



# FY 2021 – FY 2026 Amended Capital Improvement Program

Presentation to Finance/Government Operations and  
Economic Development Committee

February 9, 2021

**Loudoun County**  
  
VIRGINIA

# Factors Affecting the Proposed CIP



# Business Personal Property Tax Increment

- Revenue based on 50 percent of the “upside” projection budgeted in CIP
- FY 22 and FY 23
  - County Renovation Program
  - County Land Acquisition Program
  - CIP Contingency
  - Limited projects
- Revenue is programmed more conservatively in FY 2024 through FY 2026

	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FFY
Personal Property Tax Increment	\$16.4M	\$23.4M	\$28.8M	\$23.2M	\$13.2M	\$14.2M	\$7.9M

# Projects Identified for Future Development

- New section in the FY 2022 Proposed CIP
- Any project previously planned beyond FY 2026
- Allows more transparency and basis of prioritization discussion when developing future budgets
- These projects do not have individual project pages

FY 2022 Proposed Budget

### Projects Identified for Future Development

To better manage the growth and priorities of the CIP, the FY 2022 Proposed CIP includes this new section. All projects whose funding is planned completely within the Future Fiscal Years (four years beyond the six-year planning period of FY 2021 through FY 2026) have been included in this section, so that the FY within the funding plan are for projects whose appropriation is planned to begin in FY 2021 through FY 2026. The projects listed below, which previously had individual project pages in the CIP document, now appear in this new section. This list of projects will allow staff to develop future capital budgets more strategically and in a more transparent and data-driven way. During subsequent budget processes, prioritizing these projects will be the basis of capital budget guidance sought from the Board of Supervisors during the fall.

These projects are planned for years outside of the current six-year plan. With five exceptions (noted in the table below with a \*\*, no project during the FY 2022 development process has been removed from the FY 2021 through FY 2026 (six-year) planning period and transitioned to this section; further background on why those five projects' planned appropriations have changed can be found in Summary of New County Projects and Other Changes. Noted in this section is the source for the project's origination and a high-level cost estimate, adjusted for inflation and the uncertainty of estimating project costs so far into the future.

For consistency, projects planned for the Future Fiscal Years from the Loudoun County Public Schools' CIP are also included in this section; however, these projects are prioritized by the School Board and would not be part of the Board of Supervisors' guidance process during budget development.

Project	Functional Area	District	Source	Cost Range
Adolescent Independent Living Residence	Health and Welfare	Undetermined	Department Priority	\$7,000,000 - \$7,300,000
Goose Creek Stream Valley Linear Park	Parks, Recreation, and Culture	Ashburn, Catocin	Board Priority	\$8,400,000 - \$8,800,000
Purcellville Library*	Parks, Recreation, and Culture	Blue Ridge	Department Priority	\$43,700,000 - \$45,800,000
STEM Library	Parks, Recreation, and Culture	Catocin	Capital Needs Assessment	\$63,400,000 - \$66,600,000
Teen Center	Parks, Recreation, and Culture	Undetermined	Capital Needs Assessment	\$16,900,000 - \$17,700,000
Courts Evidence Storage Facility	Public Safety	Undetermined	Department Priority	\$15,200,000 - \$16,000,000
Fire and Rescue - Station #05#17 - Hamilton Station Replacement*	Public Safety	Catocin	Department Priority	\$27,700,000 - \$28,700,000
Fire and Rescue - Station #29 - Old Ox Road (Route 606) Station*	Public Safety	Broad Run	Capital Needs Assessment	\$26,000,000 - \$27,000,000
Fire and Rescue Training Tower*	Public Safety	Catocin	Department Priority	\$2,300,000 - \$2,400,000
Juvenile Detention Center - Phase II	Public Safety	Catocin	Department Priority	No Estimate Available
Belmont Ridge Road - Arcola Mills Drive to Shreveport Drive*	Roads	Blue Ridge	Board Priority	\$57,700,000 - \$61,600,000

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# Other Factors

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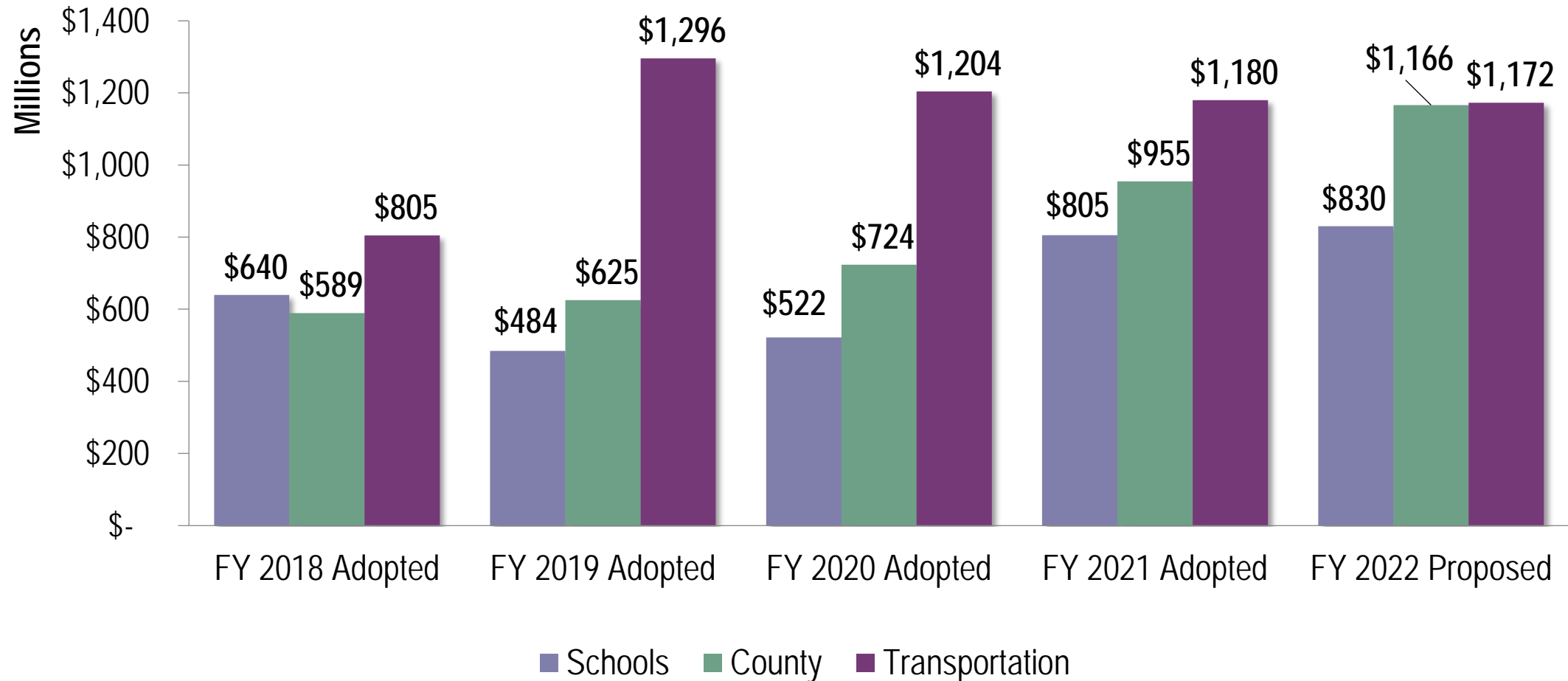


**Cost and Schedule Adjustments**

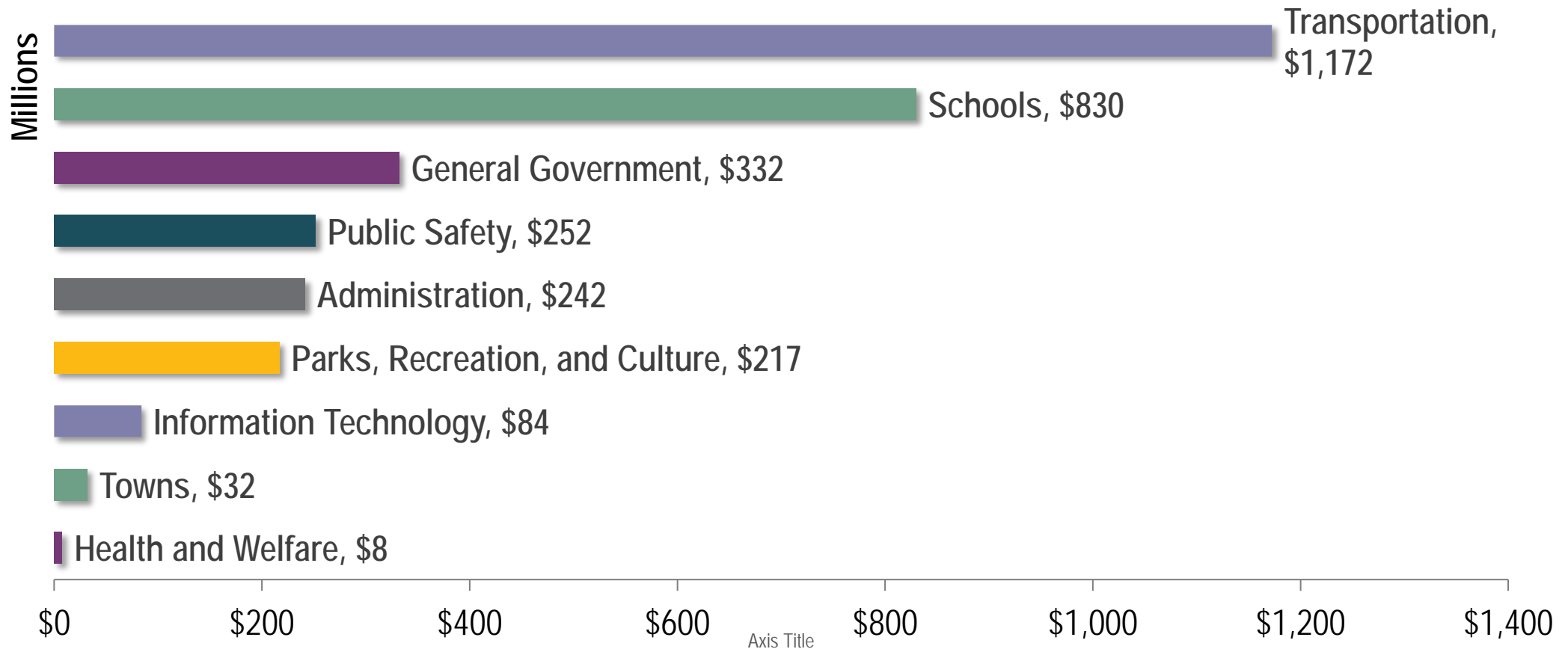


**Support to the Capital Budget**

# History of Major CIP Expenditures



# Summary of the Capital Budget



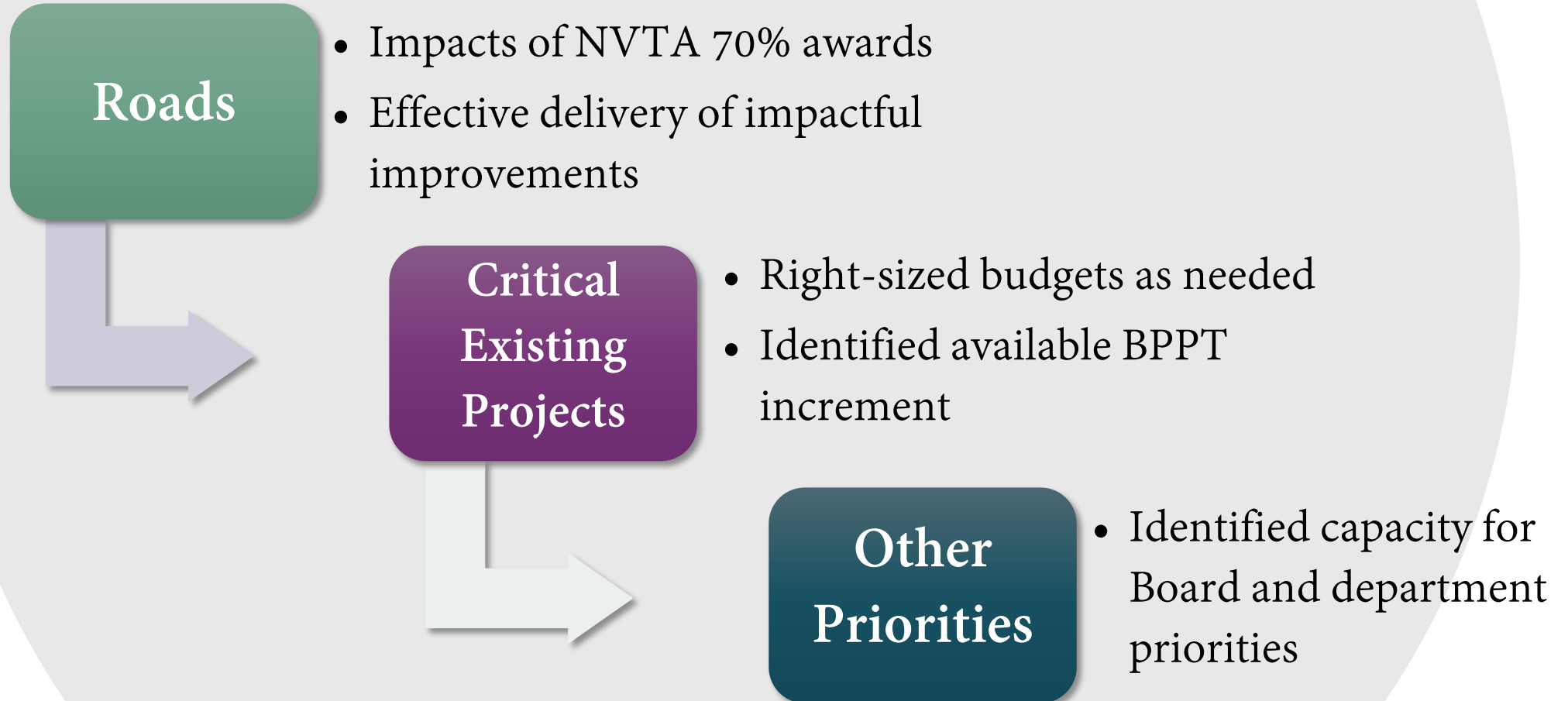
# Debt Ratios and Guidelines

- Proposal complies with all debt ratios
- Proposal is within current and projected issuance guidelines

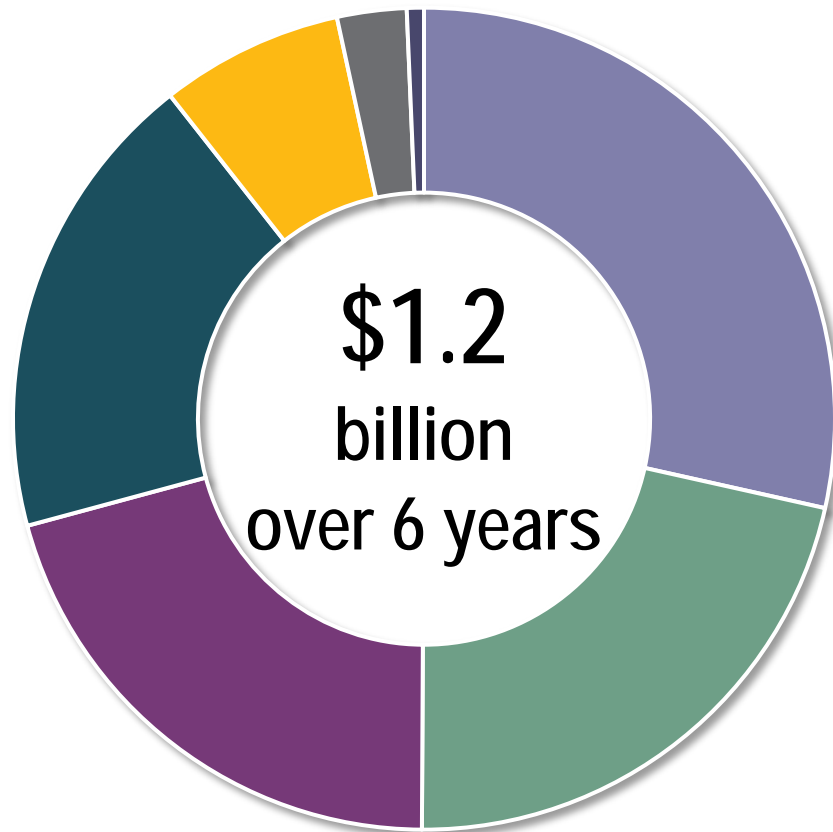
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Debt Issuance Guideline	\$250,000,000	\$250,000,000	\$250,000,000	\$260,000,000	\$260,000,000
Debt Issuance Projected	\$248,983,647	\$248,990,058	\$249,190,336	\$259,241,913	\$259,081,768
Remaining Debt Capacity	\$1,016,353	\$1,009,942	\$809,664	\$758,087	\$918,232



# Systematic Approach to Amendments



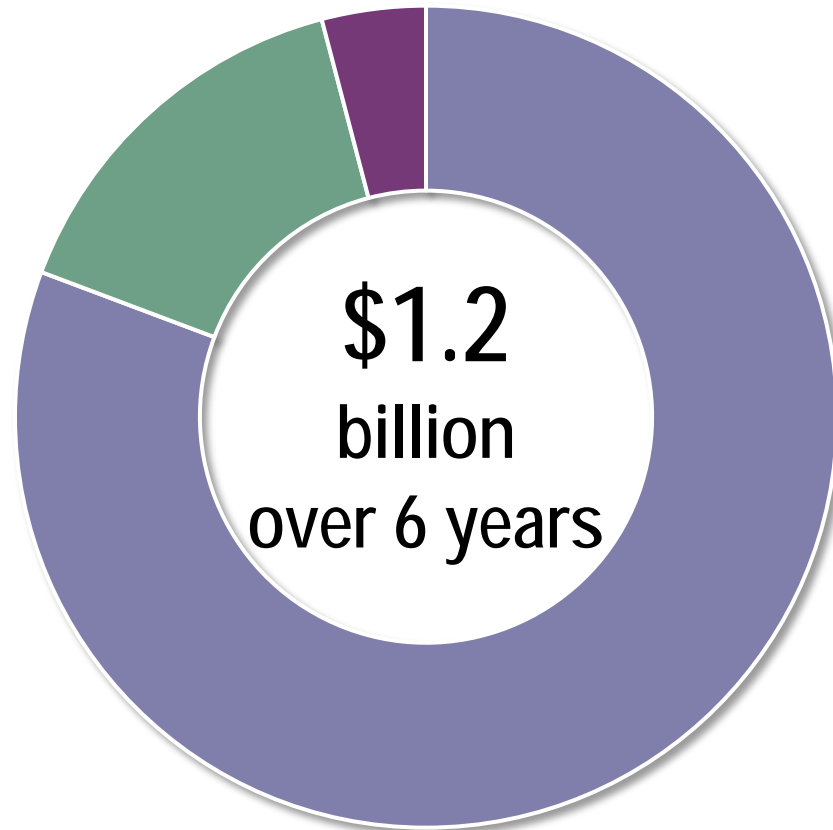
# CIP Highlights: County Projects



- New *Information Technology* category
- Acceleration of Western Loudoun Recreation Center, Remote Site Connectivity (Broadband)
- New projects including Arcola Quarters for the Enslaved and Selma Estates Flood Mitigation (local grant match)

Gen Govt   Public Safety   Admin   Parks, Rec, Culture   IT   Towns   H&W

# CIP Highlights: Transportation Projects

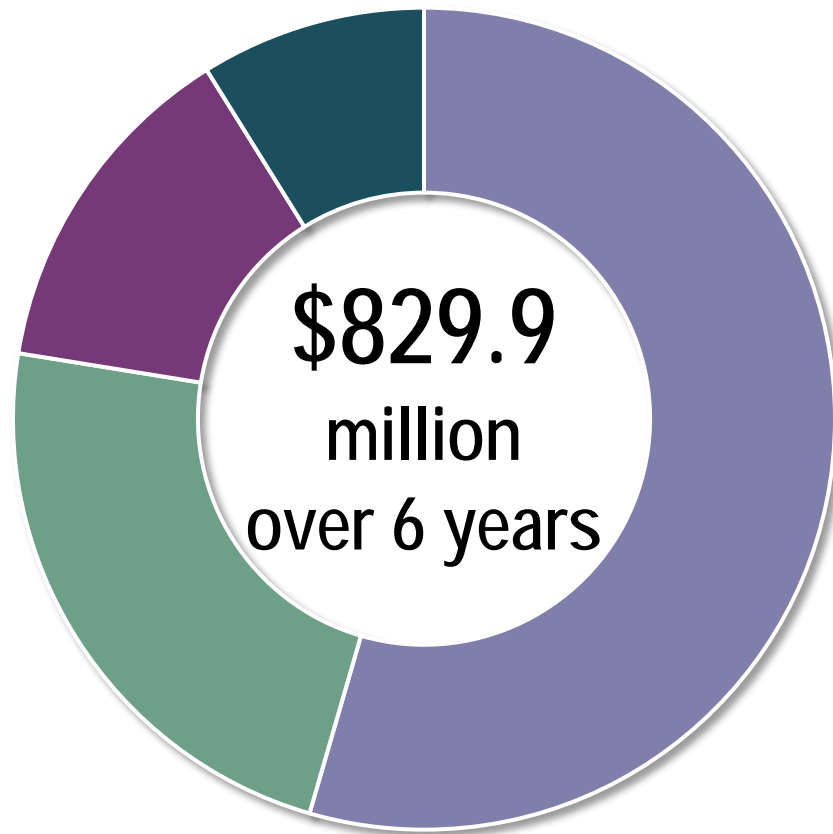


\$1.2  
billion  
over 6 years

Roads Sidewalks, Signals, and Traffic Calming Transit

- Phasing and segmenting adjustments to deliver road improvements more effectively
- Intersection Improvement Program and Sidewalk and Trails Program ramping up
- Full operating and capital subsidy payments to WMATA, though timing still under discussion

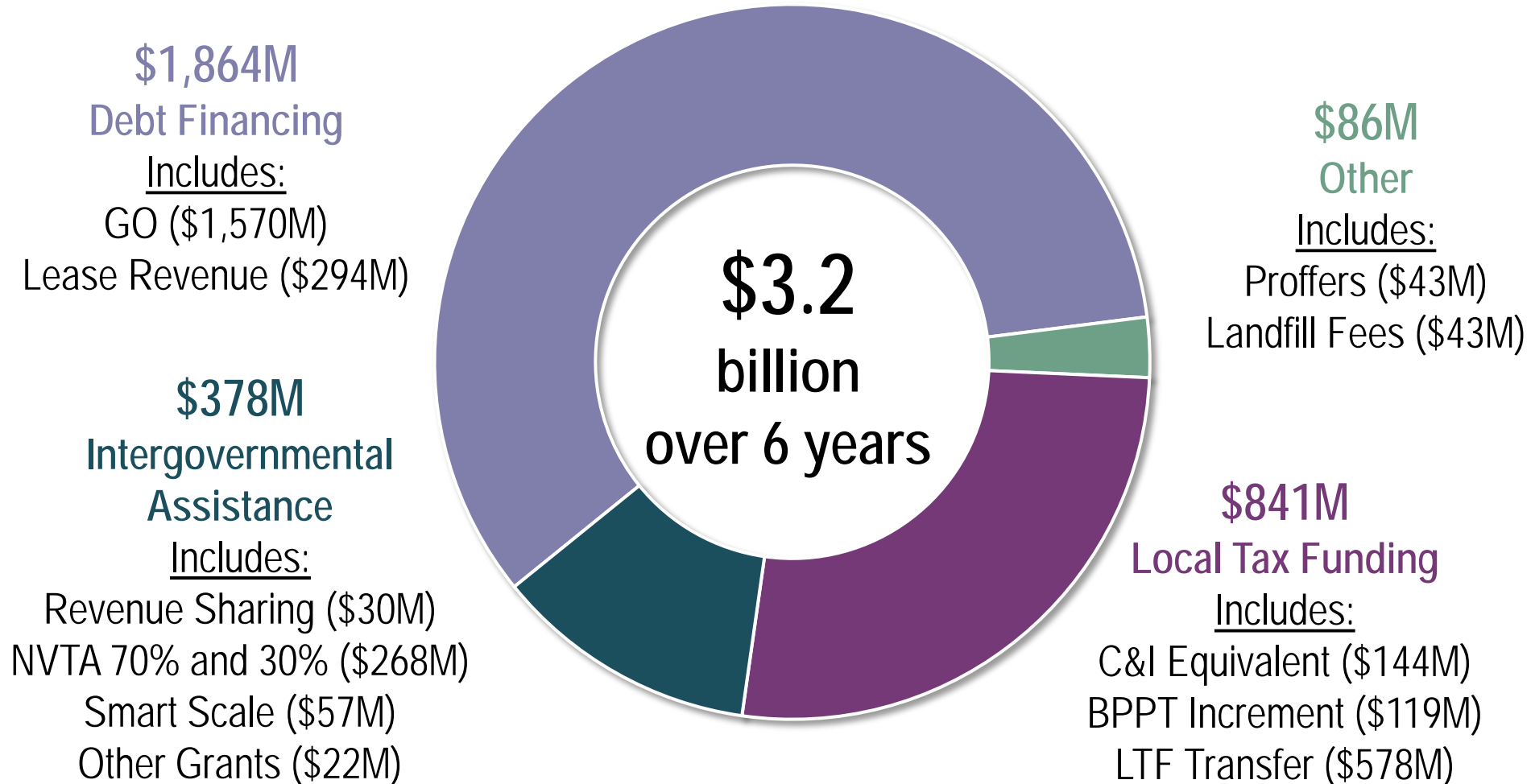
# CIP Highlights: School Projects



- Incorporates the School Board's Adopted CIP
- Additional funds for MS-14 due to extraordinary site work

Other School Facilities High Schools Middle Schools Elementary Schools

# Sources of Revenue



# Comparison Tables

FY 2022 Proposed Budget

### Comparison Tables

**HEALTH AND WELFARE**

	Prior Years	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	6-Year Total	Future Fiscal Years	Project Total	Project Change
<b>Adolescent Independent Living Residence</b>									0	0	-7,046
Proposed FY 2022 CIP	0	0	0	0	0	0	0	0	0	0	-1,160
Local Tax Funding	0	0	0	0	0	0	0	0	0	0	-5,886
Lease Revenue Financing	0	0	0	0	0	0	0	0	0	0	0
Adopted FY 2021 CIP	0	0	0	0	0	0	0	0	7,046	7,046	7,046
Local Tax Funding	0	0	0	0	0	0	0	0	1,160	1,160	1,160
Lease Revenue Financing	0	0	0	0	0	0	0	0	5,886	5,886	5,886
<b>DS Group Residence - Eastern Loudoun</b>									0	0	166
Proposed FY 2022 CIP	480	818	1,831	450	0	0	0	2,869	0	3,379	166
Local Tax Funding	480	1	49	0	0	0	0	50	0	530	49
Lease Revenue Financing	0	560	1,665	450	0	0	0	2,225	0	2,225	0
Adopted FY 2021 CIP	0	57	117	450	0	0	0	624	0	624	117
Local Tax Funding	0	57	117	450	0	0	0	624	0	624	117
Lease Revenue Financing	0	0	0	0	0	0	0	0	0	0	0
Cash Proffers	480	818	1,865	450	0	0	0	2,733	0	3,213	0
Adopted FY 2021 CIP	480	1	0	0	0	0	0	1	0	461	0
Local Tax Funding	480	0	0	0	0	0	0	0	0	2,225	0
Lease Revenue Financing	0	560	1,665	450	0	0	0	2,225	0	2,225	0
Cash Proffers	0	57	0	0	0	0	0	507	0	507	0
<b>Mental Health Group Home Replacements*</b>									4,926	4,926	0
Proposed FY 2022 CIP	0	0	0	0	0	0	0	0	4,926	4,926	0
Local Tax Funding	0	0	0	0	0	0	0	0	493	493	0
General Obligation Bonds	0	0	0	0	0	0	0	0	493	493	0
Adopted FY 2021 CIP	0	0	0	0	0	0	0	0	4,433	4,433	0
Local Tax Funding	0	0	0	0	0	0	0	0	4,433	4,433	0
General Obligation Bonds	0	0	0	0	0	0	0	0	0	0	0

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FY 2022 Proposed Budget

### Comparison Tables

**PARKS, RECREATION, AND CULTURE**

	Prior Years	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	6-Year Total	Future Fiscal Years	Project Total	Project Change
<b>Broad Run Stream Valley Linear Park</b>									0	0	0
Proposed FY 2022 CIP	0	0	753	0	2,055	0	0	2,808	23,850	26,658	1,808
Local Tax Funding	0	0	705	0	1,055	0	0	1,760	5,803	7,563	1,760
General Obligation Bonds	0	0	0	0	0	0	0	0	16,047	16,047	0
Cash Proffers	0	0	48	0	1,000	0	0	1,048	0	1,048	-500
Adopted FY 2021 CIP	0	0	0	0	0	0	0	0	1,000	23,850	24,850
Local Tax Funding	0	0	0	0	0	0	0	0	500	18,047	18,547
General Obligation Bonds	0	0	0	0	0	0	0	0	5,803	5,803	0
Cash Proffers	0	0	0	0	0	0	0	0	0	0	0
<b>Children's Science Center</b>									0	0	0
Proposed FY 2022 CIP	1,072	13,928	0	0	0	0	0	14,000	23,850	37,850	23,780
Local Tax Funding	1,072	13,928	0	0	0	0	0	15,000	18,047	33,047	18,047
Lease Revenue Financing	0	0	0	0	0	0	0	0	500	500	0
Adopted FY 2021 CIP	0	13,928	0	0	0	0	0	13,928	0	13,928	0
Local Tax Funding	1,072	13,928	0	0	0	0	0	15,000	0	15,000	0
Lease Revenue Financing	1,072	13,928	0	0	0	0	0	15,000	0	15,000	0
<b>Dulles Adult Day Center</b>									0	0	0
Proposed FY 2022 CIP	0	0	0	0	0	0	0	0	13,928	13,928	0
Local Tax Funding	0	0	0	0	0	0	0	0	13,928	13,928	0
General Obligation Bonds	0	0	0	0	0	0	0	0	0	0	0
Adopted FY 2021 CIP	0	0	0	0	0	0	0	0	0	0	0
Local Tax Funding	0	0	0	0	0	0	0	0	0	0	0
General Obligation Bonds	0	0	0	0	0	0	0	0	0	0	0
<b>Dulles South Community Park</b>									0	0	0
Proposed FY 2022 CIP	0	0	0	0	4,128	0	0	4,128	18,819	22,947	18,819
Local Tax Funding	0	0	0	0	138	0	0	138	0	138	138
General Obligation Bonds	0	0	0	0	0	0	0	0	18,819	18,819	18,819
Cash Proffers	0	0	0	0	0	0	0	0	0	0	0
Adopted FY 2021 CIP	0	0	0	0	0	0	0	0	3,990	3,990	-1,899
Local Tax Funding	0	0	0	0	0	0	0	0	4,128	4,128	4,128
General Obligation Bonds	0	0	0	0	0	0	0	0	1,899	1,899	1,899
Cash Proffers	0	0	0	0	0	0	0	0	0	0	0

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Loudoun County, Virginia

# Summary of New Projects and Other Changes

- Acceleration and new projects
- Deferred, delayed, or removed projects

FY 2022 Proposed Budget

## Summary of New County Projects and Other Changes

The proposed CIP is an amendment of the FY 2021 through FY 2026 period; there are changes to existing projects and new projects have been added. Changes to the CIP reflect rephrasing or other purposeful schedule changes, impacts of competitive revenue shortfalls, and Board member requests and department priorities. The changes also reflect the addition of a new section of the CIP entitled *Projects Identified for Future Development*, into which planned projects funded exclusively in the Future Fiscal Years have been reorganized. Tables that compare the FY 2021 Adopted CIP to the FY 2022 Proposed CIP can be found later in the CIP Executive Summary.

### Accelerated and New Projects

Projects in this category are new to the CIP ("New") or projects that had been previously planned in the CIP but funding has been accelerated to an earlier year ("Acceleration"). New projects are typically introduced into the later years of the CIP and work their way to the front of the six-year period for appropriation. Projects may be added sooner than the outyears of the CIP if, for example, they meet a critical Board priority or department service need or have special revenue considerations.

Project	Functional Area	Category	Source
Remote Site Connectivity	Information Technology	Acceleration	Board Priority
Broad Run Stream Valley Park	Parks, Recreation, and Culture	Acceleration	Board Priority
Western Loudoun Recreation Center	Parks, Recreation, and Culture	Acceleration	Board Priority
Ryan Road (Evergreen Mills Road to Beaverdam Drive)	Roads	Acceleration	Board Priority
Dam Safety Contingency	General Government	New	Department Priority
Seima Estates Flood Mitigation	General Government	New	Board Priority
Various Lanoffi Projects	General Government	New	Department Priority
Mental Health Group Home Replacements	Health and Welfare	New	Department Priority
GeoHub Servers	Information Technology	New	Department Priority
PCI Replacement	Information Technology	New	Department Priority
School Bus Radio Replacements – Project	Information Technology	New	Department Priority
Arcola Quarters for the Enslaved	Parks, Recreation, and Culture	New	Department Priority
PRCS Renovation Program	Parks, Recreation, and Culture	New	Department Priority
Town of Hamilton – Community Park Playground	Towns	New	Town Request
Town of Leesburg – W&OD Trail Lighting	Towns	New	Town Request
Town of Middleburg – Middleburg Town Hall	Towns	New	Town Request
Town of Round Hill – Route 7 Bypass Tunnel	Towns	New	Town Request
Town of Round Hill – Southern Gateway Pedestrian Trail	Towns	New	Town Request

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# New or Accelerated Projects

Project		Project	
Arcola Quarters for the Enslaved	New	School Bus Radio Replacement – Project Management	New
Broad Run Stream Valley Park*	Acceleration	Selma Estates Flood Mitigation*	New
Dam Safety Contingency	New	Various Landfill Projects	New
GeoHub Servers	New	Western Loudoun Recreation Center*	Acceleration
Mental Health Group Home Replacements	New	Route 7/Blue Ridge Mountain Road*	New
PCI Replacement	New	Ashburn Road Improvements*	New
PRCS Renovation Program	New	Traffic Sign Replacement Program*	New
Remote Site Connectivity*	Acceleration	Traffic Signal Storage Facility*	New
Ryan Road (Evergreen Mills Road to Beaverdam Drive)*	Acceleration		

\* Board Member Request or Priority



# Changes to Phasing, Purposeful Delay, or Project Deferral

Project		Project	
Arcola Mills Drive (Northstar Boulevard to Belmont Ridge Road)	Removed	Public Safety – 911 Phone Switch Replacement	Delayed
Belmont Ridge Road – Arcola Mills Drive to Shreveport Drive	Deferred	Purcellville Library	Deferred
Braddock Road, Segment 2 and Segment 2B	Re-phased	Route 15 Montresor Road to Point of Rocks Bridge – Improvements	Re-phased
Fire and Rescue – Station #05/#17 Hamilton Station Replacement	Deferred	Route 7 Improvements, Phase 3: Route 9 to Dulles Greenway	Re-phased
Fire and Rescue – Station #29 Old Ox Road (Route 606) Station	Deferred	Shellhorn Road – Loudoun County Parkway to Randolph Drive	Re-phased
Fire and Rescue – Training Tower	Deferred	Training Academy Expansion	Delayed

# Board Member Requests

Project	Requesting District	Status
Broad Run Stream Valley Park (Acceleration)	Algonkian	Accommodated
Various Bike and Pedestrian Improvements (New)	Algonkian	Accommodated through Intersection Improvement Program, Sidewalk & Trails Program
Ryan Road Widening (Evergreen Mills Road to Beaverdam Drive) (Acceleration)	Blue Ridge	Accommodated
Western Loudoun Recreation Center (Acceleration)	Blue Ridge	Accommodated
Route 7/Blue Ridge Mountain Road (New)	Blue Ridge	Accommodated

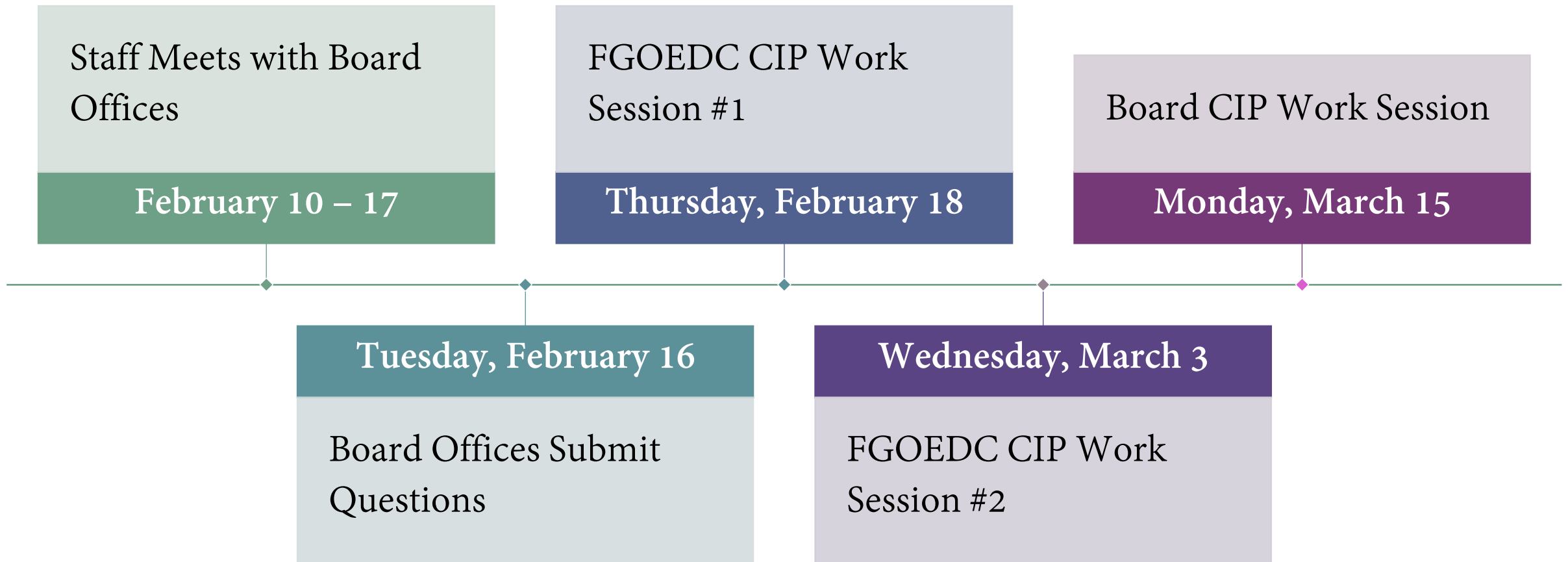
# Board Member Requests

Project	Requesting District	Status
Remote Site Connectivity (Acceleration)	Catoctin	Accommodated
Spinks Ferry/New Valley Church Road (Acceleration)	Catoctin	Previously Accommodated
Lucketts Elementary School (New)	Catoctin	Not Accommodated
Agriculture Center (New)	Catoctin	Not Accommodated
Braddock Road, Segment 2 (Acceleration)	Dulles	Not Accommodated
Town of Leesburg Bus Shelters (Additional Funding)	Leesburg	Accommodated

# Accommodated Town Requests

Town, Project	Funding Source	Year
Hamilton, Community Park Playground (New)	LTF	FY 2022
Leesburg, Bus Shelters (Additional Funding)	NVTA 30%	FY 2022
Leesburg, W&OD Lighting (New)	NVTA 30%	FY 2025
Lovettsville, Broadway Streetscapes (Additional Funding)	NVTA 30%	FY 2024
Middleburg, Town Hall (New)	LTF	FY 2023
Purcellville, Hirst Road to W&OD Path (Additional Funding)	NVTA 30%	FY 2024, FY 2025
Round Hill, Route 7 Bypass Tunnel (New)	NVTA 30%	FY 2022
Round Hill, Gateway Pedestrian Trail (New)	NVTA 30%	FY 2023, FY 2024

# Next Steps in the CIP Process



The background features a complex pattern of overlapping triangles in various colors (purple, yellow, blue, green, grey, light blue). Some triangles contain icons: a group of people, a crane, a person in a lab coat, a person in a hard hat, and a person in a library. Other triangles contain small photographs of people in various settings.

# FY 2021 – FY 2026 Amended Capital Improvement Program

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