

**TRANSPORTATION AND LAND USE COMMITTEE
INFORMATION ITEM**

SUBJECT: Government Support Center:
Amended Master Plan

ELECTION DISTRICT: Catoctin, Leesburg

STAFF CONTACTS: Paul Brown, Capital Manager, Department of Construction
Lewis Rauch, Director, Department of Construction

CRITICAL ACTION DATE: At the Pleasure of the Board

RECOMMENDATION:

STAFF: Staff recommends the Transportation and Land Use Committee schedule a review of the proposed Amended Master Plan for the Government Support Center at its April 2011 meeting to develop a recommendation the Board of Supervisors.

BACKGROUND: The Government Support Center site consists of 672.54 acres located at 19730 Sycolin Road in Leesburg (Attachment 1). The site consists of numerous parcels the County purchased from 1990 through 2008. The 672.54 acre site consists of the original government center support center site purchase of 87.93 acres, the Shellhorn tract of 439.35 acres, and the Cangiano tract of 144.66 acres. These land parcels were consolidated into one parcel in 2008 through a boundary line adjustment.

No Master Plan was ever developed for the 87.93 acre original government support center site. Facilities developed on the site were developed independently of each other and over time as public facility needs were identified that were deemed appropriate for the site. Individual land use approvals were processed throughout the years as each facility was developed.

The acquisition of the Shellhorn tract occurred in 2001 and was purchased to develop a regional park to serve central Loudoun. A Park Master Plan was completed identifying the park amenities that would be developed at Philip A. Bolen Memorial Park. In 2006, the Board of Supervisors took action to utilize 70-acres of the Shellhorn tract north of the future Crosstrails Boulevard for public safety facilities. On November 8, 2006, the Board of Supervisors adopted a Public Safety Master Plan which delineated the planned development of the 70-acres north of Crosstrails Boulevard and designated the planned public safety uses on the property (Attachment 2).

Subsequent to that action, the Board of Supervisors acquired the 144.6-acre Cangiano property north of the Government Support Center site in 2008. The Department of General Services

initiated a boundary line adjustment to consolidate the Cangiano parcel with the other County owned parcels. The Board of Supervisors approved the boundary line adjustment in 2008.

Amended Master Plan Development

In 2009, County capital facility planning staffs began a process to review the existing conditions on the combined site, delineate environmental constraint areas, and identify land bays for future capital facility development. Utilizing the County's Adopted Capital Needs Assessment and Capital Improvement Programs, departmental staff identified public facilities to be considered for future development on the site. The culmination of this review process is a Draft Amended Master Plan for the Government Support Center Site's 672.54 acres.

Capital Planning staffs will present a briefing to the Transportation and Land Use Committee regarding the staff recommended Government Support Center Amended Master Plan. The staff presentation will review the Department of Construction and Waste Management's work with the Virginia Department of Environmental Quality to delineate the Environmental Constraint areas (Attachment 3). In addition, the existing conditions, proposed amendments to the 2006 Public Safety Master Plan, and master plan for new capital facility development will be reviewed (Attachments 4-5).

Issues:

The Amended Master Plan contains several transportation infrastructure options that will need to be considered by the Board of Supervisors, the Town of Leesburg, and the Public. The lane sizes, timing and connections of Kincaid and Crosstrails Boulevards present several options that need to be reviewed and considered. The Adopted Countywide Transportation Plan (CTP) depicts Crosstrails Boulevard as a six-lane divided roadway with a connection to Kincaid Boulevard as a four-lane divided roadway. County staff will review an option to amend the CTP to depict Crosstrails Boulevard as a four-lane divided roadway. There are no proposed changes to Kincaid Boulevard, however, there is community interest in the timing and connection of Kincaid Boulevard to Crosstrails Boulevard. The County's project only constructs Crosstrails Boulevard from Sycolin Road to the boundary of the County owned parcel. The remaining section of Crosstrails Boulevard from the County parcel boundary to Route 7 has no development schedule. Citizens have expressed concern regarding the timing of connecting Kincaid Boulevard to Crosstrails Boulevard absent the completion of the Crosstrails section to Route 7.

In addition, the need for Miller Drive as delineated on the County's Adopted Countywide Transportation Plan (CTP) needs to be reviewed. The adopted CTP currently depicts Miller

Drive as a planned four lane divided roadway across the northern portion of the County owned property to intersect with Kincaid Boulevard. County staff will review an option to amend the CTP to eliminate Miller Drive from the CTP due to environmental constraints and change in land use.

Next Steps

Capital Planning staff proposes the Transportation and Land Use Committee defer review and action on the Master Plan until its April 2011 meeting. Given the upcoming FY 2012 budget deliberation schedule demand on Board member's time, staff will utilize the time from January – April to conduct Public Input Sessions to gather public responses to the proposed Amended Master Plan. Capital Planning staff will meet with Town of Leesburg staff on January 20, 2011 to begin the review of the Amended Master Plan with the Town. Public Input Sessions will be scheduled in February and March to gather public responses to the Amended Master Plan. The transportation infrastructure options will be included in the planned public input sessions. A record of the input sessions will be made available on the County's website for public review.

FISCAL IMPACT: The Government Support Center Amended Master Plan assists the Board of Supervisors as they implement the County's Capital Needs Assessment (CNA) and Capital Improvement Programs (CIP). If adopted, the Master Plan will provide a planning guide to maximize the County's ability to provide public facilities on land currently owned by the County for its residents and businesses.

The Master Plan does not make any assumptions on the availability of funds, the commitment to develop the facilities on the suggested timelines, or the fact that the County's service models or capital facility standards may change over time. The decisions to implement the plan will be presented in the context of the CNA and CIP. The Consultant has provided an estimate of probable cost for planning purposes only. Actual costs to implement the Amended Master Plan must be refined through the CIP budget process and through the actual appropriation of funds during consideration and adoption of subsequent capital budgets.

- Attachment 1: Government Support Center Tax Map
- Attachment 2: Adopted Public Safety Master Plan – November 2006
- Attachment 3: Environmental Constraints Map
- Attachment 4: Existing Conditions Map
- Attachment 5: Proposed Amended Master Plan Map