order to develop these proposed facilities through FY 2030.



*Due to financial constraints, some of the facilities listed in FY 2021 were triggered, but not funded in the FY 2015-FY 2020 CIP budget. This accounts for the higher amount of acreage needed in FY 2021 of the CNA.





1 Facility FY 2027
3,400 square feet
Up to .25 acres
1:18,325 population

Mental Health services are provided in group residences, supervised apartments, and private residences. Services are provided to individuals and their families who are experiencing serious mental disabilities. Services include: intensive psychotherapy, psychiatric and nursing care, medication management, case management as well as life skills such as cooking, money management, and housekeeping. Direct supervision of clients, transportation, and crisis intervention are also provided. The program would be available 24 hours a day through on-site supervision and on-call staff.

	Facility Name	Fiscal Year	Leased/Owned
CIP (2015-2020)	N/A	N/A	N/A
Existing	Clark Court, NE	FY 2013	Leased
	Fieldstone Drive, NE	FY 2013	Leased
	Fieldstone Drive, NE	FY 2014	Leased
	Wilkinson Drive, NE	FY 2013	Leased
	Wilkinson Drive, NE	FY 2013	Leased

CNA	MH Residence	FY 2027	Leesburg
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Comprehensive Plan Conformance:

The proposed general location for the Mental Health Group Residence is consistent with the Revised General Plan. New human service facilities will be located in the Suburban and Transition Policy Areas, Towns, JLMAs, and the Existing Villages with good access to commercial services to achieve adequate accessibility and integration of all clients (Revised General Plan, Chapter 3, Human Services Policy 1). Additionally, human service agencies will coordinate facility needs and location criteria for group care facilities to ensure adequate dispersal throughout the County (Revised General Plan, Chapter 3, Human Services Policy 2).





1 Park FY 2021
5,000 square feet
75-199 acres
8:County

District Park sites may vary in size but should be approximately 75 acres each. They should include up to 4 baseball/softball fields, 3 rectangle fields and acreage for passive recreation.

The park should include amenities such as lights for the athletic fields, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, concessions, playgrounds, groundwater wells, irrigation, staff offices, meeting rooms, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	Lovettsville Park	In Design	Northwest
Existing	Bles Park	FY 2005	Ashburn
	Mickey Gordon Park	FY 1982	Southwest

CNA	District Park	FY 2021	Leesburg
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Comprehensive Plan Conformance:

The proposed general location for the District Park is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).





2 Parks FY 2021
800 square feet each
30-74 acres each
1:25,000 population

Community Park sites should be between 30 and 74 acres. Each Community Park should include a baseball/softball starplex (4 fields) or 3 large rectangle fields, and areas for passive park use. In addition, each park should include field lighting, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, concessions, groundwater wells, irrigation, staff offices, a playground, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	Moorefield Station Park	FY 2016	Ashburn
Existing	Edgar Tillett Memorial	FY 2005	Ashburn
	Brambleton West Park	FY 2007	Dulles
	Conklin Park	FY 2001	Dulles
	Potomac Lakes Sportsplex	FY 1993	Potomac
	Scott Jenkins Memorial	FY 2011	Route 7 West
	Woodgrove Park	FY 1998	Route 7 West

CNA	Community Park	FY 2021	Leesburg
	Community Park	FY 2021	Leesburg

Comprehensive Plan Conformance:

The proposed general location for Community Parks is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).





4 Parks FY 2021
1 Park FY 2030
400 square feet each
Up to 29 acres each
1:10,000 population

A Neighborhood Park can be passive or active (programmed or un-programmed) recreation. Passive areas should include playgrounds, picnic areas, trails, wooded areas, and streams. Active areas should include a baseball/softball starplex (4 fields) or 3 large rectangle fields. In addition, each park should include field lighting, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, concessions, groundwater wells, irrigation, staff offices, playground, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	N/A	N/A	N/A
Existing	Keep Loudoun Beautiful Park	FY 1992	Leesburg

CNA	Neighborhood Park	FY 2021	Leesburg
	Neighborhood Park	FY 2021	Leesburg
	Neighborhood Park	FY 2021	Leesburg
	Neighborhood Park	FY 2021	Leesburg
	Neighborhood Park	FY 2030	Leesburg

Comprehensive Plan Conformance:

The proposed general location for Neighborhood Parks is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).





1 Facility FY 2021
8,000 square feet
County owned site
1:County

This facility would have a 12 bed capacity to serve youth, ages 16 to 21, which have no realistic expectation of returning to their home environment.

The program will place an emphasis on preparing youth for living independently within the community. The program will address key areas such as: housing, vocational and educational services, independent living skills, and/or community networking. Youth participating in this program will be referred primarily from Foster Care, Young Parents Services, and Family Connections.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	N/A	N/A	N/A
Existing	N/A	N/A	N/A

CNA	Adolescent Independent Living Residence	FY 2021	Leesburg
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Comprehensive Plan Conformance:

The proposed general location for the Adolescent Independent Living Residence is consistent with the Revised General Plan. New human service facilities will be located in the Suburban and Transition Policy Areas, Towns, JLMAs, and the Existing Villages with good access to commercial services to achieve adequate accessibility and integration of all clients (Revised General Plan, Chapter 3, Human Services Policy 1). Additionally, human service agencies will coordinate facility needs and location criteria for group care facilities to ensure adequate dispersal throughout the County (Revised General Plan, Chapter 3, Human Services Policy 2).





1 Library FY 2021
52,000 square feet
County owned site
0.6 square feet per capita

The County's STEM (Science, Technology, Engineering and Mathematics) Library plans for a 52,000 square foot facility co-located with the Academies of Loudoun.

The STEM Library will have several multipurpose rooms where users can work collaboratively, using tools, technology, and materials to pursue lifelong learning.

In addition to a STEM-focused collection, the library will have ample seating and study space, meeting rooms, and a 500-seat auditorium.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	Brambleton Library	FY 2020	Dulles
Existing	Ashburn Library	FY 2004	Ashburn
	Gum Spring Library	FY 2013	Dulles
	Rust Library	FY 1992	Leesburg
	Lovettsville Library	FY 1990	Northwest
	Cascades Library	FY 1992	Potomac
	Purcellville Library	FY 1973	Route 7 West
	Middleburg Library	FY 1990	Southwest
	Sterling Library	FY 2017	Sterling

CNA	STEM Library	FY 2021	Leesburg
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Comprehensive Plan Conformance:

The proposed general location for the Libraries is consistent with the Revised General Plan. Where appropriate, libraries should be located within or near other "high traffic" areas such as town centers and commercial areas (Revised General Plan, Chapter 3, Library Services Policy 1).



Capital Facility Overview – Northwest

The current estimated population in the Northwest Planning Subarea is 10,335. The subarea's population is forecast to be 15,162 by 2030, a 46% growth rate through the end of the CNA planning period. These population projections are based upon the County's COG 8.3 Cooperative Forecasts and were released in March of 2014. The projected population growth in the Northwest area is primarily due to the growth of approved housing in the Town of Lovettsville, which is consistent with the goals of the County's Revised General Plan.

Due to limited population density in the Northwest area of the County, capital facility development during the FY 2015-FY 2020 CIP timeframe is limited to the replacement of the Lovettsville Volunteer Fire Station, and funding provided to the Town of Hillsboro to help upgrade their water system and install wastewater lines along Route 9. Current active capital projects include the replacement of the Lovettsville Community Center and the development of the Lovettsville District Park. The District Park project is being planned in conjunction with the Town of Lovettsville; the park property is partially located within the Town's limits.

Another priority capital project will be an effort to eliminate all outhouses within the County, which are mostly located in the Rural Policy Area, and develop communal water and wastewater systems where existing systems are failing or where there is groundwater contamination. In conjunction with the Loudoun County Health Department and Loudoun Water, the Capital Needs Assessment will identify projects to develop and improve water and wastewater systems throughout the Rural Policy Area.

The tables on the following pages list all County owned and leased facilities that are already in operation in the Northwest planning subarea, projects funded in the FY 2015-FY 2020 Capital Improvement Program, and projects in the FY 2021-FY 2030 Capital Needs Assessment.



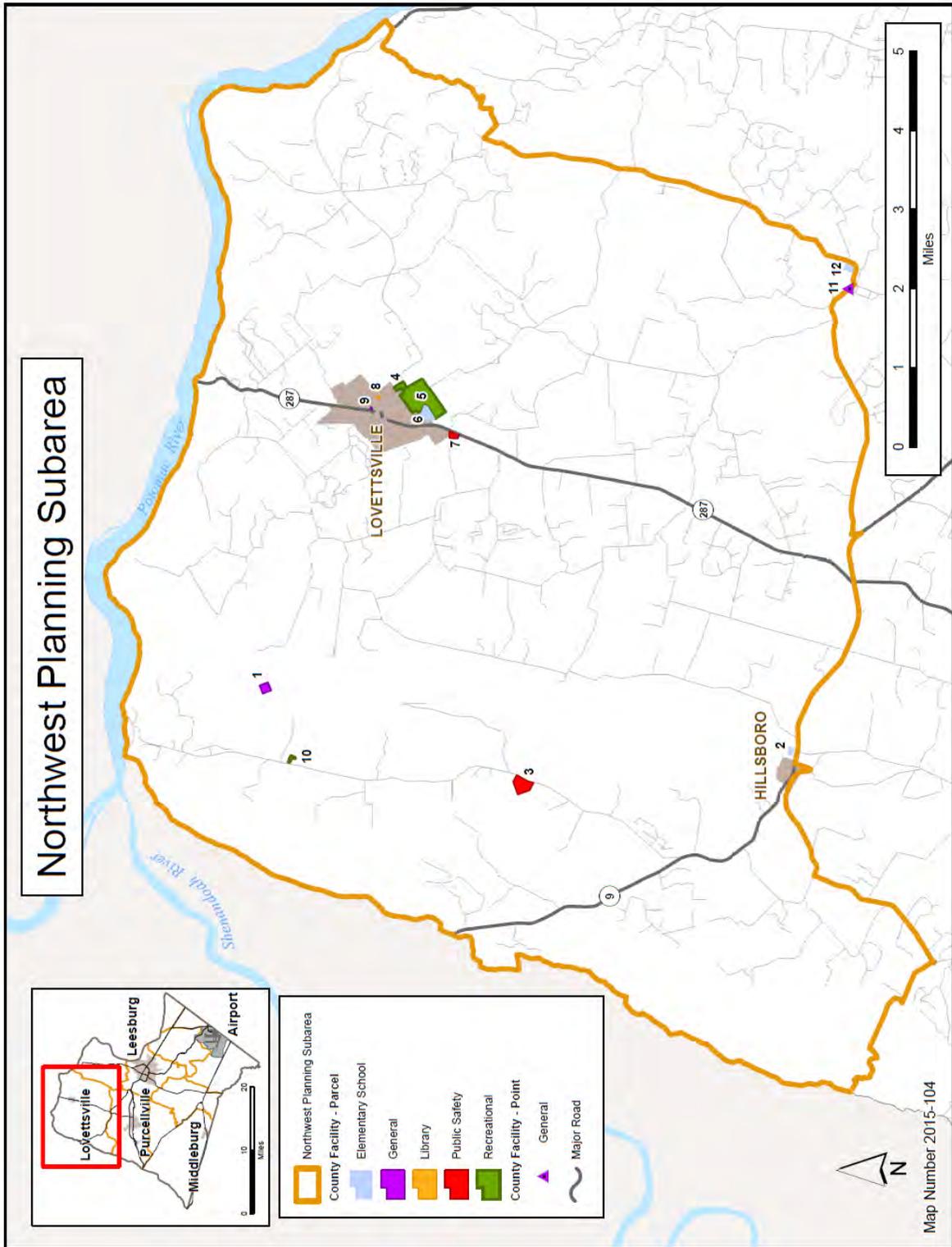
Comprehensive Plan Overview

The Towns of Lovettsville and Hillsboro and portions of the Rural Policy Area fall within the Northwest Planning Subarea (Revised General Plan, Chapter 7, Planned Land Use Map). This area is planned for rural economy uses and limited residential development to protect the rural character of the western portion of the County. Business and commercial development is planned to be limited to within the Towns within the Planning Subarea, to support the local, rural economy.

The subarea also includes the Existing Villages of Loudoun Heights and Neersville along with portions of the Villages of Taylorstown and Waterford (Revised General Plan, Chapter 10, Existing Villages Map). The County will allow small-scale institutional uses in Existing Villages that are compatible with existing residential and agricultural land uses in and around the village and where existing zoning would permit such uses (Revised General Plan, Chapter 10, Existing Village Policy 9). Compatible development will be allowed within Existing Villages that have adequate public facilities, zoning, transportation facilities, and land resources to accommodate growth (Revised General Plan, Chapter 10, Existing Village Policy 2).

The County will determine the need for new public facilities and will identify suitable sites based on the Revised General Plan, appropriate area plans, land use, and growth policies (Revised General Plan, Chapter 3, General Public Facility Policy 2). The County will direct the majority of public investments into currently developed communities, towns, and areas of the County where development is planned according to the Comprehensive Plan and in observance of standards and levels as approved in the Board of Supervisors' Adopted Service Plans and Levels (Revised General Plan, Chapter 3, Fiscal Planning and Budgeting Policy 6). Further, "[t]he County encourages the co-location of County facilities where they are feasible and can function effectively as multi-purpose community facilities" (Revised General Plan, Chapter 3, General Public Facilities Policy 8).





Numbered Facilities on the Northwest Planning Subarea Map:

Number	Facility Name	Owned/Leased	Status
1	Communications Tower-Loudoun Heights	Leased	Operational
2	Hillsboro Elementary School	Owned by LCPS	Operational
3	Loudoun Heights Fire-Rescue Station #16	Owned	Operational
4	Lovettsville Community Center	Owned	Operational
5	Lovettsville Community Park	Owned	Operational
6	Lovettsville Elementary School	Owned by LCPS	Operational
7	Lovettsville Fire-Rescue Station #12	Owned by Volunteers	Operational
8	Lovettsville Library	Owned	Operational
9	Lovettsville Recycling Center	Leased	Operational
10	Nell Boone Park	Owned	Operational
11	Old Waterford Jail and Well	Owned	Operational
12	Waterford Elementary School	Owned by LCPS	Operational

Planned Capital Facilities in the FY 2015-FY 2020 CIP:

Facility Type	Facility Name	Fiscal Year (Fully Funded)
Community Center	Lovettsville Community Center	FY 2016
Fire and Rescue Station	Lovettsville Fire Station Replacement	FY 2017



The following communities in the Northwest Planning Subarea have been identified as “at-risk” for having water or wastewater issues.

	Community	Type of Facility	Policy Area
CIP (2015-2020)	Hillsboro	Water	Rural
Existing	N/A	N/A	N/A
CNA	Furnace Mountain Area	Water and Wastewater	Rural
	Hillsboro	Wastewater	Rural
	Taylorstown	Water and Wastewater	Rural

**For additional information, please go to the Water and Wastewater Infrastructure section of this document.

There are no planned capital facilities in Northwest Planning Subarea for the FY 2021- FY 2030 Capital Needs Assessment.



Capital Facility Overview – Potomac

The Potomac Planning Subarea has practically achieved full build-out, limiting the amount of future population growth within the planning subarea. Only future re-development projects and rezonings in the Potomac area could induce further residential and commercial growth in this section of the County. The current estimated population in the Potomac planning subarea is 45,801. The subarea's population is forecast to be 46,621 by 2030, or less than 1.8% growth through the end of the CNA planning period. These population projections are based upon the County's COG 8.3 Cooperative Forecasts and were released in March of 2014.

Geographic limitations and transportation infrastructure will limit future development in this planning subarea. The subarea is bordered to the north and west by the Potomac River and Broad Run, respectively. The subarea is bordered by Route 7 to the south and the Fairfax County line to the east. Approximately 60% of the subarea's total acreage is made of residential housing. Further residential growth is limited by the availability of remaining vacant land. Only 16% of the Subarea's land remains vacant, and most of that lies within conservation easements.

The Potomac planning subarea contains access to the Potomac River, Broad Run, Sugarland Run, Algonkian Regional Park, and major housing developments such as Cascades, Countryside, Sugarland Run, Richland Acres, and Broad Run Farms.

The tables on the following pages list all County owned and leased facilities already in operation in the Potomac planning subarea, projects funded in the FY 2015-FY 2020 Capital Improvement Program, and projects in the FY 2021-FY 2030 Capital Needs Assessment.

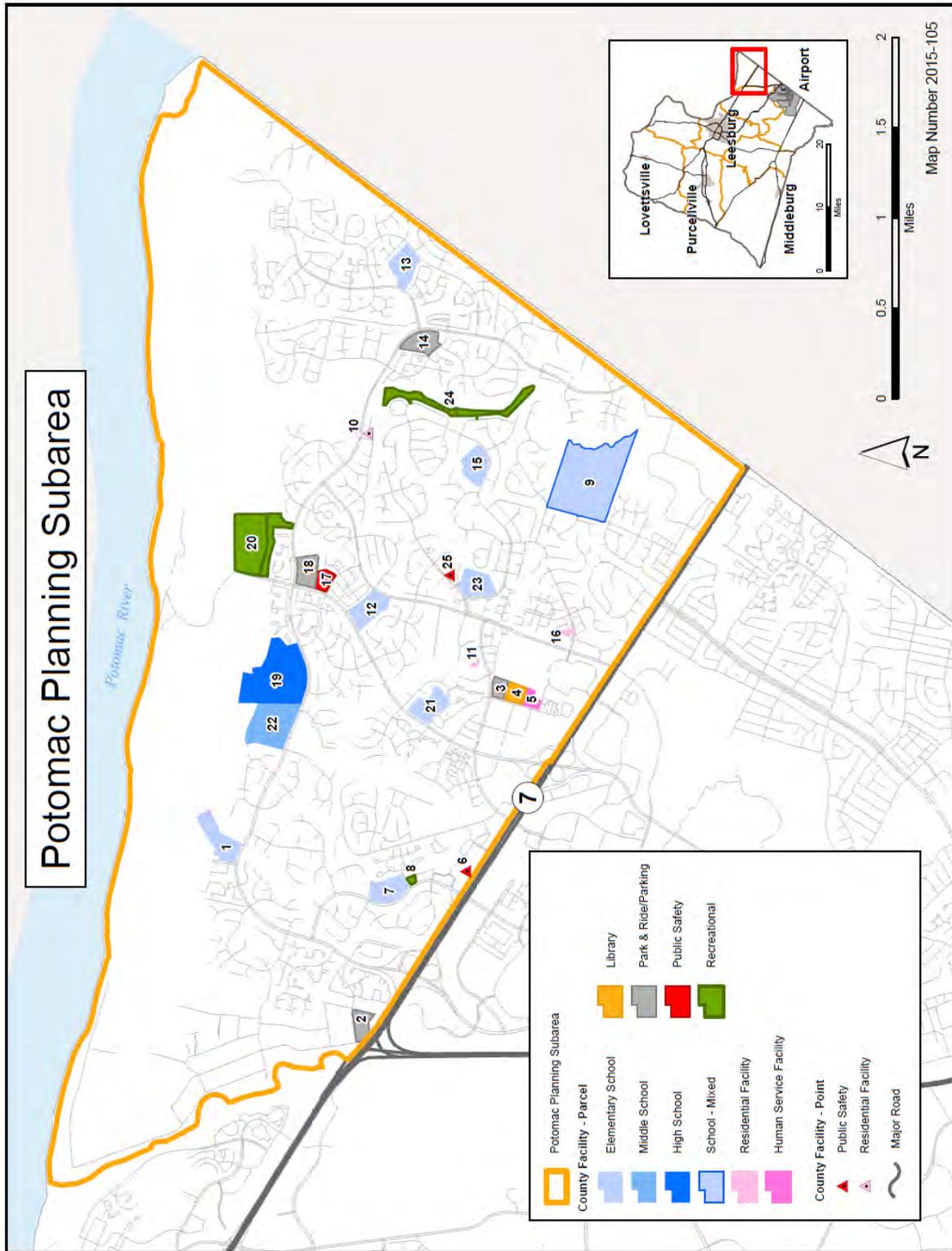


Comprehensive Plan Overview

The Potomac Planning Subarea is coincident with the Potomac Community of the Suburban Policy Area (Revised General Plan, Chapter 6, Suburban Community Boundaries Map).

Plan policy envisions the Potomac Community of the Suburban Policy Area as one of four self-sustaining suburban communities (Ashburn, Dulles, Potomac and Sterling) that have a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). The County will direct the majority of public investments into currently developed communities where development is planned according to the Comprehensive Plan and in observance of standards and levels as approved in the Board of Supervisors' Adopted Service Plans and Levels (Revised General Plan, Chapter 6, Fiscal Planning and Budgeting Policy 6). Further, "[t]he County encourages the co-location of County facilities where they are feasible and can function effectively as multi-purpose community facilities" (Revised General Plan, Chapter 3, General Public Facilities Policy 8).





Numbered Facilities on the Potomac Planning Subarea Map:

Number	Facility Name	Owned/Leased	Status
1	Algonkian Elementary School	Owned by LCPS	Operational
2	Broad Run Farms Park and Ride	Leased	Operational
3	Cascades –Community Lutheran Church Park and Ride	Proffered	Operational
4	Cascades Library	Owned	Operational
5	Cascades Senior Center	Owned	Operational
6	Countryside CPO	Leased	Operational
7	Countryside Elementary School	Owned by LCPS	Operational
8	Countryside Park	Owned	Operational
9	Dominion High School/Seneca Ridge Middle School	Owned by LCPS	Operational
10	DS Residential Facility	Owned	Operational
11	DS Residential Facility	Owned	Operational
12	Horizon Elementary School	Owned by LCPS	Operational
13	Lowes Island Elementary School	Owned by LCPS	Operational
14	Lowes Island Park and Ride	Leased	Operational
15	Meadowland Elementary School	Owned by LCPS	Operational
16	MH Residential Facility	Owned	Operational
17	North Sterling Fire-Rescue Station #18/#25	Owned by Volunteers	Operational
18	Our Lady of Hope Catholic Church Park and Ride	Donated	Operational
19	Potomac Falls High School	Owned by LCPS	Operational
20	Potomack Lakes Sportsplex	Owned	Operational
21	Potowmack Elementary School	Owned by LCPS	Operational
22	Riverbend Middle School	Owned by LCPS	Operational
23	Sugarland Elementary School	Owned by LCPS	Operational
24	Sugarland Run Stream Valley Park	Owned	Operational
25	Sugarland Sheriff Substation	Owned	Operational



There are no planned capital facilities in the FY 2015-FY 2020 CIP.

The following communities in the Potomac Planning Subarea have been identified as “at-risk” for having water or wastewater issues.

	Community	Type of Facility	Policy Area
CIP (2015-2020)	N/A	N/A	N/A
Existing	Broad Run Farms	Sewer	Suburban
CNA	Broad Run Farms	Water	Suburban
	Jefferson Knolls/Arl Keith	Water and Wastewater	Suburban
	Richland Acres	Water and Wastewater	Suburban

**For additional information, please go to the Water and Wastewater Infrastructure section of this document.



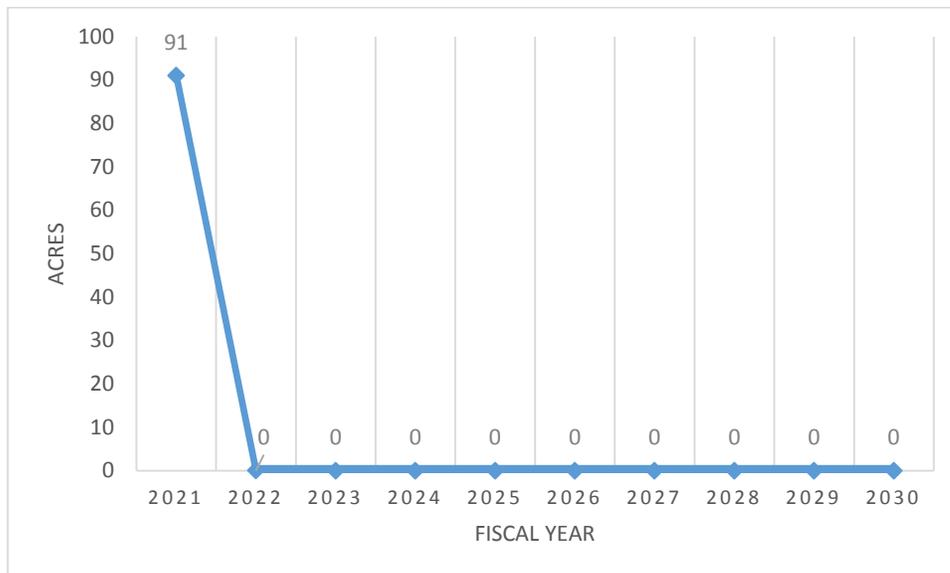
The following capital facilities would be triggered during the FY 2021-FY 2030 Capital Needs Assessment timeframe in the Potomac Planning Subarea:

Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Neighborhood Park	XXX									
Park and Ride Spaces	X									

*Due to financial constraints, some of the facilities listed in FY 2021 were triggered, but not funded in the FY 2015-FY 2020 CIP budget. This accounts for the higher number of projects listed in FY 2021 of the CNA.

** Each X in the table above represents one facility that is triggered for development in a given year for each facility type.

It is estimated that up to 91 acres of land may need to be acquired by the County in order to develop these proposed facilities through FY 2030.



*Due to financial constraints, some of the facilities listed in FY 2021 were triggered, but not funded in the FY 2015-FY 2020 CIP budget. This accounts for the higher amount of acreage needed in FY 2021 of the CNA.





250 spaces FY 2021
4 acres
1.15 spaces per 100
population

Park and Ride lots can accommodate approximately 70 parking spaces per acre. The Park and Ride lots would be lit and would include a raised concrete waiting area, a bus shelter, bicycle lockers, telephone service, and other passenger amenities.

	Facility Name	# of Spaces	Leased/Owned
CIP (2015-2020)	N/A	N/A	N/A
Existing	Broad Run Farms Park and Ride	48	Donated
	Cascades Lutheran Church Park and Ride	55	Leased
	Lowes Island Park and Ride	65	Leased
	Our Lady of Hope Park and Ride	120	Donated
Total		288	

CNA	Park and Ride Spaces	250	N/A
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Comprehensive Plan Conformance:

The proposed general location for the Park-and-Ride Spaces is consistent with the Revised General Plan. The 2010 Revised Countywide Transportation Plan (CTP) policies state that park-and-ride facilities within the Suburban Policy Area will be located “along or at the intersection of arterial or major collector roads, near activity centers such as commercial or mixed-use centers, schools, or other destinations, at transit stops, or in other safe and secure locations that provide convenient access. They should be connected by sidewalks or shared pathways to enable carpoolers and pedestrians to walk to the lot. Park-and-ride lots should receive priority consideration for the installation of bicycle lockers and racks” (CTP, Chapter 3, Park and Ride Lot Policy 1). "Park and ride lots may be co-located with other complimentary uses, such as recycle centers, churches, parks, and retail development areas" (CTP, Chapter 3, Park and Ride Lot Policy 2) and "will be designated to provide convenient and safe bus access either within or adjoining the lot "(CTP, Chapter 3, Park and Ride Lot Policy 3). Park-and-ride lots should be developed on the basis of residential growth with one commuter park-and-ride space for every 30 new households approved for development. These spaces do not include parking for Metrorail stations and this guideline should not be applied to development immediately adjacent to Metrorail stations" (CTP, Chapter 3, Park and Ride Lot Policy 4).





3 Parks FY 2021
400 square feet each
Up to 29 acres each
1:10,000 population

A Neighborhood Park can be passive or active (programmed or un-programmed) recreation. Passive areas should include playgrounds, picnic areas, trails, wooded areas, and streams. Active areas should include a baseball/softball starplex (4 fields) or 3 large rectangle fields. In addition, each park should include field lighting, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, concessions, groundwater wells, irrigation, staff offices, playground, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	N/A	N/A	N/A
Existing	Countryside Park	FY 1984	Potomac

CNA	Neighborhood Park	FY 2021	Potomac
	Neighborhood Park	FY 2021	Potomac
	Neighborhood Park	FY 2021	Potomac

Comprehensive Plan Conformance:

The proposed general location for Neighborhood Parks is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).



Capital Facility Overview – Route 7 West

The Route 7 West Planning Subarea includes the Towns of Hamilton, Purcellville, and Round Hill. Accordingly, this area comprises the most residential and commercial development in the western portion of the County. Future anticipated population growth is anticipated in close proximity to the Town of Purcellville and the Town of Round Hill. The current estimated population in the Route 7 West planning subarea is 23,475. The subarea's population is forecast to be 35,170 by 2030, a population growth of approximately 49% through the end of the CNA planning period. These population projections are based upon the County's COG 8.3 Cooperative Forecasts and were released in March 2014.

Due to the presence of three towns in this area, the majority of the County's capital facilities in the western portion of the County are located in the Route 7 West planning subarea. Such facilities include Franklin Park, the Franklin Park Performing Arts Center, Carver Center and the Purcellville Library.

The planning subarea contains Route 7 and Route 9 as the major traffic thoroughfares. Accordingly, most County capital facilities are located in close proximity to these major roads, including several park and ride lots to assist in alleviating traffic congestion on local roads, allowing residents in western Loudoun to ride the County's Commuter and Transit Bus Service. Managing traffic congestion along these corridors will be a key component to future development and quality of life in this area of the County.

Capital facility development in the Route 7 West area during the FY 2015-FY 2020 CIP timeframe includes the replacement of the Round Hill Fire Station, the construction of a new Developmental Services Residential Facility in Round Hill, the replacement of a Developmental Services Residential Facility in Purcellville, improvements to Fireman's Field, and the completion of Scott Jenkins Memorial Park.

The tables on the following pages list all County owned and leased facilities already in operation in the Route 7 West planning subarea, projects funded in the FY 2015- FY 2020 Capital Improvement Program, and projects in the FY 2021-FY 2030 Capital Needs Assessment.



Comprehensive Plan Overview

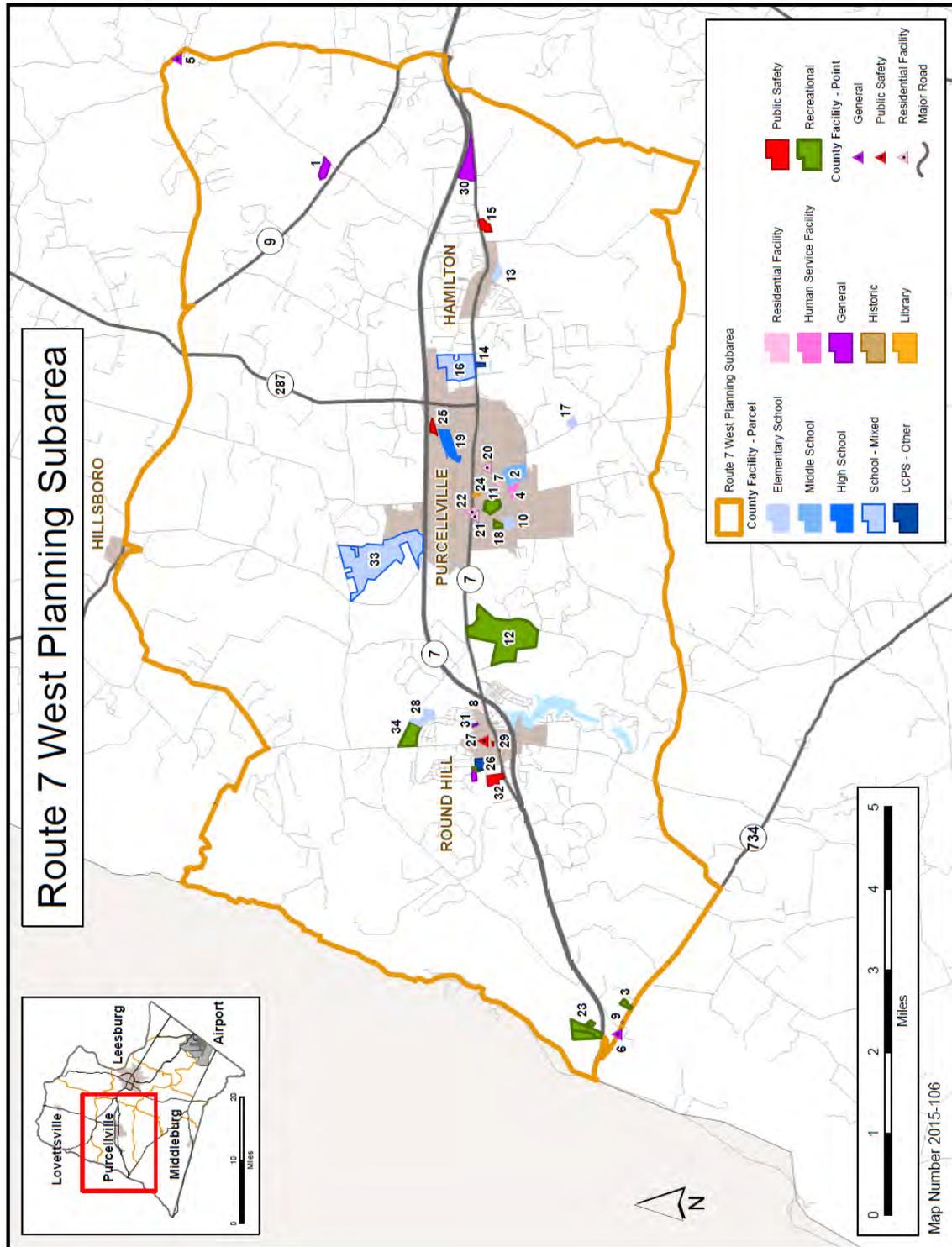
The Towns of Hamilton, Purcellville, and Round Hill and their respective Joint Land Management Areas and portions of the Rural Policy Area fall within the Route 7 West Planning Subarea (Revised General Plan, Chapter 7, Planned Land Use Map).

The County will determine the need for new public facilities and will identify suitable sites based on the Revised General Plan, appropriate area plans, land use, and growth policies (Revised General Plan, Chapter 3, General Public Facility Policy 2). The County will direct the majority of public investments into currently developed communities, towns, and areas of the County where development is planned according to the Comprehensive Plan and in observance of standards and levels as approved in the Board of Supervisors' Adopted Service Plans and Levels (Revised General Plan, Chapter 3, Fiscal Planning and Budgeting Policy 6) and will encourage the continued use and enhancement of existing public facilities located in the JLMAs (Revised General Plan, Chapter 9, Public Facilities Policy 2, p. 9-8).

The subarea also includes the Existing Villages of Lincoln and Paeonian Springs along with portions of the Village of Bluemont (Revised General Plan, Chapter 10, Existing Villages Map). The County will allow small-scale institutional uses in Existing Villages that are compatible with existing residential and agricultural land uses in and around the village and where existing zoning would permit such uses (Revised General Plan, Chapter 10, Existing Village Policy 9). Compatible development will be allowed within Existing Villages that have adequate public facilities, zoning, transportation facilities, and land resources to accommodate growth (Revised General Plan, Chapter 10, Existing Village Policy 2).

Further, "[t]he County encourages the co-location of County facilities where they are feasible and can function effectively as multi-purpose community facilities" (Revised General Plan, Chapter 3, General Public Facilities Policy 8).





Numbered Facilities on the Route 7 West Planning Subarea Map:

Number	Facility Name	Owned/Leased	Status
1	Animal Shelter	Owned	Operational
2	Blue Ridge Middle School	Owned by LCPS	Operational
3	Bluemont Community Center	Owned	Operational
4	Carver Center	Owned	Operational
5	Communications Tower- Waterford	Leased	Operational
6	Communications Tower-Bluemont	Owned	Operational
7	DS Residential Facility	Owned	Operational
8	DS Residential Facility	Owned	CIP
9	EE Lake General Store	Owned	CIP
10	Emerick Elementary School	Owned by LCPS	Operational
11	Fireman's Field Park	Leased	Operational
12	Franklin Park	Owned	Operational
13	Hamilton Elementary School	Owned by LCPS	Operational
14	Hamilton Recycling Drop-Off Center	Leased	Operational
15	Hamilton Safety Center	Owned by Volunteers	Operational
16	Kenneth W Culbert Elementary School/Harmony Middle School	Owned by LCPS	Operational
17	Lincoln Elementary School	Owned by LCPS	Operational
18	Loudoun Valley Community Center	Owned	Operational
19	Loudoun Valley High School	Owned by LCPS	Operational
20	MH Residential Facility	Owned	Operational
21	MH Residential Facility	Owned	Operational
22	MH Residential Facility	Owned	Operational
23	Mountainside Park	Owned	Planned
24	Purcellville Library	Owned	Operational
25	Purcellville Public Safety Center	Owned	Operational
26	Round Hill Center (LCPS)	Owned by LCPS	Operational
27	Round Hill CPO	Leased	Operational
28	Round Hill Elementary School	Owned by LCPS	Operational
29	Round Hill Fire-Rescue Station #4	Owned by Volunteers	Operational
30	Scott Jenkins Park/Harmony Park and Ride Lot	Owned	Operational
31	Vacant	Owned	Vacant
32	Western Loudoun Sheriff Station	Owned	CIP
33	Woodgrove High School/Mountain View Elementary School/Fields Farm Park	Owned	Operational
34	Woodgrove Park	Owned	Operational



Planned Capital Facilities in the FY 2015-FY 2020 CIP:

Facility Type	Facility Name	Fiscal Year (Fully Funded)
Community Park	Scott Jenkins Park (Phase II)	FY 2015
Developmental Services Residential Facility	Residential Facility- Purcellville	FY 2017
Developmental Services Residential Facility	Residential Facility- Round Hill	FY 2015
Fire and Rescue Station	Round Hill Station Replacement	FY 2019
Neighborhood Park	Fireman’s Field Improvements	FY 2015
Park and Ride Lot	Western Loudoun Park and Ride Lot	FY 2017
Sheriff Station	Western Loudoun Sheriff Station	In Construction

The following communities in the Route 7 West Planning Subarea have been identified as “at-risk” for having water or wastewater issues.

	Community	Type of Facility	Policy Area
CIP (2015-2020)	N/A	N/A	N/A
Existing	Hamilton Extension	Wastewater	Rural
CNA	Bluemont	Water and Wastewater	Rural
	Lincoln	Water and Wastewater	Rural
	Paeonian Springs	Water and Wastewater	Rural

**For additional information, please go to the Water and Wastewater Infrastructure section of this document.



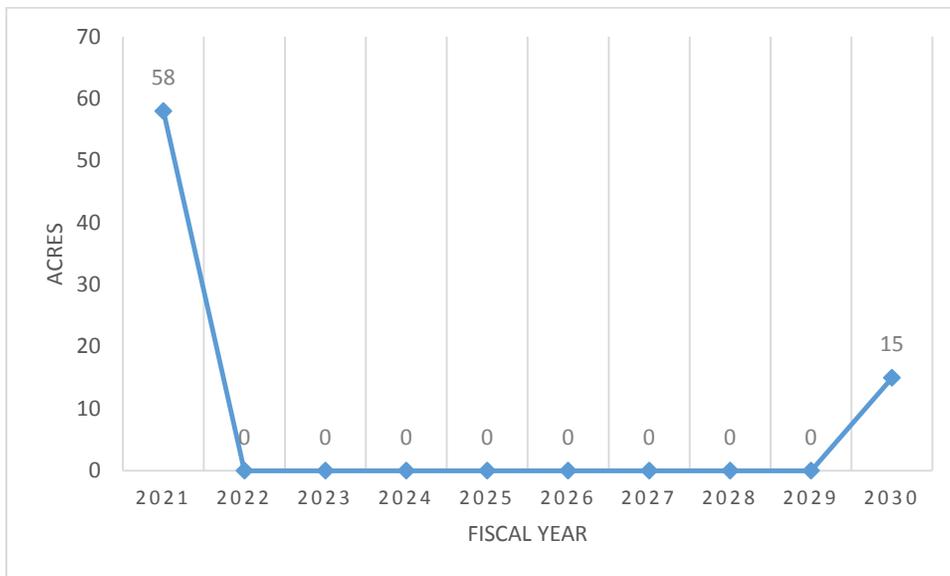
The following capital facilities would be triggered during the FY 2021-FY 2030 Capital Needs Assessment timeframe in the Route 7 West Planning Subarea:

Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Community Park	X									
Neighborhood Park	XX									
Recreation Center										X

*Due to financial constraints, some of the facilities listed in FY 2021 were triggered, but not funded in the FY 2015-FY 2020 CIP budget. This accounts for the higher number of projects listed in FY 2021 of the CNA.

** Each X in the table above represents one facility that is triggered for development in a given year for each facility type.

It is estimated that up to 73 acres of land may need to be acquired by the County in order to develop these proposed facilities through FY 2030.



*Due to financial constraints, some of the facilities listed in FY 2021 were triggered, but not funded in the FY 2015-FY 2020 CIP budget. This accounts for the higher amount of acreage needed in FY 2021 of the CNA.





1 Park FY 2021
800 square feet each
County owned site
1:25,000 population

This project develops a park facility within a County owned tract of land, Fields Farm. The park is located on the southernmost portion of the parcel along Route 7 and Hillsboro Road.

The Park may include two softball fields and two rectangular fields. Additional fields may be developed on former drainfields that served Woodgrove High School. Other supporting amenities may include athletic field lighting, fencing, utilities, parking, access from a public road, landscaping, public restrooms, concessions, groundwater wells, irrigation, staff offices, meeting rooms, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, and bleachers.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	Moorefield Station Park	FY 2016	Ashburn
Existing	Edgar Tillett Memorial	FY 2005	Ashburn
	Brambleton West Park	FY 2007	Dulles
	Conklin Park	FY 2001	Dulles
	Potomac Lakes Sportsplex	FY 1993	Potomac
	Scott Jenkins Memorial	FY 2011	Route 7 West
	Woodgrove Park	FY 1998	Route 7 West

CNA	Fields Farm Park	FY 2021	Route 7 West
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Comprehensive Plan Conformance:

The proposed general location for Community Parks is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).





2 Parks FY 2021
400 square feet each
Up to 29 acres each
1:10,000 population

A Neighborhood Park can be passive or active (programmed or un-programmed) recreation. Passive areas should include playgrounds, picnic areas, trails, wooded areas, and streams. Active areas should include a baseball/softball starplex (4 fields) or 3 large rectangle fields. In addition, each park should include field lighting, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, concessions, groundwater wells, irrigation, staff offices, playground, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	N/A	N/A	N/A
Existing	Fireman’s Field	FY 1995	Route 7 West

CNA	Neighborhood Park	FY 2021	Route 7 West
	Neighborhood Park	FY 2021	Route 7 West

Comprehensive Plan Conformance:

The proposed general location for Neighborhood Parks is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).





1 Center FY 2030
83,000 square feet
Up to 15 acres
6:County

A Recreation Center combines recreation center and community center program space in an approximately 100,000 square foot facility. The recreation center component of the facility totals approximately 83,000 square feet and includes a gymnasium, fitness center, multipurpose rooms, running track and an aquatics center to include a 50 meter sized pool, leisure pool, seating areas, two wet classrooms and locker rooms.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	Ashburn Recreation Center	FY 2018	Ashburn
	Dulles Multipurpose Center (Phase II)	FY 2014	Dulles
Existing	Claude Moore Recreation Center	FY 1995	Sterling

CNA	Recreation Center	FY 2030	Route 7 West
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Comprehensive Plan Conformance:

The proposed general location for Recreation Centers is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Wherever possible, new active recreational facilities in the Rural Policy Area should be located near the Towns to reinforce the County’s land use and fiscal policies (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services, Policy 9).



Capital Facility Overview – Route 15 North

The current estimated population in the Route 15 North Planning Subarea is 5,700. The subarea's population is forecast to be 10,154 in 2030, an approximately 78% growth rate through the end of the CNA planning period. These population forecasts are based upon the County's COG 8.3 Cooperative Forecasts and were released in March of 2014.

The Route 15 North planning subarea is characterized by the presence of Route 15, connecting the Town of Leesburg to northern sections of the County, as well as to the State of Maryland across the Potomac River. Route 15 also connects the Town of Leesburg south through Gilbert's Corner down to Route 66 and beyond into Prince William County. The Route 15 Corridor is a vital north-south route within the County.

The FY 2015-FY 2020 CIP includes funding to replace the Lucketts Volunteer Fire Station. Another priority capital project will be an effort to eliminate all outhouses within the County, which are mostly located in the Rural Planning Area, and develop communal water and wastewater systems where existing systems are failing or where there is groundwater contamination. In conjunction with the Loudoun County Health Department, the Capital Needs Assessment will identify projects to develop and improve water and wastewater systems throughout the Rural Policy Area.

The tables on the following pages list all County-owned and leased facilities that are already in operation in the Route 15 North planning subarea, projects funded in the FY 2015- FY 2020 Capital Improvement Program, and projects in the FY 2021-FY 2030 Capital Needs Assessment.

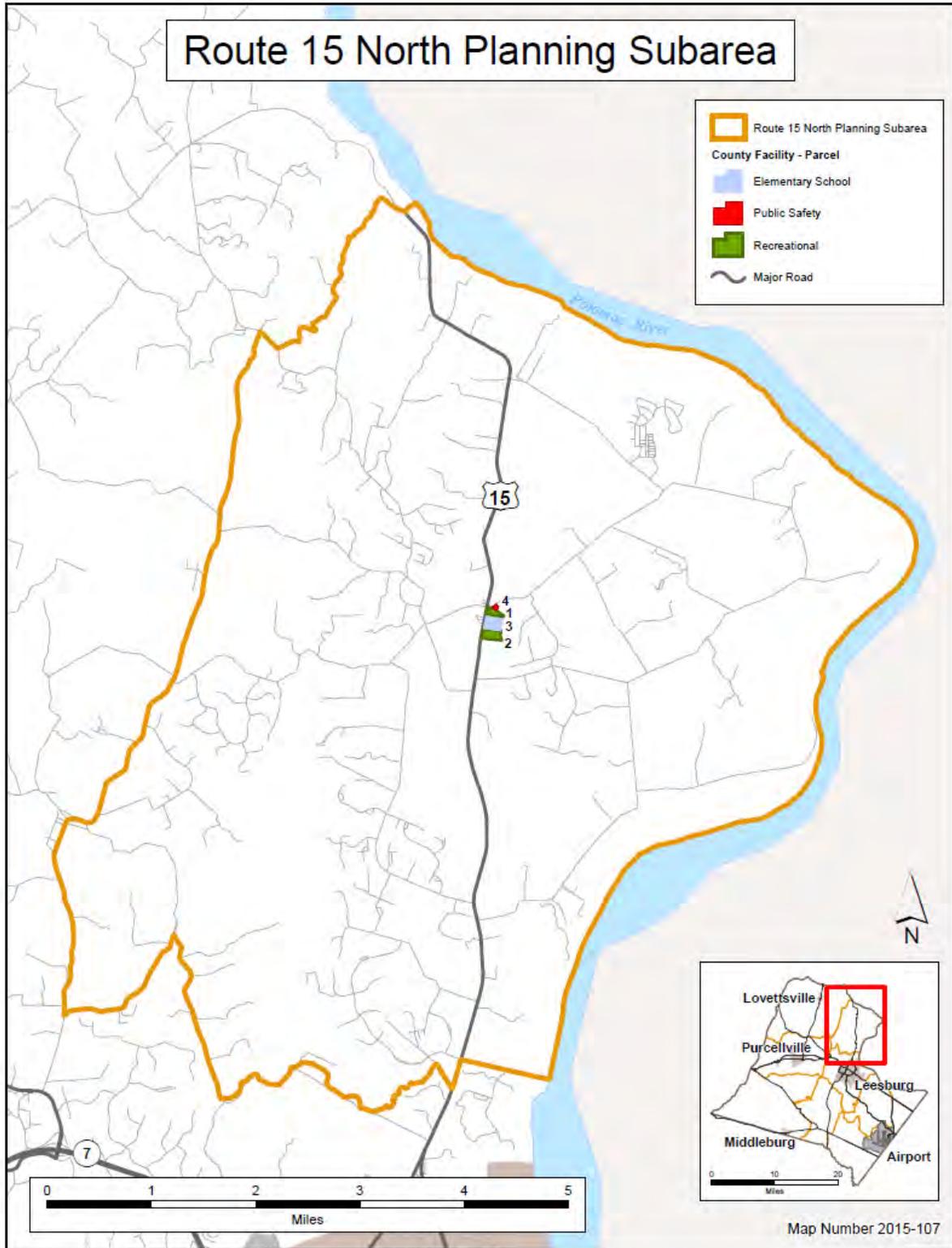


Comprehensive Plan Overview

The Existing Village of Lucketts, portions of the Villages of Taylorstown and Waterford, and portions of the Rural Policy Area are within the Route 15 North Planning Subarea (Revised General Plan, Chapter 7, Planned Land Use Map, and Chapter 10, Existing Villages Map). This area is planned for rural economy uses and limited residential development to protect the rural character of the western portion of the County. The County will allow small-scale institutional uses in Existing Villages that are compatible with existing residential and agricultural land uses in and around the village and where existing zoning would permit such uses (Revised General Plan, Chapter 10, Existing Village Policy 9). Compatible development will be allowed within Existing Villages that have adequate public facilities, zoning, transportation facilities, and land resources to accommodate growth (Revised General Plan, Chapter 10, Existing Village Policy 2).

The County will determine the need for new public facilities and will identify suitable sites based on the Revised General Plan, appropriate area plans, land use, and growth policies (Revised General Plan, Chapter 3, General Public Facility Policy 2). The County will direct the majority of public investments into currently developed communities and areas of the County where development is planned according to the Comprehensive Plan and in observance of standards and levels as approved in the Board of Supervisors' Adopted Service Plans and Levels (Revised General Plan, Chapter 3, Fiscal Planning and Budgeting Policy 6). Further, "[t]he County encourages the co-location of County facilities where they are feasible and can function effectively as multi-purpose community facilities" (Revised General Plan, Chapter 3, General Public Facilities Policy 8).





Numbered Facilities on the Route 15 North Planning Subarea Map:

Number	Facility Name	Owned/Leased	Status
1	Lucketts Community Center	Owned	Operational
2	Lucketts Community Park	Owned	Operational
3	Lucketts Elementary School	Owned by LCPS	Operational
4	Lucketts Fire-Rescue Station 10	Owned by Volunteers	Operational

Planned Capital Facilities in the FY 2015-FY 2020 CIP:

Facility Type	Facility Name	Fiscal Year (Fully Funded)
Fire and Rescue Station	Lucketts Fire Station Replacement	FY 2017

The following communities in the Route 15 North Planning Subarea have been identified as “at-risk” for having water or wastewater issues.

	Community	Type of Facility	Policy Area
CIP (2015-2020)	N/A	N/A	N/A
Existing	Waterford	Wastewater	Rural
CNA	Lucketts	Water & Wastewater	Rural

**For additional information, please go to the Water and Wastewater Infrastructure section of this document.



The following capital facilities would be triggered during the FY 2021-FY 2030 Capital Needs Assessment timeframe in the Route 15 North Planning Subarea:

Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Elementary School										X

* Each X in the table above represents one facility that is triggered for development in a given year for each facility type.

The Lucketts Elementary School is a replacement facility; no additional land is required for this facility.





1 Elementary School FY 2030
102,141 square feet
Existing Site
1:928 pupils

The elementary school will be a prototypical two-story elementary school design. The school will serve students in kindergarten through grade five. With an anticipated program capacity of 928, the elementary school will include classrooms, a media center, cafeteria, multipurpose room and two unlighted outdoor physical education fields.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	N/A	N/A	N/A
Existing	Lucketts ES	FY 1973	Route 15 North

CNA	Replacement Lucketts ES	FY 2030	Route 15 North
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Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board’s standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15).



Capital Facility Overview – Route 15 South

The current estimated population in the Route 15 South Planning Subarea is 3,891. The subarea's population is forecast to be 7,282 by 2030, an approximately 87% population growth rate through the end of the CNA planning period. These population projections are based upon the County's COG 8.3 Cooperative Forecasts and were released in March of 2014.

Despite low population density in the Route 15 South planning subarea, the subarea's proximity to Leesburg, Route 15, and Route 50 make it a significant area for potential capital facility development. The planning subarea includes the County's Landfill, the Banshee Reeks Nature Preserve, and the Aldie Volunteer Fire and Rescue Station.

There FY 2015-FY 2020 CIP includes planned phases of development at the County Landfill – the Landfill Sequence V Closure project and the Landfill Reclamation project.

A priority capital project in the area is an effort to eliminate all outhouses within the County, which are mostly located in the Rural Policy Area, and develop communal water and wastewater systems where existing systems are failing or where there is groundwater contamination. In conjunction with the Loudoun County Health Department and Loudoun Water, the Capital Needs Assessment identifies projects to develop and improve water and wastewater systems throughout the Rural Policy Area.

The tables on the following pages list all County owned and leased facilities already in operation in the Route 15 South planning subarea, projects funded in the FY 2015- FY 2020 Capital Improvement Program, and projects in the FY 2021-FY 2030 Capital Needs Assessment.



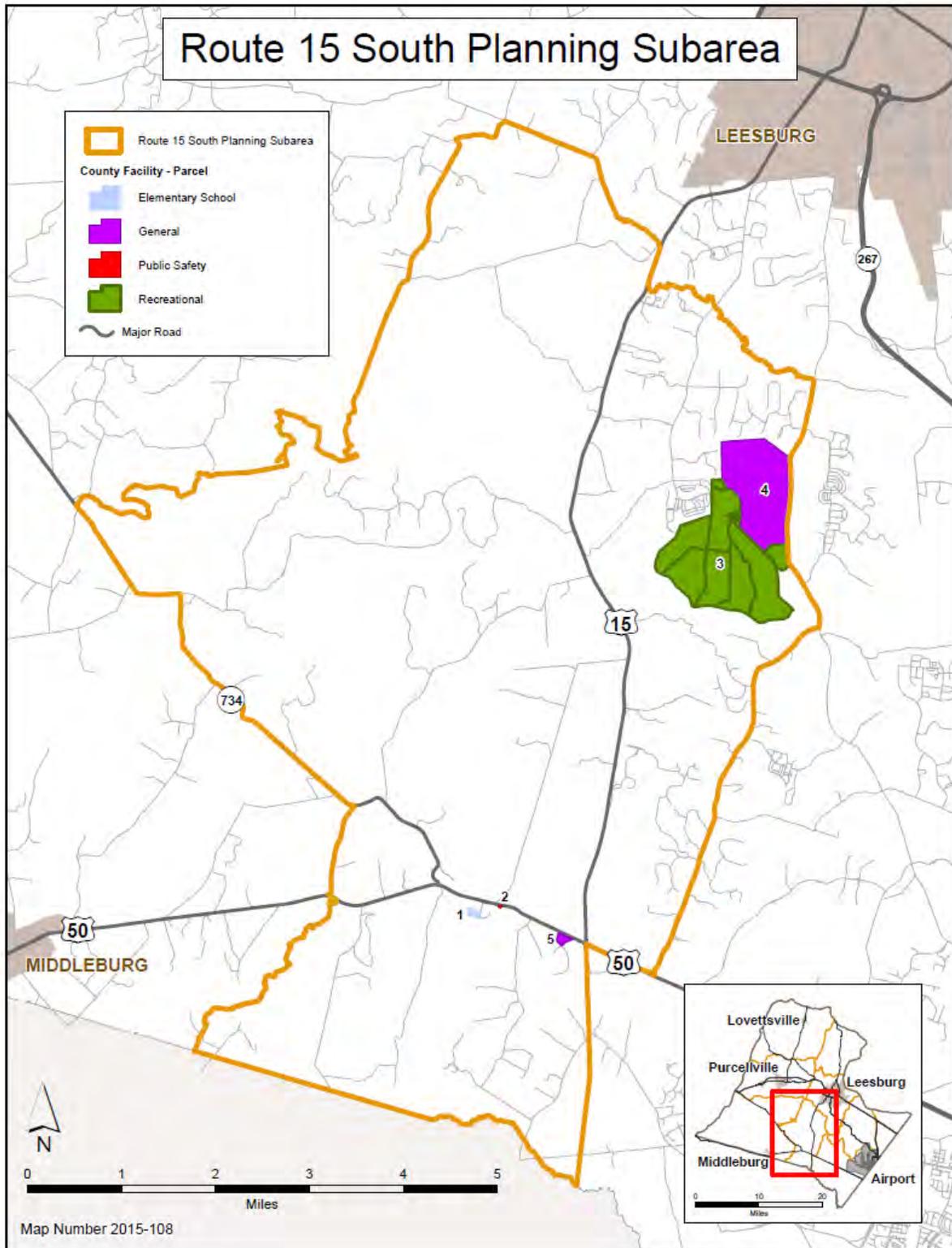
Comprehensive Plan Overview

The Route 15 South Planning Subarea includes an area designated as Rural Policy Area (Revised General Plan, Chapter 7, Planned Land Use Map). This area is planned for rural economy uses and limited residential development to protect the rural character of the western portion of the County.

The subarea includes the Existing Villages of Aldie and Aldie Mountain (Revised General Plan, Chapter 10, Existing Villages Map). The County will allow small-scale institutional uses in Existing Villages that are compatible with existing residential and agricultural land uses in and around the village and where existing zoning would permit such uses (Revised General Plan, Chapter 10, Existing Village Policy 9). Compatible development will be allowed within Existing Villages that have adequate public facilities, zoning, transportation facilities, and land resources to accommodate growth (Revised General Plan, Chapter 10, Existing Village Policy 2).

The County will determine the need for new public facilities and will identify suitable sites based on the Revised General Plan, appropriate area plans, land use, and growth policies (Revised General Plan, Chapter 3, General Public Facility Policy 2). The County will direct the majority of public investments into currently developed communities and areas of the County where development is planned according to the Comprehensive Plan and in observance of standards and levels as approved in the Board of Supervisors' Adopted Service Plans and Levels (Revised General Plan, Chapter 3, Fiscal Planning and Budgeting Policy 6).





Numbered Facilities on the Route 15 South Planning Subarea Map:

Number	Facility Name	Owned/Leased	Status
1	Aldie Elementary School	Owned by LCPS	Operational
2	Aldie Fire and Rescue Station #7	Owned by Volunteers	Operational
3	Banshee Reeks Nature Preserve	Owned	Operational
4	Loudoun County Landfill	Owned	Operational
5	Vacant	Owned	Vacant

Planned Capital Facilities in the FY 2015-FY 2020 CIP:

Facility Type	Facility Name	Fiscal Year (Fully Funded)
Fire and Rescue Station	Aldie Fire Station Replacement	FY TBD
General Government Support Facilities	Landfill Reclamation Project	FY 2018
General Government Support Facilities	Landfill Sequence V Closure	FY 2020

The following communities in the Route 15 South Planning Subarea have been identified as “at-risk” for having water or wastewater issues.

	Community	Type of Facility	Policy Area
CIP (2015-2020)	N/A	N/A	N/A
Existing	Aldie	Wastewater	Rural
	Landfill Extension	Water	Transition
CNA	Stewartown	Water and Wastewater	Rural

**For additional information, please go to the Water and Wastewater Infrastructure section of this document.

There are no planned capital facilities in the Route 15 South Planning Subarea for the FY 2021- FY 2030 Capital Needs Assessment.



Capital Facility Overview - Southwest

The current estimated population in the Southwest planning subarea is 7,223. The subarea's population is forecast to be 9,583 by 2030, an approximately 32% population growth rate through the end of the CNA planning period. These population projections are based upon the County's COG 8.3 Cooperative Forecasts and were released in March of 2014.

The projected population growth in the Southwest area is due to the growth within, or in close proximity to, the Town of Middleburg, which is consistent with the goals of the Revised General Plan. Most of the County's capital facilities in the Southwest planning subarea are related to services provided to the Town of Middleburg.

There are no capital facilities proposed in the Southwest planning subarea during the FY 2015-FY 2020 CIP timeframe. The County is contributing \$1,790,000 to VDOT to make sidewalk and pedestrian improvements along Route 50 in the Town of Middleburg

A priority capital project in this planning subarea will be an effort to eliminate all outhouses within the County, which are primarily located in the Rural Policy Area, and develop communal water and wastewater systems where existing systems are failing or where there is groundwater contamination. In conjunction with the Loudoun County Health Department and Loudoun Water, the Capital Needs Assessment will identify projects to develop and improve water and wastewater systems throughout the Rural Policy Area.

The tables on the following pages list all County owned and leased facilities already in operation in the Southwest planning subarea, projects funded in the FY 2015-FY 2020 Capital Improvement Program, and projects in the FY 2021-FY 2030 Capital Needs Assessment.



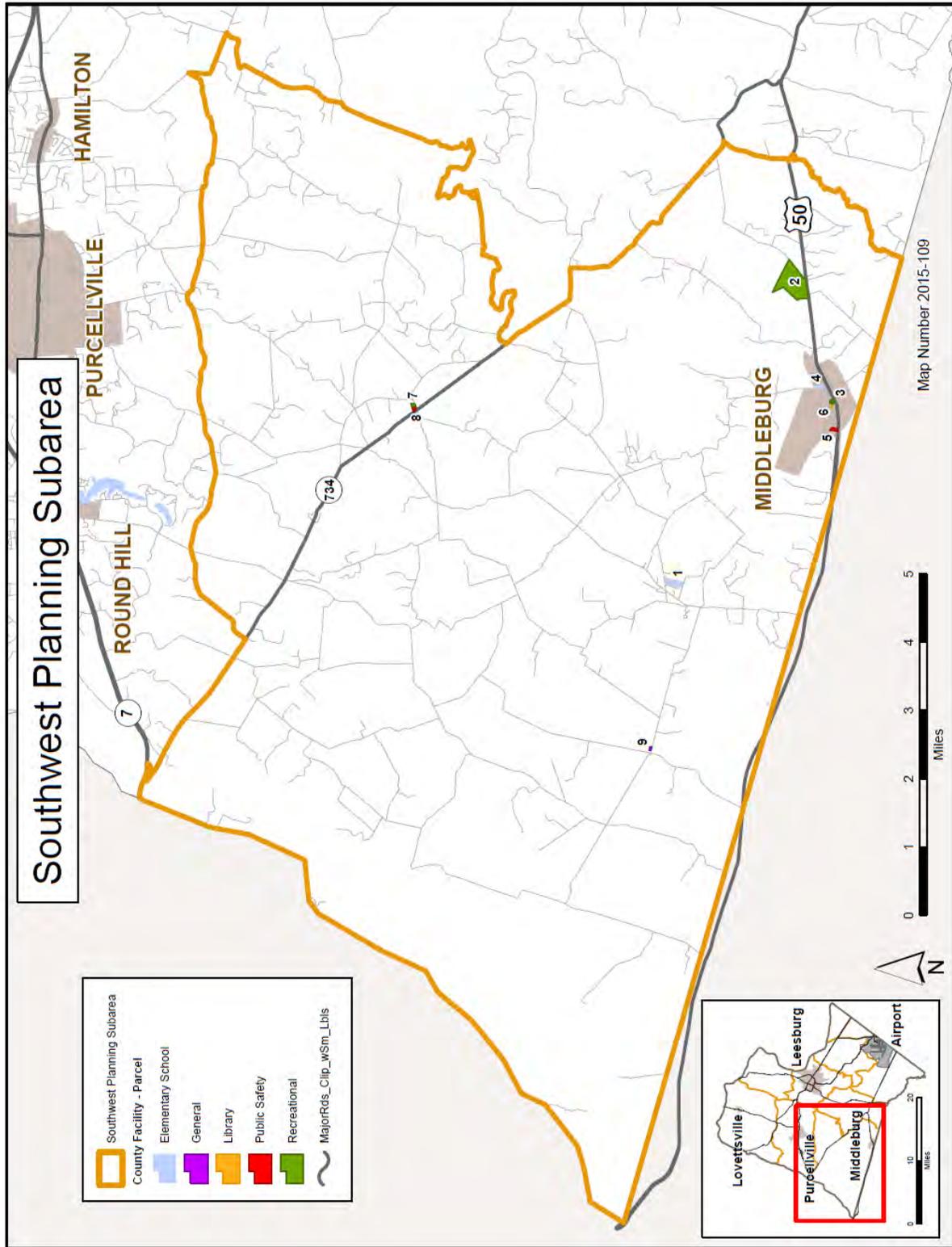
Comprehensive Plan Overview

The Southwest Planning Subarea includes the Town of Middleburg and the Rural Policy Area (Revised General Plan, Chapter 7, Planned Land Use Map). This area is planned for rural economy uses and limited residential development to protect the rural character of the western portion of the County. Business and commercial development is planned to be limited to within the Town and to support the local rural economy.

The subarea also includes the Existing Villages of Philomont and St. Louis along with a portion of the Village of Bluemont (Revised General Plan, Chapter 10, Existing Villages Map). The County will allow small-scale institutional uses in Existing Villages that are compatible with existing residential and agricultural land uses in and around the village and where existing zoning would permit such uses (Revised General Plan, Chapter 10, Existing Village Policy 9). Compatible development will be allowed within Existing Villages that have adequate public facilities, zoning, transportation facilities, and land resources to accommodate growth (Revised General Plan, Chapter 10, Existing Village Policy 2).

The County will determine the need for new public facilities and will identify suitable sites based on the Revised General Plan, appropriate area plans, land use, and growth policies (Revised General Plan, Chapter 3, General Public Facility Policy 2). The County will direct the majority of public investments into currently developed communities, towns, and areas of the County where development is planned according to the Comprehensive Plan and in observance of standards and levels as approved in the Board of Supervisors' Adopted Service Plans and Levels (Revised General Plan, Chapter 3, Fiscal Planning and Budgeting Policy 6).





Numbered Facilities on the Southwest Planning Subarea Map:

Number	Facility Name	Owned/Leased	Status
1	Banneker Elementary School	Owned by LCPS	Operational
2	Mickie Gordon Memorial Park	Owned LCPS	Operational
3	Middleburg Community Center	Leased	Operational
4	Middleburg Community Charter School	Owned by LCPS	Operational
5	Middleburg Fire/Rescue Station #3	Owned by Volunteers	Operational
6	Middleburg Library	Owned	Operational
7	Philomont Community Center	Owned	Operational
8	Philomont Fire/Rescue Station #8	Owned by Volunteers	Operational
9	Willisville Community Wastewater Treatment	Owned	Operational

The following communities in the Southwest Planning Subarea have been identified as “at-risk” for having water or wastewater issues.

	Community	Type of Facility	Policy Area
CIP (2015-2020)	Howardsville	Wastewater	Rural
	Willisville-Extension	Wastewater	Rural
Existing	St. Louis	Wastewater	Rural
	Willisville	Wastewater	Rural
CNA	Macsville	Water & Wastewater	Rural
	Route 50 West	Water & Wastewater	Rural
	Unison	Water & Wastewater	Rural

**For additional information, please go to the Water and Wastewater Infrastructure section of this document.

There are no planned capital facilities in the FY 2015-FY 2020 CIP.

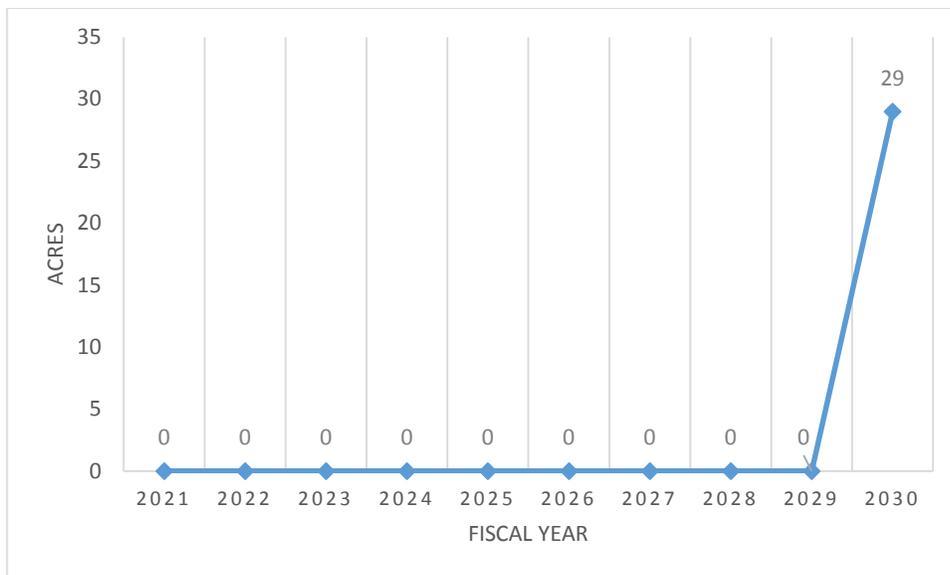


The following capital facilities would be triggered during the FY 2021-FY 2030 Capital Needs Assessment timeframe in the Southwest Planning Subarea:

Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Neighborhood Park										X

* Each X in the table above represents one facility that is triggered for development in a given year for each facility type.

It is estimated that up to 29 acres of land may need to be acquired by the County in order to develop these proposed facilities through FY 2030.





1 Park FY 2030
400 square feet
Up to 29 acres
1:10,000 population

A Neighborhood Park can be passive or active (programmed or un-programmed) recreation. Passive areas should include playgrounds, picnic areas, trails, wooded areas, and streams. Active areas should include a baseball/softball starplex (4 fields) or 3 large rectangle fields. In addition, each park should include field lighting, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, concessions, groundwater wells, irrigation, staff offices, playground, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	N/A	N/A	N/A
Existing	N/A	N/A	N/A

CNA	Neighborhood Park	FY 2030	Southwest
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Comprehensive Plan Conformance:

The proposed general location for Neighborhood Parks is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).



Capital Facility Overview – Sterling

The Sterling Planning Subarea is approaching build-out; only future re-development projects and rezonings in the Sterling area could induce further significant residential and commercial growth in this section of the County. The current estimated population in the Sterling planning subarea is 34,974. The subarea's population is forecast to be 42,628 by 2030, an approximately 21% population growth rate through the end of the CNA planning period. This anticipated growth is due to the residential components of approved rezonings in the area, such as the Dulles World and Dulles Town Center developments. These population projections are based upon the County's COG 8.3 Cooperative Forecasts and were released in March of 2014.

Geographic limitations and transportation infrastructure will limit future development in this area. The subarea is bordered to the north by Route 7, to the west by Route 28, to the south by the Dulles Airport, and to the east by the Fairfax County border.

The Sterling planning subarea includes regional amenities such as the Dulles Town Center Mall, Claude Moore Regional Park, the Claude Moore Recreation Center, and the Loudoun Heritage Farm Museum.

Capital facility development in the Sterling area during the FY 2015-FY 2020 CIP timeframe includes the construction of the Dulles Town Center Park and Ride Lot, the replacement of the Sterling Fire and Rescue Station, the renovation and expansion of the Sterling Community Center, and the relocation and expansion of the Sterling Library.

Another priority capital project will be an effort to develop communal water and wastewater systems where existing systems are failing or where there is groundwater contamination. In conjunction with the Loudoun County Health Department and Loudoun Water, the Capital Needs Assessment will identify projects to develop and improve water and wastewater systems throughout the Suburban Policy Area of the County, which the Sterling planning subarea is a part of.

The tables on the following pages list all County owned and leased facilities that are already in operation in the Sterling planning subarea, projects funded in the FY 2015-FY 2020 Capital Improvement Program, and projects in the FY 2021-FY 2030 Capital Needs Assessment.

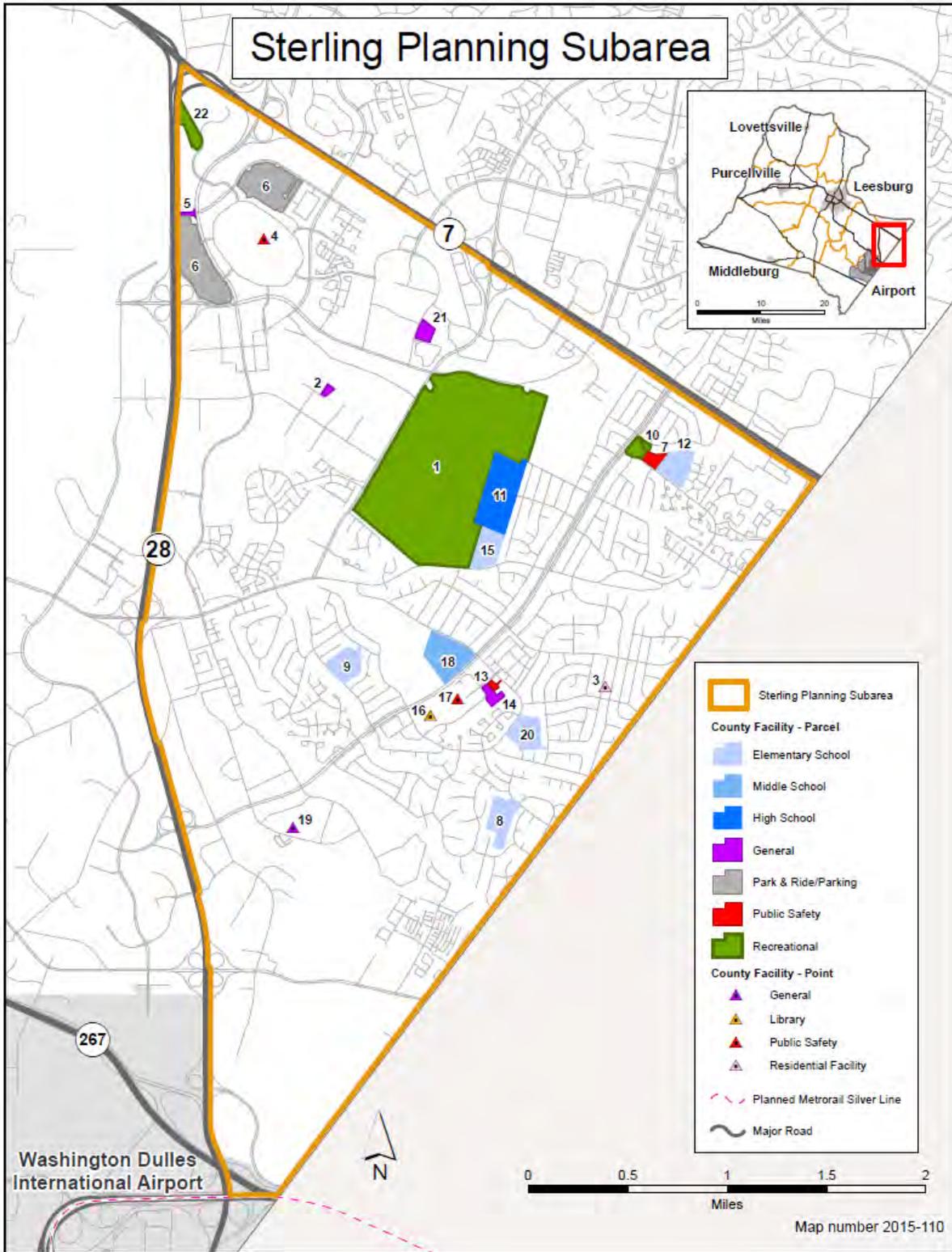


Comprehensive Plan Overview

A portion of the Suburban Policy Area and a portion of the Sterling Suburban Community fall within the Sterling Planning Subarea (Revised General Plan, Chapter 7, Planned Land Use Map; and Chapter 6, Suburban Community Boundaries Map). Plan policy envisions the Sterling Community of the Suburban Policy Area as one of four self-sustaining suburban communities (Ashburn, Dulles, Potomac and Sterling) that have a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1).

The County will direct the majority of public investments into currently developed communities where development is planned according to the Comprehensive Plan and in observance of standards and levels as approved in the Board of Supervisors' Adopted Service Plans and Levels (Revised General Plan, Chapter 6, Fiscal Planning and Budgeting Policy 6). Further, "[t]he County encourages the co-location of County facilities where they are feasible and can function effectively as multi-purpose community facilities" (Revised General Plan, Chapter 3, General Public Facilities Policy 8).





Numbered Facilities on the Sterling Planning Subarea Map:

Number	Facility Name	Owned/Leased	Status
1	Claude Moore Park/Claude Moore Recreation Center	Owned	Operational
2	Communications Tower-Sterling	Leased	Operational
3	DS Residential Facility	Owned	Operational
4	Dulles Town Center-Sheriff	Leased	Operational
5	Dulles Town Center Park and Ride	Owned	CIP
6	Dulles Town Center Park and Ride Phase II	Proffered	CIP
7	Eastern Loudoun Sheriff Station	Owned	Operational
8	Forest Grove Elementary School	Owned by LCPS	Operational
9	Guilford Elementary School	Owned by LCPS	Operational
10	Gwen Thompson/Briar Patch Park	Owned	Operational
11	Park View High School/Sterling Recycling Drop-Off Center	Owned by LCPS	Operational
12	Rolling Ridge Elementary School	Owned by LCPS	Operational
13	South Sterling Fire/Rescue Station #11/#15	Owned by Volunteers	Operational
14	Sterling Community Center	Owned	Operational
15	Sterling Elementary School	Owned by LCPS	Operational
16	Sterling Library	Leased	CIP
17	Sterling Mall CPO	Leased	Operational
18	Sterling Middle School	Owned by LCPS	Operational
19	Storage	Leased	Operational
20	Sully Elementary School	Owned by LCPS	Operational
21	Treasurer/COR/Training Center	Leased	Operational
22	Vestals Gap Overlook Park	Owned	Operational



Planned Capital Facilities in the FY 2015-FY 2020 CIP:

Facility Type	Facility Name	Fiscal Year (Fully Funded)
Community Center	Sterling Community Center Renovation	FY 2016
Developmental Services Residential Facility	Eastern Loudoun DS Group Residence	FY 2019
Fire and Rescue Station	Sterling Fire and Rescue Station Replacement	FY 2016
Library	Sterling Library (Relocation)	FY 2015

The following communities in the Sterling Planning Subarea have been identified as “at-risk” for having water or wastewater issues.

	Community	Type of Facility	Policy Area
CIP (2015-2020)	N/A	N/A	N/A
Existing	N/A	N/A	N/A
CNA	Cedar Green Road	Water & Wastewater	Suburban
	Ruritan Road	Water & Wastewater	Suburban
	Tall Oaks	Water & Wastewater	Suburban

**For additional information, please go to the Water and Wastewater Infrastructure section of this document.



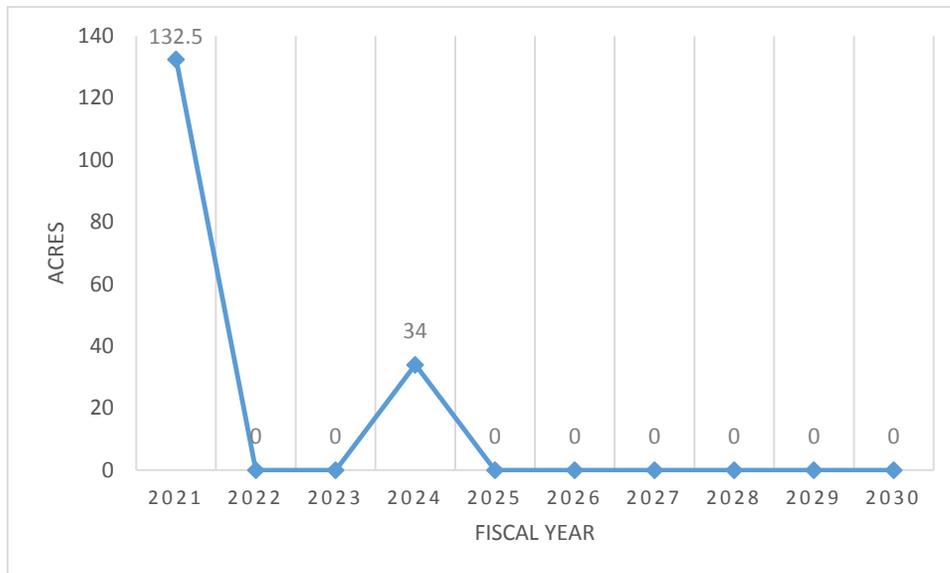
The following capital facilities would be triggered during the FY 2021-FY 2030 Capital Needs Assessment timeframe in the Sterling Planning Subarea:

Facilities	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Community Park	X									
Mental Health Residential Facility	XX									
Neighborhood Park	XX			X						
Teen Center				X						

*Due to financial constraints, some of the facilities listed in FY 2021 were triggered, but not funded in the FY 2015-FY 2020 CIP budget. This accounts for the higher number of projects listed in FY 2021 of the CNA.

** Each X in the table above represents one facility that is triggered for development in a given year for each facility type.

It is estimated that up to 166.50 acres of land may need to be acquired by the County in order to develop these proposed facilities through FY 2030.



*Due to financial constraints, some of the facilities listed in FY 2021 were triggered, but not funded in the FY 2015-FY 2020 CIP budget. This accounts for the higher amount of acreage needed in FY 2021 of the CNA.





2 Facilities FY 2021
3,400 square feet each
Up to .25 acres each
1:18,325 population

Mental Health services are provided in group residences, supervised apartments, and private residences. Services are provided to individuals and their families who are experiencing serious mental disabilities.

Services include: intensive psychotherapy, psychiatric and nursing care, medication management, case management as well as life skills such as cooking, money management, and housekeeping. Direct supervision of clients, transportation, and crisis intervention are also provided. The program would be available 24 hours a day through on-site supervision and on-call staff.

	Facility Name	Fiscal Year	Leased/Owned
CIP (2015-2020)	N/A	N/A	N/A
Existing	N/A	N/A	N/A

CNA	MH Residence	FY 2021	Sterling
CNA	MH Residence	FY 2021	Sterling

Comprehensive Plan Conformance:

The proposed general location for the Mental Health Group Residences are consistent with the Revised General Plan. New human service facilities will be located in the Suburban and Transition Policy Areas, Towns, JLMAs, and the Existing Villages with good access to commercial services to achieve adequate accessibility and integration of all clients (Revised General Plan, Chapter 3, Human Services Policy 1). Additionally, human service agencies will coordinate facility needs and location criteria for group care facilities to ensure adequate dispersal throughout the County (Revised General Plan, Chapter 3, Human Services Policy 2)





1 Park FY 2021
800 square feet
30-74 acres
1:25,000 population

Community Park sites should be between 30 and 74 acres. Each Community Park should include a baseball/softball starplex (4 fields) or 3 large rectangle fields, and areas for passive park use. In addition, each park should include field lighting, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, concessions, groundwater wells, irrigation, staff offices, a playground, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	Moorefield Station Park	FY 2016	Ashburn
Existing	Edgar Tillett Memorial	FY 2005	Ashburn
	Brambleton West Park	FY 2007	Dulles
	Conklin Park	FY 2001	Dulles
	Potomac Lakes Sportsplex	FY 1993	Potomac
	Scott Jenkins Memorial	FY 2011	Route 7 West
	Woodgrove Park	FY 1998	Route 7 West

CNA	Community Park	FY 2021	Sterling
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Comprehensive Plan Conformance:

The proposed general location for Community Parks is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).





2 Parks FY 2021
1 Park FY 2024
400 square feet each
Up to 29 acres each
1:10,000 population

A Neighborhood Park can be passive or active (programmed or un-programmed) recreation. Passive areas should include playgrounds, picnic areas, trails, wooded areas, and streams. Active areas should include a baseball/softball starplex (4 fields) or 3 large rectangle fields. In addition, each park should include field lighting, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, concessions, groundwater wells, irrigation, staff offices, playground, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions,

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	N/A	N/A	N/A
Existing	Gwen Thompson/Briar Patch Park	FY 1985	Sterling

CNA	Neighborhood Park	FY 2021	Sterling
	Neighborhood Park	FY 2021	Sterling
	Neighborhood Park	FY 2024	Sterling

Comprehensive Plan Conformance:

The proposed general location for Neighborhood Parks is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).





1 Center FY 2024
20,000 square feet
Up to 5.00 acres
1:10,000 residents
aged 12-14

The facility would provide a large multi-purpose room, fitness room, two meeting rooms, a multi-media room, a computer lab, digital arts studio, kitchen, snack bar, game area, restrooms, indoor and outdoor congregation areas, storage, and staff/support space.

Co-locating the facility with a Community Center or a Recreation Center would offer program benefits and potential cost savings through shared program space.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	N/A	N/A	N/A
Existing	N/A	N/A	N/A

CNA	Teen Center	FY 2024	Sterling
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Comprehensive Plan Conformance:

The proposed general location for a Teen Center is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).



Capital Facility Overview

Certain types of facilities do not have a geographic limitation as to where they may be placed within the County. These projects are placed into a “Countywide” category so that they may be located in any planning subarea of the County where they are needed. Examples of these types of facilities include general government office space, certain public schools projects, warehouse and storage space, and vehicle maintenance and fueling facilities. However, it should be noted that the County Comprehensive Plan provides further guidance for the appropriateness of facilities within a planning subarea, depending on the Policy Area and the recommended land uses contained within that Policy Area.

This section of the document will deal primarily with General Government Support Facilities. The County’s Capital Facility Standard for General Government Support Facilities is 4 square feet of space per resident. This space accounts for general office, warehousing, storage, or other governmental operations space, such as the Adult Detention Center or the Courts Complex.

The County owns approximately 1,098,077 square feet of general government support space. The County leases an additional 224,157 square feet of governmental support space, for a total of 1,322,234 square feet of space. By 2030, the capital facility need for general government support space is projected to total 1,874,660.

The FY 2015-FY 2020 Capital Improvement Program (CIP) includes the following General Government Support Facilities: the expansion of the Courts Complex, the acquisition and renovation of a Consolidated Shops and Warehouse Facility, and the Public Safety Firing Range.

This section of the document also contains Loudoun County Public School projects for schools needed to be developed according to future student population projections, but where the exact location of the school has not yet been determined. Placing these schools in the Countywide section of the CNA allows the greatest flexibility in selecting future public school sites.

The tables on the following pages list all County-owned and leased facilities, such as general office space, warehousing, storage, and other supportive functions of the County Government’s operations, and projects in the FY 2021-FY 2030 Capital Needs Assessment.



Existing General Government Support Facilities Owned by the County:

Facility #	Facility Name	Planning Subarea	Area (Sq. Ft)
5002	Historic Courthouse	Leesburg	4,709
5003	Courts Complex	Leesburg	142,782
5007	Valley Bank Building (Old)	Leesburg	10,000
5021	Landfill Offices	Route 15 South	4,460
5045	Vacant- 106 Edwards Ferry Rd.	Leesburg	1,400
5046	Loudoun Museum Storage-108 Edwards Ferry Rd.	Leesburg	945
5047	Commonwealth Attorney- 110 Edwards Ferry Rd.	Leesburg	2,982
5048	Clerk of the Circuit Court- 112 Edwards Ferry Rd.	Leesburg	1,600
5062	Heritage Farm Museum	Sterling	11,850
5068	Fire Rescue Training Center	Leesburg	18,500
5071	Central Garage and Maintenance Facility	Leesburg	41,130
5073	Central Mail Facility	Leesburg	4,960
5074	Information Technology	Leesburg	27,874
5087	Shenandoah Office Building	Leesburg	76,620
5099	General Services Shops	Leesburg	39,308
5145	Fire Rescue Burn Facility (Old)	Leesburg	5,200
5152	Fuel and Bus Wash Facility	Leesburg	9,788
5162	Landfill Offices	Route 15 South	4,520
5170	Government Center	Leesburg	158,561
5170A	Government Center Garage	Leesburg	132,000
5185	Adult Detention Center (Thru Phase II)	Leesburg	212,000
5191	PRCS Shops	Leesburg	14,112
5312	Fire Rescue High Bay Training Building	Leesburg	17,975
5313	Fire Rescue Burn Building	Leesburg	6,194
5330	Fire Rescue- Staff Facility	Leesburg	3,074
5343	Landfill Maintenance Building	Route 15 South	3,483
5355	801 Sycolin Rd	Leesburg	71,025
5356	803 Sycolin Rd	Leesburg	71,025
TOTAL			1,098,077



CIP General Government Support Facilities to be Owned by the County:

Facility #	Facility Name	Planning Subarea	Area (Sq. Ft)
CIP	Courts Phase III Expansion	Leesburg	92,000
CIP	County Shops and Warehouse	Leesburg	176,249
CIP	Public Safety Firing Range	Leesburg	65,000
TOTAL			333,249



Existing General Government Support Facilities Leased by the County:

Facility #	Facility Name	Planning Subarea	Area (Sq. Ft)
6061	Old Waterford Communications Tower	Route 7 West	238
6098	Extension Offices- Catoctin Circle	Leesburg	4,794
6184	Loudoun Heights Communications Tower	Northwest	252
6196	Communications Tower Shellhorn Rd	Ashburn	220
6198	52 Sycolin Rd	Leesburg	3,800
6205	Communications Tower- Sterling	Sterling	252
6206	Communications Tower- Bluemont	Route 7 West	252
6207	Communications Tower- Ashburn	Ashburn	252
6208	Communications Tower-Leesburg	Leesburg	252
6209	Communications Tower- Waterford (New)	Route 7 West	252
6210	Communications Tower- Bull Run	Dulles	252
6225	MHM RSA-906 Trailview	Leesburg	22,500
6228	Treasurer/COR/Training	Sterling	29,140
6232	Surplus/Records	Leesburg	14,400
6236	54 Sycolin Rd	Leesburg	4,056
6244	Communications Tower- Evan Alford	Ashburn	408
6246	GS Warehouse	Leesburg	10,000
6258	Sheriff Rapid Response Team	Ashburn	10,800
6278	PRCS Warehouse	Leesburg	2,796
6281	Sheriff Storage	Leesburg	4,400
6301	EOC Storage	Leesburg	4,800
6304	Courts Storage	Leesburg	4,918
6307	Eastern Services 1	Ashburn	14,733
6309	Eastern Services 2	Ashburn	2,958
6318	General Services Storage	Leesburg	9,680
6320	107 Loudoun St. Community Corrections	Leesburg	6,600
6322	Building Inspectors	Leesburg	10,000
6323	Building Inspectors II	Leesburg	1,944
6345	Voting Machine Storage	Leesburg	5,841
6347	Soils Lab	Leesburg	2,350
6352	Fire-Rescue Support	Leesburg	9,000
6361	Voter Registration	Leesburg	14,087
6370	Sheriff Command Vehicle Storage	Leesburg	3,000
6380	PRCS Admin	Ashburn	21,185
6392	MHM RSA- 908 Trailview	Leesburg	3,745
TOTAL			224,157

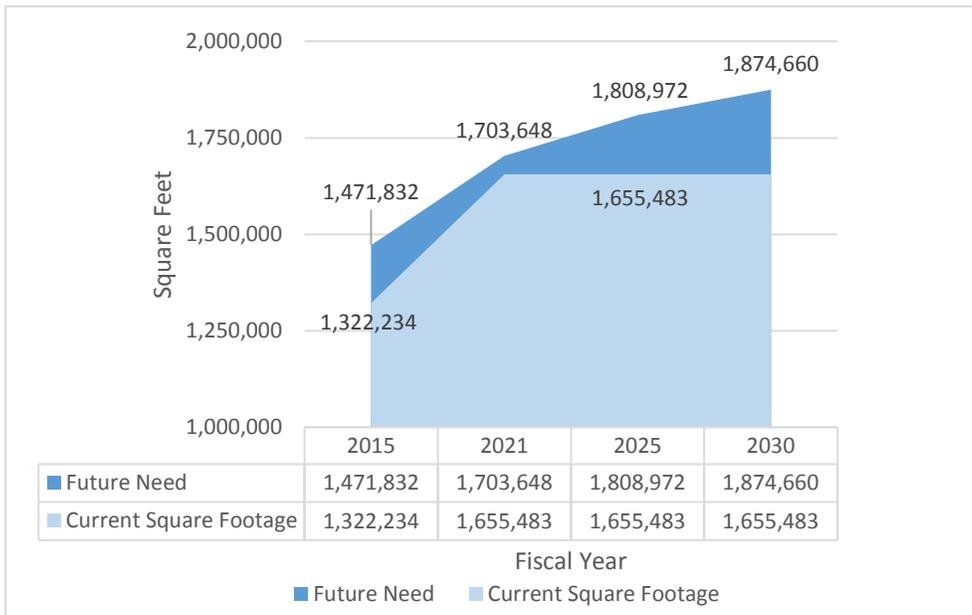


Owned	1,098,077 Sq. Ft
Leased	224,157 Sq. Ft
CIP (2015-2020)	333,249 Sq. Ft
Total	1,655,483 Sq. Ft

219,177 square feet by FY 2030
4 square feet per capita

General Government Support Facilities space accounts for central service operational space required to support County Government operations. Examples of this type of space include general office space, warehousing, storage, or other governmental operations space, such as the Adult Detention Center or the Courts Complex.

The County owns approximately 1,098,077 square feet of General Government Support Space. The County leases an additional 224,157 square feet of governmental support space, for a total of 1,322,234 square feet of space. By 2030, the capital facility need for general government support space is projected to total 1,874,660.



Comprehensive Plan Conformance:

The proposed General Government Support Facilities are consistent with the Revised General Plan. Plan policies state that the need for new public facilities and their locations will be determined based on the Revised General Plan, appropriate area plans, land use and growth policies. The standards and levels of service for these public facilities are as prescribed in the Board of Supervisors’ Adopted Service Plans and Levels (Revised General Plan, Chapter 3, General Public Facilities Polices, Policy 2). The County encourages the co-location of County facilities where they are feasible and can function effectively as multi-purpose community facilities (Revised General Plan, Chapter 3, General Public Facilities Polices, Policy 8).





**Approximately 250 miles
FY 2030
.65 miles per 1000 residents**

Recreational or natural trails provide for walking, hiking, and equestrian opportunities. The surface of these trails are natural surface (natural earth, wood chips etc.) with a width of two to five feet.

The County is working with developers and property owners to link County owned parks and parcels, and parcels within or that contain public access easements along major stream valley corridors, to create a comprehensive recreational stream valley corridor trail network.

Park	Miles of Existing Trail	Planning Subarea
Potomac National Heritage Trail	10 miles	Ashburn/Potomac
Bolen Park	3 miles	Leesburg
Franklin Park	2.65 miles	Route 7 West
Banshee Reeks Nature Preserve	26 miles	Route 15 South
Claude Moore Park	11 miles	Sterling
TOTAL	52.65 miles	

Potential Stream Valley Corridor Trail Sites	
Limestone Branch	Catoctin Creek
Broad Run Trail Network	Lovettsville Tributaries
Goose Creek Trail Network	Quarter Branch
Sugarland Run	Clark's Run
Dutchman Creek	Piney Run
Potomac National Heritage Trail	North Fork Connections

Comprehensive Plan Conformance:

The proposed general location for the recreational trails is consistent with the Revised General Plan. The County's greenways and trails will serve as a linking element in all policy areas to other components of the Green Infrastructure and may be used for refuge, recreation, and education. The system should link people to the area's natural, recreational, cultural, and commercial resources (Revised General Plan, Chapter 5, Greenways and Trail Policy 2). Priority trails include the Potomac Heritage Trail (hiking from Fairfax County to Harpers Ferry, WV); connections to the Ashburn Community from the Loudoun County Parkway Corridor; and pedestrian and shared-use trails along creeks (Revised General Plan, Chapter 5, Greenways and Trail Policy 3).





1 Elementary School FY 2029
102,141 square feet
Up to 20 acres
1:928 pupils

The elementary school will be a prototypical two-story elementary school design. The school will serve students in kindergarten through grade five. With an anticipated program capacity of 928, the elementary school will include classrooms, a media center, cafeteria, multipurpose room and two unlighted outdoor physical education fields.

	Facility Name	Fiscal Year	Planning Subarea
CIP (2015-2020)	N/A	N/A	N/A
Existing	N/A	N/A	N/A

CNA	ES-36	FY 2029	Countywide
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Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board’s standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15).



Capital Facility Overview - Vehicles

There are capital facility standards in the County for specific types of vehicles that are required as the population of the County increases - Transit Buses and Fire, Rescue, and Emergency Management vehicles.

For Fire and Rescue Vehicles, there are multiple delivery methods to add vehicles to the County and Volunteer Fleet:

- 1) Beginning with the FY 2016 Capital Improvement Program (CIP) budget, each new fire station under development that includes a career staffing component includes the acquisition of three new vehicles as part of the station - one ambulance, one engine, and one tanker. Prior to FY 2016, each new fire station included only two vehicles as part of the station – one ambulance and one engine.
- 2) The CIP includes an annual appropriation of \$3 million to acquire Fire and Rescue Vehicles for the combined Fire and Rescue System (County System and Volunteer Companies). This may include funding for the replacement of Volunteer Company vehicles. County System vehicles are replaced using a central vehicle replacement fund. The annual \$3 million vehicle appropriation is not used for the replacement of County-owned and career staff vehicles.
- 3) Volunteer Companies have the ability to acquire vehicles through their own financial resources and fundraising efforts.

The Vehicles listed in the CNA project pages do not represent any replacement vehicles for either Volunteer Companies or for County career staff. The vehicles reported in the CNA are vehicles needed to support front-line Fire and Rescue operations, and to provide required reserve fleet capability. The current Fire and Rescue vehicle inventory provided on the project pages includes both County career staff and Volunteer Company vehicles in service and the existing reserve fleet.

For transit buses, the vehicles listed on the CNA project page do not represent replacement vehicles. Transit buses are replaced by the County using a central vehicle replacement fund. The transit buses reported in the CNA represent buses needed to provide transit and commuter services according to the County's adopted capital facility standards. Given the current transit bus fleet, the CNA assumes that if the County continues to acquire two transit buses per year through FY 2030, the need for transit buses will be fully met at the end of the CNA planning timeframe. Please note, the County is updating the Transit Development Plan (TDP) in FY 2015 and FY 2016. The results of the update to the TDP could end up changing the number of buses needed to deliver transit and commuter bus services in the County. After the results of the TDP update are known, the acquisition schedule and need for transit buses may be altered, resulting in the need for additional transit buses that are currently not shown in the FY 2021-FY 2030 CNA.





FY 2021-FY 2030
5 Engines
1:10,000 population

Engines are equipped with at least 500 gallons of water, are capable of pumping 1500 gallons per minute, and carry a variety of hoses to supply water from a hydrant or other static water source. Engines are also furnished with basic first aid equipment and are routinely dispatched to medical incidents.

They are dispatched on all types of calls from auto accidents to hazardous materials incidents, so personnel can begin to stabilize the situation until specialized resources arrive. With very few exceptions every fire/rescue station in Loudoun County is equipped with an engine.

	Number of Engines	Planning Subarea
CIP (2015-2020)	1 Engine	Dulles
	1 Engine	Leesburg
	1 Engine	Sterling
Existing	9 Engines	Ashburn
	4 Engines	Dulles
	2 Engines	Leesburg
	3 Engines	Northwest
	1 Engines	Potomac
	8 Engine	Reserve Fleet
	6 Engine	Route 7 West
	1 Engine	Route 15 North
	1 Engines	Route 15 South
	3 Engines	Southwest
	2 Engines	Sterling

CNA	5 Engines	Countywide
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Comprehensive Plan Conformance:

The Revised General Plan states that fire and rescue facilities, and the associated vehicles, will be sited in accordance with the standards and facility needs identified in the Board of Supervisors adopted Fire and Rescue Services Plan and station location/service area maps contained in the Revised General Plan and area plans (Revised General Plan, Chapter 3, Fire and Rescue Services Policy 1).





FY 2021- FY 2030
5 Tankers
1:10,000 population

Tankers generally carry a minimum of 3,000 gallons of water and are primarily stationed in areas of the county where the municipal water supply doesn't exist, such as the County's rural communities.

Tankers are used to shuttle water from a static or constant water source, such as a pond or hydrant, to the fire scene and dump it into a stationary tank being used by the engines.

	Number of Tankers	Planning Subarea
CIP (2015-2020)	1 Tanker	Dulles
	1 Tanker	Leesburg
Existing	1 Tanker	Ashburn
	2 Tankers	Dulles
	1 Tanker	Leesburg
	2 Tankers	Northwest
	1 Tanker	Potomac
	1 Tanker	Reserve Fleet
	3 Tankers	Route 7 West
	1 Tanker	Route 15 North
	1 Tanker	Route 15 South
	3 Tankers	Southwest
	0 Tankers	Sterling

CNA	5 Tankers	Countywide
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Comprehensive Plan Conformance:

The Revised General Plan states that fire and rescue facilities, and the associated vehicles, will be sited in accordance with the standards and facility needs identified in the Board of Supervisors adopted Fire and Rescue Services Plan and station location/service area maps contained in the Revised General Plan and area plans (Revised General Plan, Chapter 3, Fire and Rescue Services Policy 1).





FY 2021-FY 2030
4 Ladder Trucks
1:25,000 population

Ladder trucks are equipped with a minimum of a 95-foot aerial ladder, and are staffed with a minimum of four firefighters. They are typically dispatched on more specialized and labor-intensive incidents, such as structure fires, and technical rescue emergencies.

Ladder trucks can also be deployed to rescue trapped victims at higher elevations or to support advanced rope and rigging systems during a technical rescue operation.

They are equipped with basic first-aid equipment and are dispatched to assist on EMS incidents in the event that they are the closest available asset.

	Number of Ladder Trucks	Planning Subarea
CIP (2015-2020)	1 Truck	Ashburn
	1 Tower	Route 7 West
Existing	3 Ladder Trucks	Ashburn
	1 Ladder Truck	Dulles
	2 Ladder Trucks	Leesburg
	0 Ladder Trucks	Northwest
	1 Ladder Truck	Potomac
	1 Ladder Truck	Reserve Fleet
	1 Ladder Truck	Route 7 West
	0 Ladder Trucks	Route 15 North
	0 Ladder Trucks	Route 15 South
	0 Ladder Trucks	Southwest
	1 Ladder Truck	Sterling

CNA	4 Ladder Trucks	Countywide
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Comprehensive Plan Conformance:

The Revised General Plan states that fire and rescue facilities, and associated vehicles, will be sited in accordance with the standards and facility needs identified in the Board of Supervisors adopted Fire and Rescue Services Plan and station location/service area maps contained in the Revised General Plan and area plans (Revised General Plan, Chapter 3, Fire and Rescue Services Policy 1).





FY 2021- FY 2030
1 Brush Truck
1:10,000 population

Brush Trucks are primarily used to support brush/field fires or other incidents not easily accessible from the roadway. These are four-wheel drive pick-up trucks or jeeps outfitted with a small water tank and fire pump.

Fire/Rescue will also use brush trucks to tow trailers of varying kinds, to include Wildland Support Trailers, water rescue boats, etc.

Brush Trucks do not have a dedicated staff but personnel in the station are expected to respond in the truck as necessary.

CIP (2015-2020)	Number of Brush Trucks	Planning Subarea
	N/A	N/A
Existing	0 Brush Trucks	Ashburn
	2 Brush Trucks	Dulles
	1 Brush Truck	Leesburg
	1 Brush Truck	Northwest
	0 Brush Trucks	Potomac
	0 Brush Trucks	Reserve Fleet
	5 Brush Trucks	Route 7 West
	1 Brush Truck	Route 15 North
	1 Brush Truck	Route 15 South
	2 Brush Trucks	Southwest
	1 Brush Truck	Sterling

CNA	1 Brush Truck	Countywide
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Comprehensive Plan Conformance:

The Revised General Plan states that fire and rescue facilities, and the associated vehicles, will be sited in accordance with the standards and facility needs identified in the Board of Supervisors adopted Fire and Rescue Services Plan and station location/service area maps contained in the Revised General Plan and area plans (Revised General Plan, Chapter 3, Fire and Rescue Services Policy 1).





FY 2021-FY 2030
4 Heavy Rescue Squads
1:50,000 population

Heavy Rescue Squads are staffed with a minimum of four firefighters and are furnished with vehicle extraction equipment and a plethora of advanced, technical rescue equipment.

These units are dispatched to significant vehicle accidents in addition to structure fires, and are responsible for the search and rescue of trapped occupants. They are dispatched to all technical rescue incidents such as water rescues, and construction site accidents.

	Number of Heavy Rescue Squads	Planning Subarea
CIP (2015-2020)	N/A	N/A
Existing	0 Heavy Rescue Squads	Ashburn
	0 Heavy Rescue Squads	Dulles
	1 Heavy Rescue Squad	Leesburg
	0 Heavy Rescue Squads	Northwest
	0 Heavy Rescue Squads	Potomac
	1 Heavy Rescue Squad	Reserve Fleet
	1 Heavy Rescue Squad	Route 7 West
	0 Heavy Rescue Squads	Route 15 North
	1 Heavy Rescue Squad	Route 15 South
	0 Heavy Rescue Squads	Southwest
	1 Heavy Rescue Squad	Sterling

CNA	4 Heavy Rescue Squads	Countywide
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Comprehensive Plan Conformance:

The Revised General Plan states that fire and rescue facilities, and the associated vehicles, will be sited in accordance with the standards and facility needs identified in the Board of Supervisors adopted Fire and Rescue Services Plan and station location/service area maps contained in the Revised General Plan and area plans (Revised General Plan, Chapter 3, Fire and Rescue Services Policy 1).



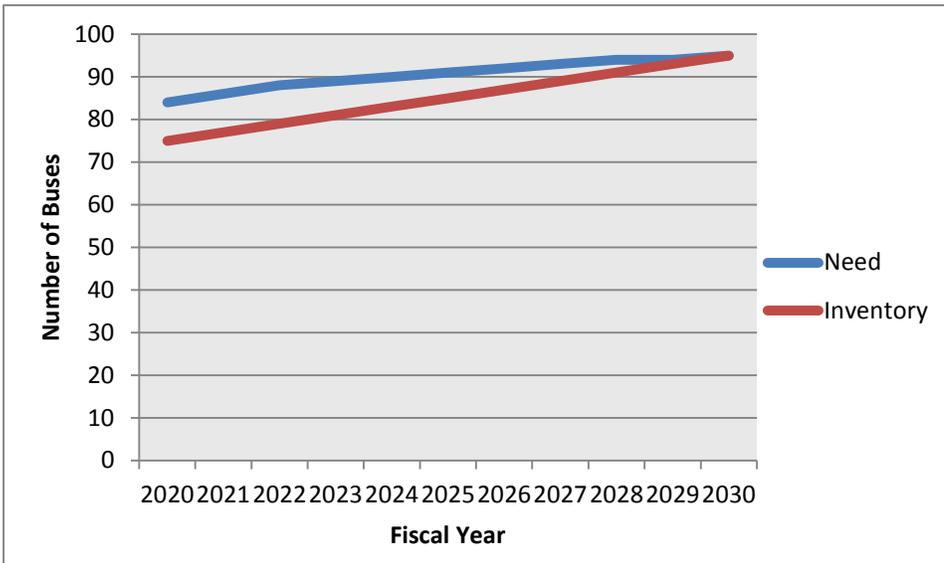


FY 2021-FY 2030
0 Buses
1 Bus: 4,950 population

Per the adopted Capital Facility Standards, the County should have a total fleet of approximately 95 buses by FY 2030. The County currently owns 55 commuter coaches and 10 transit buses, for a total of 65 transit buses.

In the CIP, the County plans to acquire at least two additional buses per year through FY 2030. The County will have 95 transit buses in FY 2030 and fully meet the Capital Facility Standard requirements.

The County is revising the Transit Development Plan in FY 2015. This could change the Capital Facility Standard requirement for transit buses, which may involve the need to acquire additional transit buses in the future.



Comprehensive Plan Conformance:

The County will take the lead to expand transit services that are responsive to growth, congestion, and air quality demands on the region (2010 Revised Countywide Transportation Plan, Chapter 3, Public Transit Policy 1). CTP recommendations include modifications to existing services, expansion of service hours and service days, and the introduction of new routes and services (2010 Revised Countywide Transportation Plan, Chapter 3, Public Transit Policy 2).



Capital Facility Overview – Water and Wastewater Infrastructure

The 2011 Loudoun County Water and Wastewater Needs Assessment identified over thirty communities within the Rural Policy Area, Transition Policy Area, and Suburban Policy Area “at-risk” of having water and wastewater issues. Fifty-two (52) percent of communities are located in the Suburban Policy Area, thirty-nine (39) percent are located in the Rural Policy Area, and nine (9) percent are located within the Transition Policy Area. Communities located within the Suburban Policy Area have been bypassed for central utilities as development has occurred around them, while communities located in the Rural Policy Area often consist of clusters of homes with poor soil conditions. Communities in the Transition Policy Area are often found in areas of development where central utilities are present.

The following table provides an overview of the number of communities identified in each of the County’s planning subareas. The Dulles planning subarea accounts for twenty-six (26) percent of the identified communities, while the Ashburn planning subarea accounts for almost thirteen (13) percent. The Potomac, Route 7 West, Sterling, Southwest and Northwest planning subareas each account for nine (9) percent of the identified communities.

Table 1 - Communities Identified by Planning Subarea

Planning Subarea	Number of Identified Communities
Dulles	8
Ashburn	4
Sterling	3
Potomac	3
Route 7 West	3
Northwest	3
Southwest	3
Leesburg	2
Route 15 North	1
Route 15 South	1
Total	31

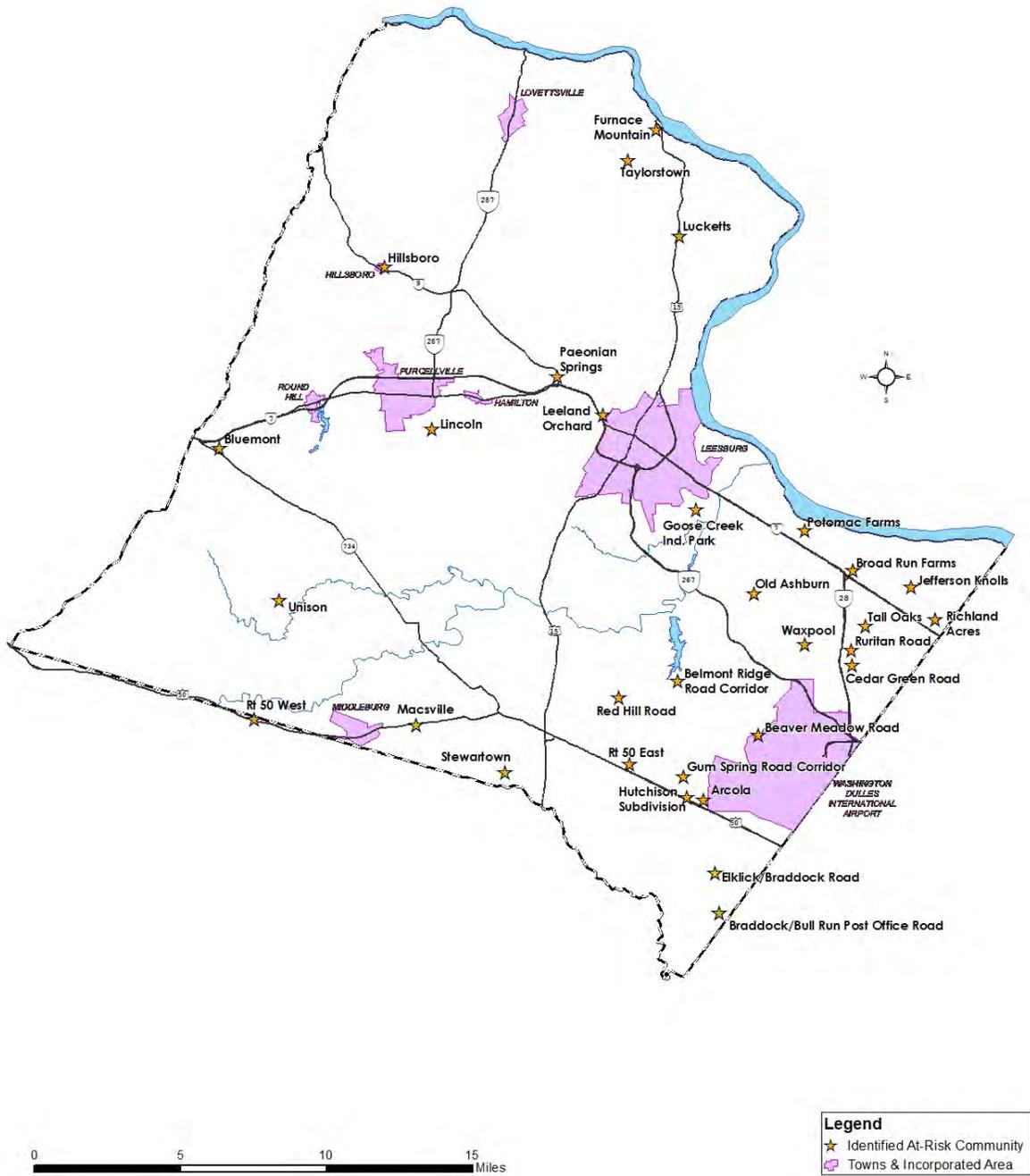
The map on the following page shows where all the identified at-risk communities are located. The tables on the following pages provide an overview of water and wastewater infrastructure projects to be funded as part of the FY 2015-FY 2020 Capital Improvement Program, water and wastewater infrastructure projects implemented by the County, and water and wastewater infrastructure projects identified as part of the FY 2021-FY 2030 Capital Needs Assessment.



2011 Loudoun County Water and Wastewater Needs Assessment

Identified At-Risk Communities

Loudoun County Office of Mapping and Geographic Information & General Services
Map # 2015-095; Created 5/5/2015





Willisville Wastewater Treatment & Disposal Facility

Rural Policy Area

The 2011 Loudoun County Water and Wastewater Needs Assessment identified communities “at-risk” of water and wastewater issues within the Rural Policy Area.

	Community	Type of Facility	Planning Subarea
CIP (2015-2020)	Hillsboro	Water	Northwest
	Howardsville	Wastewater	Southwest
	Willisville-Extension	Wastewater	Southwest
Existing	Aldie	Wastewater	Route 15 South
	Hamilton Extension	Wastewater	Route 7 West
	St. Louis	Wastewater	Southwest
	Willisville	Wastewater	Southwest
	Waterford	Wastewater	Route 15 North
CNA	Bluemont	Water & Wastewater	Route 7 West
	Furnace Mountain Area	Water & Wastewater	Northwest
	Hillsboro	Wastewater	Northwest
	Leeland Orchard	Water & Wastewater	Leesburg
	Lincoln	Water & Wastewater	Route 7 West
	Lucketts	Water & Wastewater	Route 15 North
	Macsville	Water & Wastewater	Southwest
	Paeonian Springs	Water & Wastewater	Route 7 West
	Route 50 West	Water & Wastewater	Southwest
	Stewartown	Water & Wastewater	Route 15 South
	Taylorstown	Water & Wastewater	Northwest
	Unison	Water & Wastewater	Southwest

Comprehensive Plan Conformance:

The Revised General Plan calls for the County to identify, survey, and quantify areas in need of improvement to sewage disposal and water supply systems and will work with communities to identify and implement appropriate solutions as installing new systems, upgrading or replacing failing systems, and where appropriate, designing, building and installing communal systems (Revised General Plan, Chapter 2, General Water and Wastewater Policy 5). The Revised General Plan supports the use of a communal water and wastewater systems operated by Loudoun Water to solve the potable water, wastewater, or public health problems of existing residents (Revised General Plan, Chapter 2, General Water Policy 8 and General Wastewater Policy 5). The County, in cooperation with Loudoun Water and the Health Department, will identify viable alternative wastewater treatment methods to septic and drainfield-based systems, including small communal treatment plants and on-site treatment, to support clustered residential development (Revised General Plan, Chapter 2, General Wastewater Policy 7). Alternative wastewater systems may be permitted in the Rural Policy Area and the Transition Policy Area and are intended to serve existing residences and communities with failing septic systems and agriculturally compatible institutional and industrial uses (Revised General Plan, Chapter 2, General Wastewater Policy 4).





Broad Run Water Reclamation Facility

Suburban Policy Area

The 2011 Loudoun County Water and Wastewater Needs Assessment identified communities “at-risk” of water and wastewater issues in the Suburban Policy Area.

	Community	Type of Facility	Planning Subarea
CIP (2015-2020)	N/A	N/A	N/A
Existing	Broad Run Farms	Sewer	Potomac
	Dulles Industrial Park	Water & Wastewater	Dulles
CNA	Arcola	Water & Wastewater	Dulles
	Beaver Meadow Road	Water & Wastewater	Dulles
	Belmont Ridge Corridor	Water & Wastewater	Ashburn & Dulles
	Broad Run Farms	Water	Potomac
	Cedar Green Road	Water & Wastewater	Sterling
	Elk Lick/Braddock Road	Water & Wastewater	Dulles
	Gum Springs Road Corridor	Water & Wastewater	Dulles
	Hutchison	Water & Wastewater	Dulles
	Jefferson Knolls/Arl Keith	Water & Wastewater	Potomac
	Old Ashburn	Water & Wastewater	Ashburn
	Potomac Farms	Water & Wastewater	Ashburn
	Richland Acres	Water & Wastewater	Potomac
	Route 50 East	Water & Wastewater	Dulles
	Ruritan Road	Water & Wastewater	Sterling
	Tall Oaks	Water & Wastewater	Sterling
Waxpool	Water & Wastewater	Ashburn	

Comprehensive Plan Conformance:

The Revised General Plan supports the use of public or central water and wastewater treatment systems in the Suburban Policy Area to be provided by Loudoun Water (Revised General Plan, Chapter 2, General Water and Wastewater Policy 7). Existing residences should hook into public water and sewer facilities when such facilities become available within 300 feet of the residence. Existing communities or residences must hook into a nearby public water or sewer system if on-site water supply or waste treatment capability has deteriorated to a point where there is a public health risk. The County, in conjunction with Loudoun Water, will seek ways to assist in extending sewer lines into existing communities or residences once development in surrounding areas has brought trunk sewers to the edges of these communities. The County will provide no-interest loans and other incentives to those existing communities or residences required to hook to a nearby public water or sewer systems as a result of on-site water supply or waste treatment capability that has deteriorated to a point that there is a public health risk (Revised General Plan, Chapter 2, General Water and Wastewater Policies 8 & 9).



Transition Policy Area Water & Wastewater Infrastructure



Lenah Run Wastewater Treatment Plant

Transition Policy Area

The 2011 Loudoun County Water and Wastewater Needs Assessment identified communities “at-risk” of water and wastewater issues in the Transition Policy Area.

	Community	Type of Facility	Planning Subarea
CIP (2015-2020)	N/A	N/A	N/A
Existing	Landfill Extension	Water	Route 15 South
CNA	Braddock/Bull Run Post Office Road	Water & Wastewater	Dulles
	Goose Creek Industrial Park	Wastewater	Leesburg
	Red Hill Road	Water & Wastewater	Dulles

Comprehensive Plan Conformance:

The Revised General Plan supports the use of public or central water and wastewater treatment systems in the Transition Policy Area to be provided by Loudoun Water (Revised General Plan, Chapter 2, General Water and Wastewater Policy 7). Existing residences should hook into public water or sewer facilities when such facilities become available within 300 feet of a residence. Existing communities or residences must hook into a nearby public water or sewer system if on-site water supply or waste treatment capability has deteriorated to a point where there is a public health risk. The County, in conjunction with Loudoun Water, will seek ways to assist in extending sewer lines into existing communities or residences once development in surrounding areas has brought trunk sewers to the edges of these communities. The County will provide no-interest loans and other incentives to those existing communities or residences required to hook to nearby public water or sewer system as a result of on-site water supply or waste treatment capability that has deteriorated to a point that there is a public health risk (Revised General Plan, Chapter 2, General Water and Wastewater Policies 8 & 9).



1) Project Acreage by Planning Subarea

2) Project Acreage by Facility Type



1) Project Acreage by Planning Subarea



Appendix

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Ashburn	Community Park	148.00		74.00								222.00
Ashburn	Developmental Services Residence	1.50										1.50
Ashburn	District Park		199.00									199.00
Ashburn	Fire and Rescue Station #29			5.00								5.00
Ashburn	Library										0.00	0.00
Ashburn	Mental Health Residence			0.25								0.25
Ashburn	Neighborhood Park	29.00							29.00			58.00
Ashburn	Regional Park	200.00										200.00
Ashburn	Senior Center	5.00										5.00
Ashburn	Teen Center	5.00										5.00
ASHBURN	TOTAL	388.50	199.00	79.25	0.00	0.00	0.00	0.00	29.00	0.00	0.00	695.75

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Countywide	Elementary School #36									20.00		20.00
COUNTYWIDE	TOTAL	0.00	20.00	0.00	20.00							



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Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Dulles	Adult Day Center	4.00										4.00
Dulles	Community Park	74.00				74.00						148.00
Dulles	District Park	199.00										199.00
Dulles	Elementary School	0.00				20.00						20.00
Dulles	Fire and Rescue Station #30					5.00						5.00
Dulles	Mental Health Residence	1.00										1.00
Dulles	Neighborhood Park	145.00					29.00					174.00
Dulles	Park and Ride Spaces						4.00					4.00
Dulles	Maintenance Facility	0.00										0.00
DULLES	TOTAL	423.00	0.00	0.00	0.00	99.00	33.00	0.00	0.00	0.00	0.00	555.00

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Leesburg	Adolescent Residence	0.00										0.00
Leesburg	Community Park	148.00										148.00
Leesburg	District Park	199.00										199.00
Leesburg	Library	0.00										0.00
Leesburg	Mental Health Residence							0.25				0.25
Leesburg	Neighborhood Park	116.00									29.00	145.00
LEESBURG	TOTAL	463.00	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.00	29.00	492.25



Appendix

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Potomac	Neighborhood Park	87.00										87.00
Potomac	Park and Ride Spaces	4.00										4.00
POTOMAC	TOTAL	91.00	0.00	91.00								

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Route 7 West	Community Park	0.00										0.00
Route 7 West	Neighborhood Park	58.00										58.00
Route 7 West	Recreation Center										15.00	15.00
ROUTE 7 WEST	TOTAL	58.00	0.00	15.00	73.00							

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Route 15 North	Elementary School										0.00	0.00
SOUTHWEST	TOTAL	0.00										



Appendix

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Southwest	Neighborhood Park										29.00	29.00
SOUTHWEST	TOTAL	0.00	29.00	29.00								

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Sterling	Community Park	74.00										74.00
Sterling	Mental Health Residence	0.50										0.50
Sterling	Neighborhood Park	58.00			29.00							87.00
Sterling	Teen Center				5.00							5.00
STERLING	TOTAL	132.50	0.00	0.00	34.00	0.00	0.00	0.00	0.00	0.00	0.00	166.50

All Planning Subareas Total		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
	TOTAL	1,556.00	199.00	79.25	34.00	99.00	33.00	0.25	29.00	20.00	73.00	2,122.50



Recreational Trails needed Countywide (In Miles)

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Countywide	Recreational Trails	276.84	281.94	286.59	290.69	293.95	296.46	298.85	300.92	302.78	304.63

General Government Support Facilities needed Countywide (In Square Feet)

Fiscal Year	Total Sq. Ft	Previous Year Difference (Sq. Ft)
2021	1,703,648	48,165
2022	1,735,068	31,420
2023	1,763,652	28,584
2024	1,788,916	25,264
2025	1,808,972	20,056
2026	1,824,392	15,420
2027	1,839,132	14,740
2028	1,851,872	12,740
2029	1,863,268	11,396
2030	1,874,660	11,392
	TOTAL	219,177



2) Project Acreage by Facility Type



Appendix

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Dulles	Adult Day Center	4.00										4.00
Adult Day Center	TOTAL	4.00	0.00	4.00								

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Ashburn	Community Park	148.00		74.00								222.00
Dulles	Community Park	74.00				74.00						148.00
Leesburg	Community Park	148.00										148.00
Sterling	Community Park	74.00										74.00
Community Park	TOTAL	444.00	0.00	74.00	0.00	74.00	0.00	0.00	0.00	0.00	0.00	592.00

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Ashburn	Developmental Services Residence	1.50										1.50
Developmental Services Residence	TOTAL	1.50	0.00	1.50								



Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Ashburn	District Park		199.00									199.00
Dulles	District Park	199.00										199.00
Leesburg	District Park	199.00										199.00
District Park	TOTAL	398.00	199.00	0.00	597.00							

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Dulles	Elementary School	0.00				20.00						20.00
Countywide	Elementary School									20.00		20.00
Route 15 North	Elementary School										0.00	0.00
Elementary School	TOTAL	0.00	0.00	0.00	0.00	20.00	0.00	0.00	0.00	20.00	0.00	40.00

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Ashburn	Fire/Rescue Station			5.00								5.00
Dulles	Fire/Rescue Station					5.00						5.00
Fire/Rescue Station	TOTAL	0.00	0.00	5.00	0.00	5.00	0.00	0.00	0.00	0.00	0.00	10.00



Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Ashburn	Library										0.00	0.00
Leesburg	Library	0.00										0.00
Library	TOTAL	0.00										

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Ashburn	Mental Health Residence			0.25								0.25
Dulles	Mental Health Residence	1.00										1.00
Leesburg	Mental Health Residence							0.25				0.25
Sterling	Mental Health Residence	0.50										0.50
Mental Health Residence	TOTAL	1.50	0.00	0.25	0.00	0.00	0.00	0.25	0.00	0.00	0.00	2.00



Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Ashburn	Neighborhood Park	29.00							29.00			58.00
Dulles	Neighborhood Park	145.00					29.00					174.00
Leesburg	Neighborhood Park	116.00									29.00	145.00
Potomac	Neighborhood Park	87.00										87.00
Route 7 West	Neighborhood Park	58.00										58.00
Southwest	Neighborhood Park										29.00	29.00
Sterling	Neighborhood Park	58.00			29.00							87.00
Neighborhood Park	TOTAL	493.00	0.00	0.00	29.00	0.00	29.00	0.00	29.00	0.00	58.00	638.00

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Dulles	Park and Ride Spaces						4.00					4.00
Potomac	Park and Ride Spaces	4.00										4.00
Park and Ride Spaces	TOTAL	4.00	0.00	0.00	0.00	0.00	4.00	0.00	0.00	0.00	0.00	8.00



Appendix

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Route 7 West	Recreation Center										15.00	15.00
Recreation Center	TOTAL	0.00	15.00	15.00								

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Ashburn	Regional Park	200.00										200.00
Regional Park	TOTAL	200.00	0.00	200.00								

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Ashburn	Senior Center	5.00										5.00
Senior Center	TOTAL	5.00	0.00	5.00								

Planning Subarea	Facility	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Ashburn	Teen Center	5.00										5.00
Sterling	Teen Center				5.00							5.00
Teen Center	TOTAL	5.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00

All Facilities Total		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
	TOTAL	1,556.00	199.00	79.25	34.00	99.00	33.00	0.25	29.00	20.00	73.00	2,122.50



Adolescent Independent Living Residence

A facility with staff offices and beds to serve homeless, or nearly homeless youth, 16 to 21 years old, who have no realistic expectation of returning to their home environment. According to the County's approved Capital Facilities Standards, the facility will be approximately 8,000 square feet on a site of up to 2 acres and have a 12-bed capacity.

Adopted Fiscal Plan

A plan of financial operations approved by the Board of Supervisors highlighting major changes made to the County Administrator's Proposed Fiscal Plan. The Adopted Fiscal Plan reflects approved tax rates and estimates of revenues, expenditures, and transfers, as well as departmental goals, objectives, and performance/workload indicators. This document is commonly referred to as the Adopted Budget.

Adult Day Center

A facility that provides a licensed, adult day care program for up to 30 clients with memory loss and/or chronic physical disabilities. According to the County's approved Capital Facilities Standards, each facility will be approximately 7,000 square feet on a site of up to 4 acres. Each facility will include a clinic area, an outdoor program area, restrooms equipped with showers, staff office space, a food service area, and storage. One facility should be provided per 15,000 residents aged 55 and over.

Advanced Life Support (ALS) Ambulance

A vehicle that provides emergency medical response and life support services at the scene of accidents or public safety incidents, or to transport people in need of medical services to regional hospitals for treatment. According to the County's approved Capital Facilities Standards, one Advanced Life Support Ambulance should be provided per 10,000 County residents.

Animal Shelter

A facility for the provision of local public safety services related to animal emergencies. The Shelter includes areas for housing animals, staff offices, dispatch, and pet adoption services. According to the County's approved Capital Facilities Standards, the facility will be approximately 21,000 square feet and located on a site of up to 5 acres. The approved Capital Facility Standards require 2 shelters for the County.



Appropriation

A legal authorization by the Board of Supervisors to a specified organization, such as a unit of the County Government or an affiliated regional organization, to make expenditures and incur obligations for specific purposes. An appropriation is limited in monetary value and the period it may be spent, usually expiring at the end of the fiscal year. For capital projects, appropriations are valid until the project is completed.

Area Plans

Specific detailed land use plans, adopted by the County for various areas.

Biennium

A period of two years. Used by the County to describe the two consecutive years of funding in the Adopted Capital Improvements Program Budget.

Board of Supervisors

A nine-member legislative body responsible for the general management of the affairs of the County. Board members are elected by popular vote and are responsible for adopting County policies and ordinances, including the general plan, zoning, and subdivision regulations, imposing taxes, appropriating funds, approving zoning map amendments and special exception applications, and carrying out other responsibilities set forth by the State Code of Virginia.

Budget

A plan of financial operations for a specific fiscal year that identifies the expenditures and revenues necessary to fund County operations. A Board of Supervisors' Appropriation Resolution establishes the County's Annual Budget. The Budget is also referred to as the County's Adopted Fiscal Plan.

Buildable Area

Any vacant land capable of being developed with buildings and/or infrastructure within a larger parcel of land, commensurate with County policies.

By-Right Uses

Uses or structures that are allowed under a particular zoning district classification without the need for a special permit.



Capital Budget

The financing mechanism for the current appropriated year of the six-year Capital Improvement Program (CIP). In Loudoun County, the Capital Budget is included in the Adopted Fiscal Plan.

Capital Expenditure

Expenditures for items of a substantial nature, such as real property, major construction projects, or equipment, generally more than \$500,000, or with an expected useful life of three years or longer.

Capital Facilities

Assets and facilities, such as buildings, parks, trails, parking lots, and shelters, acquired or constructed by Loudoun County or the Loudoun County Public Schools.

Capital Facility Standards (CFS)

A set of standards adopted by the Board of Supervisors to guide the development of new capital facilities. The CFS establishes “triggers” that determine the need for, and initiate the process to plan and develop, new facilities. The triggers use population forecasts, geographic need, and demographic trends to identify the number and type of facilities that will provide a desired level of service to the community.

Capital Improvement Program (CIP)

The County’s plan for the financing and construction of specific capital facilities over a six-year period, including schools. The CIP begins with the current fiscal year and projects future capital costs an additional five years.

Capital Intensity Factor (CIF)

The cost per new residential unit to offset the capital facility impact to the County of a proposed rezoning to an intensity above the current base zoning. The CIF helps determine the costs to the County of new development and is used in proffer negotiations to determine capital facility contributions. The CIF is derived using the adopted Capital Facility Standards.

Capital Needs Assessment (CNA)

A planning document that identifies the number and type of capital facilities needed to serve the public over a ten-year period. The facility requests are based on department Service Plans, County population forecasts, with consideration of economic and demographic trends, and the County’s approved Capital Facility Standards. The planning timeframe is the ten-year period beyond the end of the current, Adopted six-year CIP.



Central Water and Wastewater Systems

The network of major regional facilities, generally operated by a government entity or public utility, that provides for the collection, treatment, and disposal of wastewater and the provision of potable water.

Co-Location

The development of two or more capital facilities on a single site. The Revised General Plan encourages the location of multiple County facilities at a single site where feasible, and where multiple agencies or services can function effectively in a multi-purpose community facility.

Commission Permit (CMPT)

A permit granted by the Planning Commission and ratified by the Board of Supervisors for a proposed street, connection to an existing street, park, or other public area, public building, public structure, public utility facility, or public service corporation facility other than a railroad facility, whether publicly or privately owned, after review has determined that the location, character, and extent are substantially in accord with the adopted Comprehensive Plan.

Communal Water and Wastewater Systems

Water and wastewater treatment systems designed to serve multiple users, such as small-scale developments or clusters and institutions. These systems are public systems when owned and operated by a government entity or utility.

Community Center

A facility for the provision of fraternal, cultural, social, educational or recreational programs or activities provided by the County's Department of Parks, Recreation, and Community Services. According to the County's approved Capital Facilities Standards, each facility will be approximately 20,000 square feet and located on a site of 6 acres with one Community Center provided for every 45,000 residents. Community Center programs can be provided within Recreation Centers, which reduces the need to provide Community Center facilities in Planning Subareas where Recreation Centers are in operation, or planned.

Comprehensive Plan

The general plan for the County and its supporting components, including the Revised General Plan and the Countywide Transportation Plan, prepared and recommended by the Planning Commission and adopted by the Board of Supervisors. Each County in Virginia must have a Comprehensive Plan, which defines policies for future development in order to best promote the public health and welfare. Components of the Comprehensive Plan may include local area plans, service plans, and strategic plans, which are developed through the work of citizens, County staff, consultants, the Planning Commission, and the Board of Supervisors.



Density

The amount of development permitted per land area. It may be expressed in dwelling units per acre for residential development or as a Floor Area Ratio (FAR), the ratio of a building's square footage to a land area, usually associated with commercial, office, or industrial development.

Developable Land

Vacant land areas outside of protected environmental features capable of being developed with buildings and/or infrastructure. Is also referred to as "buildable area" within a specific parcel for areas remaining after required setbacks and buffer yards have been provided.

Developmental Services Residential Facility

A facility that provides supervised residential services for individuals with developmental or intellectual disabilities. According to the County's approved Capital Facilities Standards, each facility will be approximately 3,400 square feet, located on a site of up to 0.5 acres, have a five bed capacity, and include staff office space.

Drop-Off Centers**Recycling Drop-Off Center**

A regional facility for residents to drop off recyclable materials such as paper, cardboard, plastic, and glass. According to the County's approved Capital Facilities Standards, each facility will be on a site of up to 0.25 acres. The facility will include a 3,000 square foot concrete pad to accommodate multiple recycling containers and associated customer parking. There are a maximum number of nine sites allowed.

Special Waste Drop-Off Center

A regional facility for residents to recycle special waste materials, such as batteries, motor oil, paint, and other toxic materials. According to the County's approved Capital Facilities Standards, the facility will be on a site of up to 1 acre. The facility will include a 1,600 square foot concrete pad to accommodate multiple special waste recycling containers, a 600 square foot pavilion, and associated customer parking.

Emergency Homeless Shelter

A facility that provides temporary emergency housing for homeless persons for up to 89 days while assisting them in finding permanent housing options. According to the County's approved Capital Facilities Standards, the facility will be approximately 9,000 square feet, on a site of up to 2 acres, include eight residential apartments to accommodate one family or up to four individuals, and include associated staff office space.



Emergency Response and Fire Fighting Equipment

1500 Gallons Per Minute (gpm) Engine Truck

Engines are equipped with at least 500 gallons of water, are capable of pumping 1500 gallons per minute, and carry a variety of hoses to supply water from a hydrant or other static water source. Engines are also furnished with basic first aid equipment and are routinely dispatched to medical incidents. They are dispatched on all types of calls from auto accidents to hazardous materials incidents, so personnel can begin to stabilize the situation until specialized resources arrive. With very few exceptions every fire/rescue station in Loudoun County is equipped with an Engine.

Brush Truck

Brush Trucks are primarily used to support brush/field fires or other incidents not easily accessible from the roadway. These are four-wheel drive pick-up trucks or jeeps outfitted with a small water tank and fire pump. Fire/Rescue will also use brush trucks to tow trailers of varying kinds, to include Wildland Support Trailers, water rescue boats, etc. Brush Trucks do not have a dedicated staff but personnel in the station are expected to respond in the truck as necessary.

Heavy Rescue Squad Vehicle

Heavy Rescue Squads are staffed with a minimum of four firefighters and are furnished with vehicle extraction equipment and a plethora of advanced, technical rescue equipment. These units are dispatched to significant vehicle accidents in addition to structure fires, and are responsible for the search and rescue of trapped occupants. They are dispatched to all technical rescue incidents such as water rescues, and construction site accidents.

Ladder Truck

Ladder trucks are equipped with a minimum of a 95-foot aerial ladder, and are staffed with a minimum of four firefighters. They are typically dispatched on more specialized and labor-intensive incidents, such as structure fires, and technical rescue emergencies. Ladder trucks can also be deployed to rescue trapped victims at higher elevations or to support advanced rope and rigging systems during a technical rescue operation. They are equipped with basic first-aid equipment and are dispatched to assist on EMS incidents in the event that they are the closet available asset.



Tanker Truck

Tankers generally carry a minimum of 3,000 gallons of water and are primarily stationed in areas of the county where the municipal water supply doesn't exist, such as the County's rural communities. Tankers are used to shuttle water from a static or constant water source, such as a pond or hydrant, to the fire scene and dump it into a stationary tank being used by the Engines.

Fire and Rescue Station

A facility for the provision of local rapid response emergency services, such as firefighting and mobile medical emergency services. According to the County's approved Capital Facilities Standards, each facility will be up to 20,000 square feet, located on a site of up to 5 acres, and include areas for the storage and maintenance of emergency vehicles and equipment, and include housing for on-duty emergency personnel. The approved Capital Facility Standards calls for 1 station per 10,000 residents in the western part of the County, and 1 station per 25,000 residents in the eastern part of the County.

Fiscal Impact Committee

A committee of citizen representatives, one member of the Schools staff, and one member of the Board of Supervisors, supported by County staff, that reviews the County's Capital Needs Assessment, Capital Facility Standards, Capital Intensity Factors, and annual updates to the County's Demographic, Revenue, and Expenditure Models.

Fiscal Year

The period used by the County for budgeting and accounting purposes. The Fiscal Year is twelve months in duration, beginning on July 1st and ending June 30th.

General Fund

The primary account for all financial activity associated with the ordinary operations of County Government. Most taxes are deposited into this fund and transfers are made from it to the School, Debt Service, and Capital Projects funds, as appropriate.

General Government Support Facilities

Any space or facility required for general government services not accounted for under any other approved Capital Facility Standards. Examples of General Government Support facilities include the Adult Detention Center, Courtrooms, general government office space, storage units, warehouse space, and maintenance and repair shops. According to the County's approved Capital Facilities Standards, approximately 4 square feet of general government support space should be provided for each County resident.



Joint Land Management Area (JLMA)

The growth area surrounding an incorporated town and served by public water and sewer or projected to be served by public water and sewer in the future. JLMA's are planned cooperatively by the County and the Towns. The boundary of a JLMA marks the edge of utility service and distinguishes between significantly different land uses, thus serving as an urban growth boundary.

Juvenile Detention Center

A facility that provides a secure, residential program for court-ordered juveniles between the ages of 11 and 17 who are awaiting court disposition. According to the County's approved Capital Facilities Standards, the facility will be approximately 40,000 square feet and located on a site of up to 6 acres.

Library

A facility that provides community library services, including a book collection of 120,000 volumes, a teen area, a children's program space, a reference area, study areas, and community meeting rooms. According to the County's approved Capital Facilities Standards, each facility will be approximately 40,000 square feet on a site of up to 7 acres. The approved Capital Facility Standards calls for 0.6 square feet per capita.

Mental Health Residential Facility

A group residence that provides supervised residential services for individuals with serious mental disabilities. According to the County's approved Capital Facilities Standards, each facility will be approximately 3,400 square feet on a site of up to 0.25 acres with a four bed capacity, and office space for staff. The approved Capital Facility Standards calls for 1 Home per 18,325 residents.

Open Space

Any area of land or water essentially unimproved and designated for public enjoyment. According to the Revised General Plan, there are three basic types of open space:

Active Recreation Open Space: Areas dedicated to leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed sites or fields. Examples include ball fields, tennis or basketball courts, swimming pools, tot lots, golf courses, dog parks, and other areas for recreational sports and games.

Natural Open Space: Land left in a mostly undeveloped state. Examples include forests, meadows, hedgerows, and wetlands.



Passive Recreation Open Space: Areas for recreational uses not requiring constructed facilities, but making use of areas which are largely left in their natural state except for basic facilities such as bathrooms, benches, picnic tables, and trails. Examples include trails (hiking, biking, walking, equestrian), and nature observation, picnic, camping, hunting, and fishing areas.

Park and Ride Lot

An off-street, ground level area usually surfaced and improved for the daily parking of commuter vehicles in strategic locations throughout the County to support regional mass transit services such as Metro, Transit and Commuter Bus Service. According to the County's approved Capital Facility Standards, 1.15 Park-and-Ride Lot spaces should be provided for every 100 residents.

Parks

Community Park

A facility that provides active and passive recreation for a localized area. According to the County's approved Capital Facilities Standards, each Community Park will be approximately 30-74 acres and should include a baseball/softball starplex (4 fields) or 3 large rectangle fields, and areas for passive park use. In addition, each park should include field lighting, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, groundwater wells, concessions, irrigation, staff offices, a playground, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage. According to the approved Capital Facility Standards there should be one Community Park per 25,000 residents.

District Park

A facility that provides active and passive recreation for a large portion of the County. According to the County's approved Capital Facilities Standards, each District Park will be approximately 75-199 acres and include up to 4 baseball/softball fields, 3 rectangle fields and acreage for passive recreation. The park should include amenities such as lights for the athletic fields, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, playgrounds, concessions, groundwater wells, irrigation, staff offices, meeting rooms, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage. According to the approved Capital Facility Standards there should be a total of 8 District Parks.



Neighborhood Park

A facility that provides active and passive recreation. According to the County's approved Capital Facilities Standards, each Neighborhood Park will be up to 29 acres. Passive should include playgrounds, picnic areas, trails, wooded areas, and streams. Active should include a baseball/softball starplex (4 fields) or 3 large rectangle fields. In addition, each park should include field lighting, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, concessions, groundwater wells, irrigation, staff offices, playground, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage. According to the approved Capital Facility Standards there should be a Neighborhood Park per 10,000 residents.

Regional Park

A facility that provides active and passive recreation for the entire County. According to the County's approved Capital Facilities Standards, each Regional Park will be approximately 200 acres and should include up to 19 athletic fields, to include 4 baseball fields, 4 softball fields, 10 large rectangle fields, and acreage for passive park uses. The Park should include support amenities such as lights for the athletic fields, fencing, utilities, irrigation, parking, playgrounds, site access from a public road, landscaping, public restrooms, groundwater wells, concessions, staff offices, meeting rooms, storage space, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage. According to the approved Capital Facility Standards there should be 5 Regional Parks.

Planning Commission

A nine-member advisory body composed of citizens appointed by the Board of Supervisors that provides recommendations on issues concerning land development ordinances, comprehensive planning, land use policies, and the Capital Improvements Program for the County. The Planning Commission is empowered by State law to prepare and recommend a Comprehensive Plan and a zoning map for the physical development of the land in the County. The Commission also evaluates proposed land use changes for conformance with the Comprehensive Plan and the Zoning and Subdivision Ordinances and makes recommendations to the Board of Supervisors for consideration in approving or denying the proposed projects.



Planning Subareas

Defined geographical areas established to address service delivery and guide the placement of new capital facilities. Planning Subareas provide a consistent and reliable framework for demographic and capital facility analysis at the sub-County level and are used to forecast County long range demographic trends and needs. Planning Subarea boundaries are not completely coincident with the Policy Areas of the County Comprehensive Plan or the Loudoun County Public Schools Planning Districts.

Policy Areas

Defined geographic areas in the Comprehensive Plan used to guide land use decision-making, to include Suburban, Rural, Transition, and Town Joint Land Management Areas.

Proffer

A voluntary promise or commitment given in writing by a developer to construct certain improvements, to make certain monetary contributions, or to develop property subject to specified conditions to mitigate the impact of the proposed development, and to develop the property in accordance with the Comprehensive Plan.

Public Transportation

Transportation by bus, rail, or other conveyance, either publicly or privately owned, which provides service on a regular and continuing basis to the general public or special needs populations. Also known as “mass transportation,” “mass transit,” and “transit.”

Public Water and Wastewater Systems

Water and wastewater systems, including both central and communal systems, owned or operated by a government entity or public utility.

Recreational Trails

A natural surface trail with a width of two to five feet that provides walking, hiking, and equestrian recreational opportunities either within County parks or within public use easements outside of County parks. According to the County’s approved Capital Facilities Standards, .65 miles of recreational trails should be provided for every 1,000 County residents.

Recreation Center

A facility that provides indoor recreation space to include multi-purpose meeting rooms, a gymnasium, fitness center, locker rooms, and an aquatic center with a 37.5 x 50 meter lap pool and leisure pool. According to the County’s approved Capital Facilities Standards, each facility will be approximately 83,000 square feet on a site of up to 15 acres. The approved Capital Facility Standards require 6 facilities for the County.



Revised General Plan

The foundation of the County's Comprehensive Plan and an official public document adopted by the Loudoun County Board of Supervisors. It is a long-range guide for growth, land use, and development in the County and outlines a framework for consistent land use decision-making. The Revised General Plan is developed through the work of citizens, County staff, consultants, the Planning Commission, and the Board of Supervisors.

Rezoning

A change in the zoning district designation for a parcel or group of parcels approved by the Board of Supervisors.

Satellite Maintenance Facility

Each maintenance facility would consist of a 3,000 sq. ft. building to include two garage bays, two bathrooms with showers, one meeting room and three work stations. The facility would also include one equipment building (1,225sq. ft.) and one covered storage bin (775 sq. ft.). The minimum required site area would be two acres and would be located within an existing park or county owned location. The approved Capital Facility Standards requires 3 facilities countywide.

Schools

Elementary School

A facility that provides educational instruction for 928 students from kindergarten through fifth grade. According to the County's approved Capital Facilities Standards, each facility will be approximately 66,743 to 102,141 square feet on a site of up to 20 acres.

Middle School

A facility that provides educational instruction for 1,184 to 1,350 students from sixth through eighth grades. According to the County's approved Capital Facilities Standards, each facility will be approximately 160,048 to 177,740 square feet on a site of up to 35 acres.

High School

A facility that provides educational instruction for 1,350 to 1,800 students from ninth through twelfth grades. According to the County's approved Capital Facilities Standards, each facility will be approximately 227,835 to 279,426 square feet on a site of up to 75 acres.



Senior Center

A facility that provides administrative and program space for County residents aged 55 or older. According to the County's approved Capital Facilities Standards, each facility will be approximately 15,000 square feet on a site of up to 5 acres with amenities including a gymnasium, multi-purpose rooms, a small commercial kitchen, an exercise/fitness room, classrooms, a game room, a computer lab, storage, and restrooms. One facility should be provided per 10,000 residents aged 55 and over.

Service Plan

A report detailing service delivery strategies and facility needs developed by County Government departments and agencies. Adopted by the Board of Supervisors, these plans serve as planning and resource guidelines for departmental service delivery and establish the number of facilities that the County will build. Service delivery levels and capital facility standards are based on specific demographic standards, determined by the Board of Supervisors.

Sheriff Station

A facility that provides local law enforcement public safety services. According to the County's approved Capital Facilities Standards, each facility will be approximately 18,000 square feet on a site of up to 5 acres. One station should be provided per 100,000 residents. Stations will include areas for temporary detention of criminals, officer lockers and offices, dispatch, roll call, training, and evidence storage.

Special District

An independent unit of local government organized and authorized to perform a single governmental function or a restricted number of related functions. Special districts usually have the power to incur debt and levy taxes; however, certain types of special districts are entirely dependent upon enterprise earnings and cannot impose taxes. Examples of special districts are water and flood control districts, transit authorities, port authorities, and electric power authorities.

STEM Library

A facility that provides community library services focused on science, technology, engineering, and mathematics. The facility will have several multipurpose rooms, laboratories, state-of-the-art technology and equipment, and study spaces to allow patrons of all ages to participate in hands on STEM learning activities.



Teen Center

A facility that provides recreational program space for County residents aged 12 to 18. According to the County's approved Capital Facilities Standards, each facility will be approximately 20,000 square feet on a site of up to 5 acres. The Capital Facility Standards require 1 center per 10,000 residents aged 12-14 years. Center amenities will include multi-purpose rooms, an exercise/fitness room, meeting rooms, a multimedia room, a computer lab, a digital arts studio, a kitchen, a snack bar, a game room, restrooms, indoor and outdoor congregating areas, storage, and staff support space.

Transit Bus

A vehicle that provides long haul bus service into Washington, D.C., as well as to specific Metro Stations in Arlington, Falls Church and Reston, to assist in alleviating passenger car congestion on regional roads. According to the County's Capital Facility Standards, one Transit Bus should be provided per 4,950 residents.

Transit Bus Maintenance Facility

A facility that provides operations, storage, and maintenance space for the County's Transit Bus Fleet. According to the County's approved Capital Facilities Standards, the facility will be approximately 28,000 square feet on a site of up to 10 acres with program space for employee parking, bus maintenance bays, maintenance support, secure parking for Transit Buses, and administrative offices.

Youth Shelter

A facility that provides a short term emergency residential services and a safe environment for youth between the ages of 12 and 17 years referred by the Department of Family Services, the Courts, or the Department of Mental Health, Substance Abuse, and Developmental Services. According to the County's approved Capital Facilities Standards, each facility will be approximately 8,000 square feet on a site of up to 2 acres. The Standards require 2 facilities for the County.

Zoning District

A classification of land that designates and controls allowed uses, lot sizes, building setbacks, and other land development criteria.

Zoning Ordinance

A local ordinance that defines and implements land use and design standards such as permitted uses, lot sizes, and setbacks for all land parcels in the County.



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