

FY 2029 - FY 2040

CAPITAL NEEDS ASSESSMENT

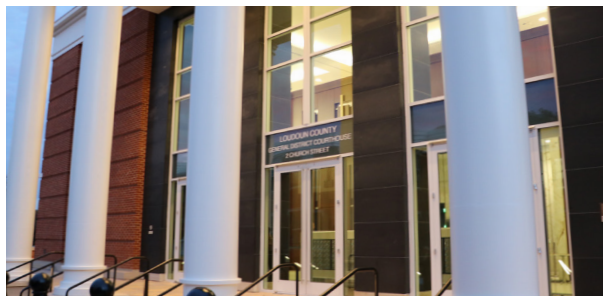


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Capital Needs Assessment

Overview

Loudoun County uses an integrated approach to land use and fiscal planning. Loudoun County’s comprehensive capital planning process is prescribed in Chapter 6 of the *Loudoun County 2019 Comprehensive Plan (2019 GP)*, Fiscal Management and Public Infrastructure. The 2019 GP requires the development of a ten-year Capital Needs Assessment (CNA) every four years, and the development and adoption of a six-year Capital Improvement Program (CIP) by the Board of Supervisors (Board) biennially. The update of the CNA was delayed during the development of the 2019 GP. 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 2019 GP. 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 CIP 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 current Adopted CIP timeframe is from FY 2023 – FY 2028; due to the delay in update and to align with the 2019 GP, the timeframe of the CNA is from FY 2029-FY 2040.

The CNA is a feeder document to the CIP. Typically, projects identified in the CNA are considered first 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. Therefore, a need identified in the CNA does not guarantee its funding in the CIP. Certain projects in the CNA may be selected by the Board for appropriations in the CIP during the biennial budget process. Additionally, a project does not need to be in the CNA to be funded in the CIP.

Loudoun County 2019 Comprehensive Plan Conformance

The proposed Planning Subarea locations for facilities outlined in this document are consistent with those depicted by the map titled “Capital Intensity Factor (CIF) Regions” in Chapter 6 of the 2019 GP. Chapter 6 of the 2019 GP outlines the connection between land use and fiscal policy, including describing the requirements of the CNA and CFS. This chapter also details the anticipated public facility needs related to development of the County, and is specific about targeted placement of libraries, parks facilities, recreation facilities, community services, public schools, and public safety facilities.

Diversity, Equity, and Inclusion

At its January 17, 2023, Business Meeting, the Board approved a [resolution](#) identifying social and racial equity as fundamental values for Loudoun County Government. Loudoun County strives to be a prosperous, inclusive, equitable and sustainable community where residents feel free to “live, work, learn and play” and commits to eliminating social or racial inequalities and promoting fairness and justice in the County’s priorities, policies, practices, and programs. The County has committed to making decisions through this equity lens. An equity lens will be applied, amongst other factors, when determining the appropriate location for the facilities triggered in the CNA as part of the CIP budget process.

Methodology

The CNA is developed in conjunction with the biennial review of the County’s CIF and CFS by the County’s Fiscal Impact Committee (FIC). The overall capital facility planning process begins with the development of the County’s CFS and subsequent adoption of the CFS by the Board.

The CNA is developed by analyzing the CFS in comparison with future County population forecasts to provide a list of capital facilities that are triggered for development between FY 2029 and FY 2040. Population in the planning subareas is also incorporated, for the relevant CFS, to determine anticipated facility placement, in addition to timing. The results of that analysis are presented in this document.

Staff reviews the list of projects triggered for development by FY 2040 and analyzes this against existing and planned facilities in the Adopted FY 2023 – FY 2028 CIP. This results in the projected capital facility need by 2040.

Population Forecasts

The Capital Needs Assessment uses the County’s forecasted population growth, specifically the Metropolitan Washington Council of Governments (COG) 10.0 forecast and adopted CFS to identify the type and number of capital facilities that will be needed to serve the public over the CNA planning period and maintain the County’s desired levels of services. The previous CNA (FY 2021- FY 2030) was adopted in 2015 and utilized the COG 8.3 population forecast. Population forecasts used for this CNA can be found in **Attachment 1**.

Capital Facility Standards

The CFS are the basis for Loudoun County’s Capital Planning Products. The CFS were adopted by the Board of Supervisors at the December 6, 2022, Business Meeting. These are included in **Table 1** for reference. Capital Facility Standards delineate into several types that impact how they are calculated. This methodology also exists in the CIF but is expanded in the CNA. Table 2 describes those types.

Table 1. Adopted CFS as of December 6, 2022

Capital Facility	Building Square Footage	Up To Acres	Standard
Animal Shelter	25,000	5	One for the County
Sheriff Station	18,000	4.00-5.00	One facility per 100,000
Fire Station -East	18,000-20,000	5	One facility per 25,000
Fire Station -West	18,000-20,000	5	One facility per 10,000
1500 GPM Engine	N/A	n/a	One piece of equipment per 10,000
ALS Ambulance	N/A	n/a	One piece of equipment per 10,000
Ladder Truck	N/A	n/a	One piece of equipment per 25,000
Heavy Rescue Squad	N/A	n/a	One piece of equipment per 50,000
Tanker	N/A	n/a	One piece of equipment per 10,000
Brush Truck	N/A	n/a	One piece of equipment per 10,000
General Government Support Facilities	N/A	n/a	4 Square feet per capita

Capital Facility	Building Square Footage	Up To Acres	Standard
Recycling Drop-off Centers	3,000 square foot container pad, 6,050 square foot parking area	0.25	9 Sites for the County (Max)
Special Waste Drop-off Centers	600 Square Foot Pavilion and 1,600 square foot container pad	11	1 for the County
Park and Ride Lots	N/A	4.00-13.00	1.15 Spaces per 100 residents
Transit Buses	N/A	n/a	one piece of equipment per 3,370
Transit Bus Maintenance Fac.	28,000	10	one facility per 247,500
MH Residential Facility	3,400 single family detached (SFD) 1,000 (Condo)	0.25 (SFD)	one bed per 5,900
DS Residential Facility	3,400 single family detached (SFD) 1,000 (Condo)	0.50 (SFD)	one bed per 5,900
Juvenile Detention Center	40,000	6	1 for the County
Youth Shelter	8,000	2	1 for the County
Emergency Homeless Shelter	9,000	2	1 for the County
Library	40,000	7	0.6 Square feet per capita
Group Home	8,000	2	1 for the County
Adolescent Independent Living Residence	9,000	2	1 for the County
Recreation Center	83,000	15	6 for the County
Adult Day Center	7,000	4	one facility per 15,000 aged 55+
Teen Center	20,000	5	one facility per 10,000 aged 12-14
Senior Center	15,000	5	one facility per 10,000 aged 55+
Community Centers	20,000	6	one facility per 45,000
Satellite Maintenance Facility	5,000	3	3 for the County
Regional Park	10,000	200+	5 for the County
District Park	5,000	75-200	8 for the County
Community Parkland	Up to 800	0-74	2.75 Acres per 1,000 population
Recreational Trails	N/A	n/a	1.20 miles per 1,000 population
Elementary School	100,000 – 120,000	20	1 per 900 – 1,000 pupils
Middle School	185,000 – 215,000	35	1 per 1,350 – 1,500 pupils
High School	290,000 – 345,000	75	1 per 1,800 – 2,100 pupils

CFS are classified into several different types throughout the CNA. Their method of calculation is determined by their type. **Table 2** defines each type.

Table 2. Types of Standards

Standard Type	Description
Number per County	Also known as “X per County” standards, these are standards that are independent of population growth and are set at a specific number.
Countywide Population	These standards trigger facility needs based on the entire County population. These facilities can be located in any Planning Subarea.
Planning Subarea Population	These standards trigger facility needs based on population within planning subareas.
Planning Subarea Subset	These standards are identical to Planning Subarea Population standards except that they change depending on the location of the planning subarea in the County (East or West).
Population Subset	These standards trigger facility needs based on a population subset within a planning subarea.
Facility Equivalent	Triggers need, usually square footage, by either Countywide Population or Planning Subarea, but does not trigger a facility until that need reaches a standard facility size.

Definitions

The CNA uses the CFS as shown in **Table 1** to report the number and type of capital facilities triggered, planned, and needed within the CNA period. The planning document uses several distinct terms to describe the results of the CNA. **Table 3** defines those terms.

Table 3. Interpreting the CNA

Term	Definition
Planning Subarea	Planning subdivision of the County. Please refer to the 2019 GP for more information on Planning Subareas. ¹
Trigger / Triggered Facility	Refers to a facility that is triggered by the CFS and population within given time parameters. A trigger can be for a full facility, vehicle, space, square footage, or mileage.
Existing / Existing Facility	Refers to a facility that exists under County or LCPS ownership
Planned / Planned Facility	Refers to a facility that appears in the most recently Adopted CIP or is actively under development.
Raw Need	Represents the number of facilities triggered per the CFS in a given year, sometimes inclusive of Planning Subarea. Raw Need Tables can be found in Attachment 2 .
Need	Triggered facilities less existing and planned facilities. A positive number above 1.00 means that the County will need at least one facility of this type; a negative number means that the County will have a surplus of this type of facility.
CNA Need	The Raw Need triggered during the CNA period.
Pre CNA + CNA Need	The sum of the Need and CNA Need; provides an assessment of Need in 2040. A positive number above 1.00 means that the County will need at least one facility of this type by 2040; a negative number means that the County will have a surplus of this type of facility by 2040.

¹ [Loudoun County 2019 Comprehensive Plan](#)

Example Calculation

As shown in Table 1, above, facilities are triggered in different ways. The majority involve population forecasting. The following pages provide an example calculation of a Planning Subarea-based CFS along with the best interpretation of the CNA tables.

Capital Needs Assessment Calculations

Example Calculation – Fire Station East

Capital Facility Standard			
Population Trigger	Square Footage	Acreage	Type of Standard
1 per 25,000 population	Up to 20,000	Up to 5 acres	Planning Subarea Subset

The table above summarizes the **Capital Facility Standard (CFS)** for a Fire Station – East. It is a population-based standard, tied to **Planning Subarea**. The table below shows the population forecast for each of the planning subareas in a given year.

Population

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	140,889	143,716	146,543	147,643	148,744	149,844	150,945	152,045	152,953	153,861	154,768	155,676	156,584
Dulles	111,753	113,567	115,381	116,183	116,985	117,787	118,589	119,391	119,752	120,113	120,474	120,835	121,196
Potomac	47,640	47,694	47,748	47,894	48,040	48,186	48,332	48,478	48,602	48,726	48,850	48,974	49,098
Sterling	43,601	44,331	45,061	45,729	46,398	47,066	47,735	48,403	48,855	49,306	49,758	50,209	50,661

The **raw need** represents the number of facilities needed per the CFS in a given year. In the case of this example, one Fire Station – East is needed every 25,000 population within each eastern **Planning Subarea**.

Looking at the **Ashburn** planning subarea, the forecasted population is 140,889 in 2028. Divided by 25,000 gets to a raw need of 5.64. This means that the County should plan to have five Fire Station – East facilities in 2028.

Raw Need

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	5.64	5.75	5.86	5.91	5.95	5.99	6.04	6.08	6.12	6.15	6.19	6.23	6.26
Dulles	4.47	4.54	4.62	4.65	4.68	4.71	4.74	4.78	4.79	4.80	4.82	4.83	4.85
Potomac	1.91	1.91	1.91	1.92	1.92	1.93	1.93	1.94	1.94	1.95	1.95	1.96	1.96
Sterling	1.74	1.77	1.80	1.83	1.86	1.88	1.91	1.94	1.95	1.97	1.99	2.01	2.03

2028 represents the end of the CIP Period, the **Pre-CNA Need**.

The highlighted cells represent a moment in which the **raw need** crosses a whole number, triggering a new facility. These are referred to as the **Triggered Facilities**.

2040 represents the end of the CNA Period (2029-2040). The net need generated between 2029 and 2040 is the **CNA Need**.

Capital Needs Assessment Calculations

Each CFS will include a table showing the triggered facilities in the CNA Period, along with an analysis of Pre-CNA Need and the Need in 2040. They summarize the data above and overlay a consideration of existing and planned facilities.

Fire Station East

CNA Period (2029-2040)	
Triggered Facilities	Year
Ashburn Planning Subarea	2034
Sterling Planning Subarea	2039

Pre-CNA Need (2028)				
Planning Subarea	Trigger	Existing	Planned	Need
Ashburn	5.64	4.00	-	1.64
Dulles	4.47	3.00	1.00	0.47
Potomac	1.91	1.00	-	0.91
Sterling	1.74	1.00	-	0.74

Existing Facilities are those that exist under County or LCPS ownership. **Planned facilities** are those that are actively under development or planned in the most recently adopted **Capital Improvement Program (CIP)**.

CNA Need	Pre CNA + CNA Need
Need	2040
0.63	2.26
0.38	0.85
0.06	0.96
0.28	1.03

Pre-CNA Need + CNA Need is sum of the CNA and Pre-CNA Need. Positive whole numbers represent the number of facilities the County needs by 2040. In this example, the County will need 2 more stations in Ashburn and one in Sterling by 2040.

A negative number represents a surplus in this facility type and planning subarea. If this number is negative, there is no **Capital Intensity Factor (CIF)** charged for that planning subarea and facility type.

Need in this table reflects the value of the need at the end of the **CIP Period (2023-2028)** after accounting for **Existing** and **Planned** facilities. In prior iterations of the CNA, this has been called the **deficit**.

The CNA Need is the raw need generated during the CNA period. This is simply the raw need in 2040 minus the raw need in 2028. This is independent of the Pre-CNA Need, Existing, or Planned projects.

Capital Needs Assessment: Output and Summary

This section begins with an overview of triggered needs by each type of CFS. Overall triggers are shown. The section that follows discusses each capital facility standard and its resulting triggered need in detail, including years in which facilities are expected to trigger. For a complete list of triggered facilities, please refer to **Attachment 3**.

Output: Number per County Standards

The table below summarizes the triggers and needs of Number per County standards. These standards are not tied to population and are set at a specific number for the County.

Number per County Standards				
Planning Subarea	Trigger	Existing	Planned	Need
Animal Shelter	1	1	-	-
Recycling Drop-off	9	8	-	1
Special Waste Drop-off	1	1	-	-
Juvenile Detention	1	1	-	-
Youth Shelter	1	1	-	-
Group Home	1	-	-	1
Adolescent Independent Living	1	-	-	1
Emergency Homeless Shelter	1	1	-	-
Recreation Center	6	2	2	2
Satellite Maintenance	3	1	-	2
Regional Park	5	4	-	1
District Park	8	3	-	5

Output: Countywide Population Standards

The table below summarizes the triggered needs in the CNA period for Countywide Population standards. These standards are tied to the population of the County as a whole, rather than a planning subarea. The table shows the years a facility is triggered. When a CFS has acreage, square footage, or miles as a trigger type, rather than a facility, that CFS is generally a per capita driven standard, meaning there is an incremental amount triggered in each year.

This table does not incorporate an analysis of existing and planned facilities.

Capital Facility Standard	Trigger Type	Total CNA Triggers	Years of Trigger
1500-gpm Engine	Facility	5	2029, 2030, 2032, 2034, 2037
ALS Ambulance	Facility	5	2029, 2030, 2032, 2034, 2037
Brush Truck	Facility	5	2029, 2030, 2032, 2034, 2037
Community Parkland	Acreage	139.65	All years
General Government Support Facilities	Square Footage	203,131.20	All years
Heavy Rescue	Facility	1	2032
Ladder Truck	Facility	2	2032, 2039
Recreational Trails	Miles	60.94	All years
Sheriff Station	Facility	1	2032
Tanker	Facility	5	2029, 2030, 2032, 2034, 2037
Transit Bus Maintenance Facility	Facility	1	2030
Transit Buses	Facility	15	All years
Elementary Schools	Facility	5	2029, 2030, 2032, 2033, 2038
Middle Schools	Facility	2	2029, 2035
High Schools	Facility	2	2030, 2037

Output: Planning Subarea, Planning Subarea Subset, and Population Subset Standards

The table below summarizes the triggered needs in the CNA period for Planning Subarea, Planning Subarea Subset, and Population Subset standards. These standards are grouped here because they all have a planning subarea component. Each year logged to the table represents a single triggered facility or bed. If a Planning Subarea is excluded from the table, there were no facility triggers in that Planning Subarea.

This table does not incorporate an analysis of existing and planned facilities.

Capital Facility Standard	Trigger Type	Ashburn	Dulles	Leesburg	Potomac	Rt. 15 South	Rt. 7 West	Sterling
Fire Station East	Facility	2034						2039
Fire Station West	Facility						2030	
MH Residential	Beds	2031, 2037	2029, 2034	2033		2035	2029	2034
DS Residential	Beds	2029, 2031, 2037	2034	2033		2035	2029	2034
Adult Day	Facility	2030		2029				
Senior Center	Facility	2030			2033			2035
Community Center	Facility							2030
Park and Ride	Parking Spaces	All years	All years	All years	All years	All years	All years	All years

The following are Planning Subarea standards that did not have triggers in the CNA Period.

Capital Facility Standard	Triggered Planning Subarea	Year	Number of Facilities	Facility Equivalent
Libraries	NA	NA	NA	NA
Teen Center	NA	NA	NA	NA

Summary: Standard-by-Standard

This section will detail the CNA for each individual standard by functional area. Each standard provides a set of details to illustrate the triggered need and the County’s existing and planned facilities. The **Example Calculation** earlier in the document explains the way to interpret the tables that follow.



Standard-by Standard General Government

Contents

Recycling Drop-Off Centers
Special Waste Drop-Off Centers
General Government Support Facilities
Satellite Maintenance Facility

Recycling Drop-Off Centers

Capital Facility	Building Square Footage	Up To Acres	Standard
Recycling Drop-off Centers	3,000 square foot container pad, 6,050 square foot parking area	0.25	9 Sites for the County (Max)

Standard Type: Number per County

Definition: 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.

Table 4. CNA Summary: Recycling Drop-Off Centers

Pre-CNA Need (2028)				
Planning Subarea	Trigger	Existing	Planned	Need
Recycling Drop-Off Centers	9	8	-	1

Summary: One recycling drop-off center will be needed by the end of the CNA period. Because this is a Number per County standard, no additional facilities will be triggered in the CNA period.

Special Waste Drop-Off Centers

Capital Facility	Building Square Footage	Up To Acres	Standard
Special Waste Drop-off Centers	600 Square Foot Pavilion and 1,600 square foot container pad	11	1 for the County

Standard Type: Number per County

Definition: 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.

Table 5. CNA Summary: Special Waste Drop-Off Centers

Pre-CNA Need (2028)				
Planning Subarea	Trigger	Existing	Planned	Need
Special Waste Drop-Off Centers	1	1	-	-

Summary: One Special Waste Drop-off Center exists and is active; this standard has been met. Because this is a Number per County standard, no additional facilities will be triggered in the CNA period.

General Government Support Facilities

Capital Facility	Building Square Footage	Up To Acres	Standard
General Government Support Facilities	N/A	n/a	4 Square feet per capita

Standard Type: Countywide Population

Definition: 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.

Table 6. CNA Output: Government Support Facilities

Triggered Facilities	Square Footage	Year
Countywide	30,153.60	2029
Countywide	30,153.60	2030
Countywide	17,251.20	2031
Countywide	17,251.20	2032
Countywide	17,251.20	2033
Countywide	17,251.20	2034
Countywide	17,251.20	2035
Countywide	11,313.60	2036
Countywide	11,313.60	2037
Countywide	11,313.60	2038
Countywide	11,313.60	2039
Countywide	11,313.60	2040
	203,131.20	Total

Output: Over the CNA period, an additional 203,131 square feet of general government support facility space will be triggered.

Table 7. CNA Summary: Government Support Facilities

Pre-CNA Need (2028)				
Planning Subarea	Trigger	Existing	Planned	Need
Countywide	1,915,413	1,557,391	288,600	69,422

CNA Need	Pre CNA + CNA Need
Need	2040
203,131.20	272,553.00

Summary: Accounting for existing and planned facilities, a total of 272,553 square feet of space will be needed by the end of the CNA period.

Satellite Maintenance Facility

Capital Facility	Building Square Footage	Up To Acres	Standard
Satellite Maintenance Facility	5,000	3	3 for the County

Standard Type: Number per County

Definition: 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 workstations. 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.

Table 8. CNA Summary: Satellite Maintenance Facility

Pre-CNA Need (2028)				
Planning Subarea	Trigger	Existing	Planned	Need
Satellite Maintenance Facility	3	1	-	2

Summary: One Satellite Maintenance Facility exists today. By FY 2040, two will be needed to meet this standard.



Standard-by Standard Health and Welfare

Contents

Mental Health Residential Facility
Developmental Services Residential Facility
Youth Shelter
Emergency Homeless Shelter
Group Home
Adolescent Independent Living Facility

Mental Health Residential Facility

Capital Facility	Building Square Footage	Up To Acres	Standard
MH Residential Facility	3,400 single family detached (SFD) 1,000 (Condo)	0.25 (SFD)	one bed per 5,900

Standard Type: Planning Subarea Population

Definition: 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.

Table 9. CNA Output: MH Residential Facility

Triggered Beds	Year
Dulles	2029
Route 7 West	2029
Ashburn	2031
Leesburg	2033
Dulles	2034
Sterling	2034
Route 15 South	2035
Ashburn	2037

Output: During the CNA Period, seven Mental Health Residential Facilities are triggered across several planning subareas: Ashburn (2031, 2037), Dulles (2029, 2034), Route 7 West (2029), Sterling (2034), Leesburg (2033), and Route 15 South (2035).

Table 10. CNA Summary: MH Residential Facility

Pre-CNA Need (2028)					CNA Need	Pre CNA + CNA Need
Planning Subarea	Trigger	Existing	Planned	Need	Need	2040
Ashburn	23.88	22	16	(14.12)	2.66	(11.46)
Dulles	18.94			18.94	1.60	20.54
Leesburg	12.13	6		6.13	1.33	7.47
Northwest	2.30			2.30	0.55	2.85
Potomac	8.07	12		(3.93)	0.25	(3.68)
Route 15 North	1.31			1.31	0.26	1.57
Route 15 South	0.90			0.90	0.16	1.06
Route 7 West	4.98	11	4	(10.02)	0.44	(9.58)
Southwest	1.25			1.25	0.16	1.41
Sterling	7.39			7.39	1.20	8.59

Summary: Overlaying the CNA Need with existing and planning facilities shows a net Need at 2040 for the Dulles (20), Leesburg (7), Northwest (2), Route 15 North (1), Route 15 South (1), Southwest (1), and Sterling (8) Planning Subareas.

Developmental Services Residential Facility

Capital Facility	Building Square Footage	Up To Acres	Standard
DS Residential Facility	3,400 single family detached (SFD) 1,000 (Condo)	0.50 (SFD)	one bed per 5,900

Standard Type: Planning Subarea Population

Definition: 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.

Table 11. CNA Output: DS Residential Facility

Triggered Beds	Year
Ashburn	2029
Route 7 West	2029
Ashburn	2031
Leesburg	2033
Dulles	2034
Sterling	2034
Route 15 South	2035
Ashburn	2037

Output: During the CNA Period, eight Mental Health Residential Facilities are triggered across several planning subareas: Ashburn (2029, 2031, 2037), Route 7 West (2029), Dulles (2034), Sterling (2034), Leesburg (2033), and Route 15 South (2035).

Table 12. CNA Summary: DS Residential Facility

Pre-CNA Need (2028)					CNA Need	Pre CNA + CNA Need
Planning Subarea	Trigger	Existing	Planned	Need	Need	2040
Ashburn	23.88			23.88	2.66	26.54
Dulles	18.94	12		6.94	1.60	8.54
Leesburg	12.13	4		8.13	1.33	9.47
Northwest	2.30			2.30	0.55	2.85
Potomac	8.07	11		(2.93)	0.25	(2.68)
Route 15 North	1.31			1.31	0.26	1.57
Route 15 South	0.90			0.90	0.16	1.06
Route 7 West	4.98	4		0.98	0.44	1.42
Southwest	1.25			1.25	0.16	1.41
Sterling	7.39	4		3.39	1.20	4.59

Summary: Overlaying the CNA Need with existing and planning facilities shows a net Need at 2040 for the Ashburn (26), Dulles (8), Leesburg (9), Northwest (2), Route 15 North (1), Route 15 South (1), Route 7 West (1), Southwest (1), and Sterling (4) Planning Subareas.

Youth Shelter

Capital Facility	Building Square Footage	Up To Acres	Standard
Youth Shelter	8,000	2	1 for the County

Standard Type: Number per County

Definition: A facility that provides a short-term emergency residential service 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.

Table 13. CNA Summary: Youth Shelter

Pre-CNA Need (2028)				
Planning Subarea	Trigger	Existing	Planned	Need
Youth Shelter	1	1	-	-

Summary: No Youth Shelters are triggered in the CNA period (FY 2029- FY 2040) because this is a Number per County standard. This standard has been met.

Emergency Homeless Shelter

Capital Facility	Building Square Footage	Up To Acres	Standard
Emergency Homeless Shelter	9,000	2	1 for the County

Standard Type: Number per County

Definition: 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.

Table 14. CNA Summary: Emergency Homeless Shelter

Pre-CNA Need (2028)				
Planning Subarea	Trigger	Existing	Planned	Need
Emergency Homeless Shelter	1	1	-	-

Summary: No facilities are triggered in the CNA period (FY 2029- FY 2040) because this is a Number per County standard. This standard has been met.

Group Home

Capital Facility	Building Square Footage	Up To Acres	Standard
Group Home	8,000	2	1 for the County

Standard Type: Number per County

Definition: A facility to allow for long-term youth residential placements via a transitional housing option. The Group Home will serve 15–18-year old's (up to 19 for those still in school) for, typically, 6 to 9 months through trauma informed, community based therapeutic and educational experiences with the goal of enabling youth to return to a more permanent living situation.

Table 15. CNA Summary: Group Home

Pre-CNA Need (2028)				
Planning Subarea	Trigger	Existing	Planned	Need
Group Home	1	-	-	1

Summary: No facilities are triggered in the CNA period (FY 2029- FY 2040) because this is a Number per County standard. One Group Home is needed by FY 2040.

Adolescent Independent Living Facility

Capital Facility	Building Square Footage	Up To Acres	Standard
Adolescent Independent Living Residence	9,000	2	1 for the County

Standard Type: Number per County

Definition: 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.

Table 16. CNA Summary: Adolescent Independent Living Facility

Pre-CNA Need (2028)				
Planning Subarea	Trigger	Existing	Planned	Need
Adolescent Independent Living	1	-	-	1

Summary: No facilities are triggered in the CNA period (FY 2029- FY 2040) because this is a Number per County standard. One Adolescent Independent Living Facility is needed by FY 2040.



Standard-by Standard Parks, Recreation, and Culture

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Library

Capital Facility	Building Square Footage	Up To Acres	Standard
Library	40,000	7	0.6 Square feet per capita

Standard Type: Planning Subarea Population, Facility Equivalent

Definition: A facility that provides full-service community libraries, which include 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.

Table 17. CNA Output: Libraries

Planning Subarea	Triggered Square Footage by FY 2040	Facility Equivalent
Ashburn	9,417.24	0
Dulles	5,665.56	0
Leesburg	4,718.88	0
Northwest	1,941.36	0
Potomac	874.56	0
Route 15 North	910.68	0
Route 15 South	577.20	0
Route 7 West	1,550.28	0
Southwest	577.92	0
Sterling	4,236.00	0

Output: Using the building square footage of 40,000 per facility, no new facilities are triggered during the CNA period.

Table 18. CNA Summary: Libraries

Pre-CNA Need (2028)						CNA Need	Pre CNA + CNA Need	Facility Equivalent
Planning Subarea	Trigger	Existing	Planned	Need	Facility Equivalent		CNA Total	Facility Equivalent
Ashburn	84,533.16	23,400.00	-	61,133.16	1.53	9,417.24	70,550.40	1.76
Dulles	67,052.04	80,220.00	-	(13,167.96)	(0.33)	5,665.56	(7,502.40)	(0.19)
Leesburg	42,948.12	42,000.00	-	948.12	0.02	4,718.88	5,667.00	0.14
Northwest	8,148.84	4,600.00	-	3,548.84	0.09	1,941.36	5,490.20	0.14
Potomac	28,584.24	30,000.00	-	(1,415.76)	(0.04)	874.56	(541.20)	(0.01)
Route 15 North	4,647.72	-	-	4,647.72	0.12	910.68	5,558.40	0.14
Route 15 South	3,178.80	-	-	3,178.80	0.08	577.20	3,756.00	0.09
Route 7 West	17,646.72	15,500.00	-	2,146.72	0.05	1,550.28	3,697.00	0.09
Southwest	4,411.68	4,540.00	-	(128.32)	(0.00)	577.92	449.60	0.01
Sterling	26,160.60	15,000.00	-	11,160.60	0.28	4,236.00	15,396.60	0.38

Summary: Based on the existing and planned Libraries and CNA Need, the Ashburn Planning Subarea will need one Library by FY 2040.

Recreation Center

Capital Facility	Building Square Footage	Up To Acres	Standard
Recreation Center	83,000	15	6 for the County

Standard Type: Number per County

Definition: 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.

Table 19. CNA Summary: Recreation Center

Pre-CNA Need (2028)				
Planning Subarea	Trigger	Existing	Planned	Need
Recreation Center	6	2	2	2

Summary: Two Recreation Centers exist today with two planned (Ashburn and Western Loudoun). By FY 2040, two additional Recreation Centers will be needed to meet this standard.

Adult Day Center

Capital Facility	Building Square Footage	Up To Acres	Standard
Adult Day Center	7,000	4	one facility per 15,000 aged 55+

Standard Type: Planning Subarea Population

Definition: 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.

Table 20. CNA Output: Adult Day Center

Triggered Facility	Year
Leesburg	2029
Ashburn	2030

Output: During the CNA Period, one Adult Day Center is triggered in the Leesburg Planning Subarea (2029) and one Adult Day Center is triggered in the Ashburn Planning Subarea.

Table 21. CNA Summary: Adult Day Center

Pre-CNA Need (2028)					CNA Need	Pre CNA + CNA Need
Planning Subarea	Trigger	Existing	Planned	Need	Need	2040
Ashburn	1.94	1		0.94	0.22	1.16
Dulles	1.54		1	0.54	0.13	0.67
Leesburg	0.99	1		(0.01)	0.11	0.10
Northwest	0.19			0.19	0.04	0.23
Potomac	0.66			0.66	0.02	0.68
Route 15 North	0.11			0.11	0.02	0.13
Route 15 South	0.07			0.07	0.01	0.09
Route 7 West	0.41	1		(0.59)	0.04	(0.56)
Southwest	0.10			0.10	0.01	0.11
Sterling	0.60			0.60	0.10	0.70

Summary: Based on the existing and planned Adult Day Centers and CNA Need, the Ashburn Planning Subarea will need one Adult Day Center by FY 2040.

Teen Center

Capital Facility	Building Square Footage	Up To Acres	Standard
Teen Center	20,000	5	one facility per 10,000 aged 12-14

Standard Type: Planning Subarea Population

Definition: 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 multipurpose 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.

Table 22. CNA Output: Teen Center

Triggered Facility	Year
None	NA

Output: During the CNA period, no Teen Centers are triggered.

Table 23. CNA Summary: Teen Center

Pre-CNA Need (2028)					CNA Need	Pre CNA + CNA Need
Planning Subarea	Trigger	Existing	Planned	Need	Need	2040
Ashburn	0.68			0.68	0.08	0.76
Dulles	0.54			0.54	0.05	0.59
Leesburg	0.35			0.35	0.04	0.39
Northwest	0.07			0.07	0.02	0.08
Potomac	0.23			0.23	0.01	0.24
Route 15 North	0.04			0.04	0.01	0.05
Route 15 South	0.03			0.03	0.00	0.03
Route 7 West	0.14			0.14	0.01	0.16
Southwest	0.04			0.04	0.00	0.04
Sterling	0.21			0.21	0.03	0.25

Summary: Based on the existing and planned facilities, no Teen Centers are needed by 2040².

² No Teen Centers are triggered during the CNA Period (FY 2029- FY2040) and it is forecasted that no Teen Centers will be planned within the County beyond the CNA.

Senior Center

Capital Facility	Building Square Footage	Up To Acres	Standard
Senior Center	15,000	5	one facility per 10,000 aged 55+

Standard Type: Planning Subarea Population

Definition: 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.

Table 24. CNA Output: Senior Center

Triggered Facilities	Year
Ashburn	2030
Potomac	2033
Sterling	2035

Output: During the CNA Period, one Senior Center is triggered in the Ashburn Planning Subarea (2030), one Senior Center is triggered in the Potomac Planning Subarea (2033), one Senior Center is triggered in the Sterling Planning Subarea (2035)

Table 25. CNA Summary: Senior Center

Pre-CNA Need (2028)					CNA Need	Pre CNA + CNA Need
Planning Subarea	Trigger	Existing	Planned	Need	Need	2040
Ashburn	2.92	1		1.92	0.32	2.24
Dulles	2.31	1		1.31	0.20	1.51
Leesburg	1.48	1		0.48	0.16	0.64
Northwest	0.28			0.28	0.07	0.35
Potomac	0.99	1		(0.01)	0.03	0.02
Route 15 North	0.16			0.16	0.03	0.19
Route 15 South	0.11			0.11	0.02	0.13
Route 7 West	0.61	1		(0.39)	0.05	(0.34)
Southwest	0.15			0.15	0.02	0.17
Sterling	0.90			0.90	0.15	1.05

Summary: Based on existing and planned facilities and the CNA need, Senior Centers will be needed by FY 2040 in the Ashburn (2), Dulles (1), and Sterling (1) Planning Subareas.

Community Center

Capital Facility	Building Square Footage	Up To Acres	Standard
Community Centers	20,000	6	one facility per 45,000

Standard Type: Planning Subarea Population

Definition: 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.

Table 26. CNA Output: Community Center

Triggered Facilities	Year
Sterling	2030

Output: During the CNA Period, one Community Center is triggered in the Sterling Planning Subarea.

Table 27. CNA Summary: Community Center

Pre-CNA Need (2028)					Pre CNA + CNA Need	
Planning Subarea	Trigger	Existing	Planned	Need	Need	2040
Ashburn	3.13		1	2.13	0.35	2.48
Dulles	2.48	1		1.48	0.21	1.69
Leesburg	1.59	1		0.59	0.17	0.77
Northwest	0.30	1		(0.70)	0.07	(0.63)
Potomac	1.06			1.06	0.03	1.09
Route 15 North	0.17	1		(0.83)	0.03	(0.79)
Route 15 South	0.12			0.12	0.02	0.14
Route 7 West	0.65	2		(1.35)	0.06	(1.29)
Southwest	0.16	1		(0.84)	0.02	(0.82)
Sterling	0.97	2		(1.03)	0.16	(0.87)

Summary: Based on existing and planned facilities, as well as triggered Need, there will be a need for Community Centers in the Ashburn (2), Dulles (1), and Potomac (1) Planning Subareas by FY 2040.

Regional Park

Capital Facility	Building Square Footage	Up To Acres	Standard
Regional Park	10,000	200+	5 for the County

Standard Type: Number per County

Definition: 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.

Table 28. CNA Summary: Regional Park

Pre-CNA Need (2028)				
Planning Subarea	Trigger	Existing	Planned	Need
Regional Park	5	4	-	1

Summary: Four Regional Parks exist today. One Regional Park is needed by FY 2040 to meet this standard.

District Park

Capital Facility	Building Square Footage	Up To Acres	Standard
District Park	5,000	75-200	8 for the County

Standard Type: Number per County

Definition: 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.

Table 29. CNA Summary: District Park

Pre-CNA Need (2028)				
Planning Subarea	Trigger	Existing	Planned	Need
District Park	8	3	-	5

Summary: Three District Parks exist today. Five District Parks are needed by FY 2040 to meet this standard.

Community Parkland

Capital Facility	Building Square Footage	Up To Acres	Standard
Community Parkland	Up to 800	0-74	2.75 Acres per 1,000 population

Standard Type: Countywide Population

Definition: Uses can be active, passive, or a mixture. Amenities can range based on the size of the land and the needs of the community served and may still include all options previously within the community and neighborhood park standards: Active uses such as baseball/softball starplexes, rectangle fields, field lighting, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, groundwater wells, concessions, irrigation, staff offices, storage, scorekeeper and umpire areas, maintenance facilities, bleachers, signage; Passive areas such as picnic areas and pavilions, playgrounds, trails, wooded areas, and streams.

Table 30. CNA Output: Community Parkland

Triggered Acreage	Year
20.73	2029
20.73	2030
11.86	2031
11.86	2032
11.86	2033
11.86	2034
11.86	2035
7.78	2036
7.78	2037
7.78	2038
7.78	2039
7.78	2040
139.65	Total

Output: During the CNA Period, 139 acres of Community Parkland are triggered Countywide.

Table 31. CNA Summary: Community Parkland

Pre-CNA Need (2028)					CNA Need	Pre CNA + CNA Need
Planning Subarea	Trigger	Existing	Planned	Need	Need	2040
Countywide	1,316.85	585	91	641.28	139.65	780.93

Summary: Based on existing and planned facilities, 780 acres of Community Parkland will be needed Countywide by FY 2040³.

³ NOVA Parks provides over 2,300 acres of additional community parkland that is accessible to all County residents. These acres are not reflected in the CNA.

Recreational Trails

Capital Facility	Building Square Footage	Up To Acres	Standard
Recreational Trails	N/A	n/a	1.20 miles per 1,000 population

Standard Type: Countywide Population

Definition: Recreational or natural trails provide for walking, hiking, equestrian opportunities, as well as support the Linear Parks and Trails system. The surface of these trails will remain natural surface (natural earth, wood chips, etc.) with a width of two to five feet.

Table 32. CNA Output: Recreational Trails

Triggered Miles	Year
9.05	2029
9.05	2030
5.18	2031
5.18	2032
5.18	2033
5.18	2034
5.18	2035
3.39	2036
3.39	2037
3.39	2038
3.39	2039
3.39	2040
60.94	Total

Output: During the CNA Period, 60 miles of Recreational Trails are triggered.

Table 33. CNA Summary: Recreational Trails

Pre-CNA Need (2028)					CNA Need	Pre CNA + CNA Need
Planning Subarea	Triggered	Existing	Planned	Need	Need	2040
Countywide	574.62	85.60	20.00	469.02	60.94	529.96

Summary: Based on existing and planned facilities, 529 miles of Recreational Trails will be needed Countywide by FY 2040⁴.

⁴ In 2021, the Loudoun County Board of Supervisors adopted the [Linear Parks and Trails System \(2021\)](#) (LPAT). Informed by the adoption of LPAT, the CFS for Recreational Trails was updated and approved by the Board of Supervisors at the December 6th, 2022 Business Meeting. The updated CFS allows for the Department of Parks, Recreation, and Community Services to operate with a deficit, reflected in the 529 miles of Recreational Trails needed by FY 2040, due to the planned development outlined in the plan along a 30-year timeline.



Standard-by Standard Public Safety

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Animal Shelter

Capital Facility	Building Square Footage	Up To Acres	Standard
Animal Shelter	25,000	5	One for the County

Standard Type: Number per County

Definition: 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.

Table 34. CNA Summary: Animal Shelter

Pre-CNA Need (2028)				
Planning Subarea	Trigger	Existing	Planned	Need
Animal Shelter	1	1	-	-

Summary: No Animal Shelters are triggered in the CNA period (FY 2029- FY 2040) because this is a Number per County standard. With the opening of the new animal shelter in FY 2022, this facility has met its standard.

Sheriff Station

Capital Facility	Building Square Footage	Up To Acres	Standard
Sheriff Station	18,000	4.00-5.00	One facility per 100,000

Standard Type: Countywide Population

Definition: A facility that provides local law enforcement public safety services. According to the County's adopted 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.

Table 35. CNA Output: Sheriff Stations

Triggered Facilities	Year
Countywide	2032

Output: One Sheriff Station is triggered in 2032 during the CNA Period (2029- 2040).

Table 36. CNA Summary: Sheriff Station

Pre-CNA Need (2028)					CNA Need	Pre CNA + CNA Need
Planning Subarea	Trigger	Existing	Planned	Need	Need	2040
Countywide	4.79	4.00	1.00	(0.21)	0.51	0.30

Summary: The Brambleton Sheriff's Station (planned) in the CIP is expected to meet the need triggered during the CNA Period. Based on the need identified by the Loudoun County Sheriff's Office (LCSO), driven primarily by population growth, this facility will be targeted in the Ashburn or Dulles Planning Subarea, near Brambleton.

Fire Station East

Capital Facility	Building Square Footage	Up To Acres	Standard
Fire Station -East	18,000-20,000	5	One facility per 25,000

Standard Type: Planning Subarea Subset

Definition: 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 25,000 residents in the eastern part of the County. The following Planning Subareas are within the eastern part of the County: Ashburn, Dulles, Potomac, and Sterling.

Table 37. CNA Output: Fire Station East

Triggered Facilities	Year
Ashburn Planning Subarea	2034
Sterling Planning Subarea	2039

Output: During the CNA Period (2029-2040), Fire Stations East are triggered in the Ashburn Planning Subarea (FY 2034) and the Sterling Planning Subarea (FY 2039).

Table 38. CNA Summary: Fire Station East

Pre-CNA Need (2028)					CNA Need	Pre CNA + CNA Need
Planning Subarea	Trigger	Existing	Planned	Need	Need	2040
Ashburn	5.64	4.00	-	1.64	0.63	2.26
Dulles	4.47	3.00	1.00	0.47	0.38	0.85
Potomac	1.91	1.00	-	0.91	0.06	0.96
Sterling	1.74	1.00	-	0.74	0.28	1.03

Summary: During the Pre-CNA Period (2028), one Fire Station-East facilities is needed in the Ashburn Planning Subarea. By the end of the CNA Period (2028-2040), two Fire Station-East facilities will be needed within the Ashburn Planning Subarea and one Fire Station – East facility will be needed in Sterling Planning Subarea.

Fire Station West

Capital Facility	Building Square Footage	Up To Acres	Standard
Fire Station -West	18,000-20,000	5	One facility per 10,000

Standard Type: Planning Subarea Subset

Definition: 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.

Table 39. CNA Output: Fire Station West

Triggered Facilities	Year
Route 7 West Planning Subarea	2030

Output: During the CNA Period (2029-2040), Fire Stations West is triggered in the Route 7 West Planning Subarea (FY 2030).

Table 40. CNA Summary: Fire Station West

Pre-CNA Need (2028)					CNA Need	Pre CNA + CNA Need
Planning Subarea	Trigger	Existing	Planned	Need	Need	2040
Leesburg	7.16	2	1	0 ⁵	0.79	0.79
Northwest	1.36	2		(0.64)	0.32	(0.32)
Route 15 North	0.77	1		(0.23)	0.15	(0.07)
Route 15 South	0.53	1		(0.47)	0.10	(0.37)
Route 7 West	2.94	3		(0.06)	0.26	0.20
Southwest	0.74	2		(1.26)	0.10	(1.17)

Summary: During the CNA Period, a Fire Station-West is triggered in the Route 7 West Planning Subarea (FY 2029), though because there is a surplus of existing facilities, a new one will not be needed. In accordance with the 2019 Loudoun County Combined Fire Rescue System Comprehensive Service Plan, based on the existing facilities, as well as facilities planned in the CIP, by 2040 no Fire Station-West facilities will be needed within the Leesburg Planning Subarea by 2040.

⁵ The Need for the Capital Facility Standard Fire Station West is adjusted from 4.16 to 0 within the Leesburg Planning Subarea due to the Loudoun County Combined Fire Rescue System Comprehensive Service Plan (2019) determining the service level for Fire Station West facilities has been met in the Leesburg Planning Subarea. The Department's Master Plan offers details on the service level needs within the County for efficient, effective, and equitable public safety. The service level is determined by the Response Time Thresholds outlined in the Master Plan. The Need within all other Planning Subareas is in alignment with the LC-CFRS Comprehensive Service Plan (2019). The Office of Management of Budget in conjunction with the Department of Fire and Rescue has ensured the alignment of the CNA with the Department's Master Plan.

Fire Apparatus: 1500-gpm Engine

Capital Facility	Building Square Footage	Up To Acres	Standard
1500 GPM Engine	N/A	n/a	One piece of equipment per 10,000

Standard Type: Countywide Population

Definition: 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.

Table 41. CNA Output: 1500-gpm Engine

Triggered Facilities	Year	Number
Countywide	2029	1
Countywide	2030	1
Countywide	2032	1
Countywide	2034	1
Countywide	2037	1

Output: During the CNA Period, five 1500-gpm Engines are triggered Countywide.

Table 42. CNA Summary: 1500-gpm Engine

Pre-CNA Need (2028)				
Planning Subarea	Trigger	Existing	Planned	Need
Countywide	47.89	38	3	6.89

CNA Need	Pre CNA + CNA Need
Need	2040
5.08	11.96

Summary: Based on the existing and planned facilities, 11 Engines will be needed by the end of the CNA Period.

Fire Apparatus: ALS Ambulance

Capital Facility	Building Square Footage	Up To Acres	Standard
ALS Ambulance	N/A	n/a	One piece of equipment per 10,000

Standard Type: Countywide Population

Definition: 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.

Table 43. CNA Output: ALS Ambulance

Triggered Facilities	Year	Number
Countywide	2029	1
Countywide	2030	1
Countywide	2032	1
Countywide	2034	1
Countywide	2037	1

Output: During the CNA Period, five ALS Ambulances are triggered Countywide.

Table 44. CNA Summary: ALS Ambulance

Pre-CNA Need (2028)					CNA Need	Pre CNA + CNA Need
Planning Subarea	Need	Existing	Planned	Need		
Countywide	47.89	47	2	(1.11)	5.08	3.96

Summary: Based on the existing and planned facilities, three ALS Ambulances will be needed by the end of the CNA Period.

Fire Apparatus: Ladder Truck

Capital Facility	Building Square Footage	Up To Acres	Standard
Ladder Truck	N/A	n/a	One piece of equipment per 25,000

Standard Type: Countywide Population

Definition: 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.

Table 45. CNA Output: Ladder Truck

Triggered Facilities	Year	Number
Countywide	2032	1
Countywide	2039	1

Output: During the CNA Period, two Ladder Trucks are triggered Countywide.

Table 46. CNA Summary: Ladder Truck

Pre-CNA Need (2028)					CNA Need	Pre CNA + CNA Need
Planning Subarea	Need	Existing	Planned	Need		
Countywide	19.15	12	2	5.15	2.03	7.19

Summary: Based on the existing and planned facilities, 7 Ladder Trucks will be needed by the end of the CNA Period.

Fire Apparatus: Heavy Rescue Squad

Capital Facility	Building Square Footage	Up To Acres	Standard
Heavy Rescue Squad	N/A	n/a	One piece of equipment per 50,000

Standard Type: Countywide Population

Definition: 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.

Table 47. CNA Output: Heavy Rescue Squad

Triggered Facilities	Year	Number
Countywide	2032	1

Output: During the CNA Period, one Heavy Rescue vehicle is triggered Countywide.

Table 48. CNA Summary: Heavy Rescue Squad

Pre-CNA Need (2028)					CNA Need	Pre CNA + CNA Need
Planning Subarea	Need	Existing	Planned	Need		
Countywide	9.58	5	3	1.58	1.02	2.59

Summary: Based on the existing and planned facilities, 2 Heavy Rescue Squad apparatus will be needed by the end of the CNA Period.

Fire Apparatus: Tanker

Capital Facility	Building Square Footage	Up To Acres	Standard
Tanker	N/A	n/a	One piece of equipment per 10,000

Standard Type: Countywide Population

Definition: 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.

Table 49. CNA Output: Tanker

Triggered Facilities	Year	Number
Countywide	2029	1
Countywide	2030	1
Countywide	2032	1
Countywide	2034	1
Countywide	2037	1

Output: During the CNA Period, five Tankers are triggered Countywide.

Table 50. CNA Summary: Tanker

Pre-CNA Need (2028)					CNA Need	Pre CNA + CNA Need
Planning Subarea	Need	Existing	Planned	Need		
Countywide	47.89	14	4	29.89	5.08	34.96

Summary: Based on the existing and planned facilities, thirty-four Tankers will be needed by the end of the CNA Period.

Fire Apparatus: Brush Trucks

Capital Facility	Building Square Footage	Up To Acres	Standard
Brush Truck	N/A	n/a	One piece of equipment per 10,000

Standard Type: Countywide Population

Definition: 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.

Table 51. CNA Output: Brush Truck

Triggered Facilities	Year	Number
Countywide	2029	1
Countywide	2030	1
Countywide	2032	1
Countywide	2034	1
Countywide	2037	1

Output: During the CNA Period, five Brush Trucks are triggered Countywide.

Table 52. CNA Summary: Brush Truck

Pre-CNA Need (2028)					CNA Need	Pre CNA + CNA Need
Planning Subarea	Trigger	Existing	Planned	Need		
Countywide	47.89	16	1	30.89	5.08	35.96

Summary: Based on the existing and planned facilities, thirty-five Brush Trucks will be needed by the end of the CNA Period.

Juvenile Detention Center

Capital Facility	Building Square Footage	Up To Acres	Standard
Juvenile Detention Center	40,000	6	1 for the County

Standard Type: Number per County

Definition: 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.

Table 53. CNA Summary: Juvenile Detention Center

Pre-CNA Need (2028)				
Planning Subarea	Trigger	Existing	Planned	Need
Juvenile Detention Center	1	1	-	-

Summary: No facilities are triggered in the CNA period (FY 2029- FY 2040) because this is a Number per County standard. This standard has been met.



Standard-by Standard Transit

Contents

Park and Ride Spaces

Transit Buses

Transit Bus Maintenance Facility

Park and Ride Spaces

Capital Facility	Building Square Footage	Up To Acres	Standard
Park and Ride Lots	N/A	4.00-13.00	1.15 Spaces per 100 residents

Standard Type: Planning Subarea

Definition: 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. Park and Ride Lots can range from 30 to 750 spaces per lot.

Table 54. CNA Output: Park and Ride Spaces

Year	Triggered	Number
2029	Ashburn Planning Subarea	32.51
	Dulles Planning Subarea	20.86
	Leesburg Planning Subarea	14.74
	Northwest Planning Subarea	2.34
	Potomac Planning Subarea	0.62
	Route 15 North Planning Subarea	1.35
	Route 15 South Planning Subarea	1.29
	Route 7 West Planning Subarea	3.78
	Southwest Planning Subarea	0.81
	Sterling Planning Subarea	8.40
2030	Ashburn Planning Subarea	32.51
	Dulles Planning Subarea	20.86
	Leesburg Planning Subarea	14.74
	Northwest Planning Subarea	2.34
	Potomac Planning Subarea	0.62
	Route 15 North Planning Subarea	1.35
	Route 15 South Planning Subarea	1.29
	Route 7 West Planning Subarea	3.78
	Southwest Planning Subarea	0.81
	Sterling Planning Subarea	8.40
2031	Ashburn Planning Subarea	12.65
	Dulles Planning Subarea	9.22
	Leesburg Planning Subarea	9.75
	Northwest Planning Subarea	3.19
	Potomac Planning Subarea	1.68
	Route 15 North Planning Subarea	1.48
	Route 15 South Planning Subarea	0.98

	Route 7 West Planning Subarea	2.07
	Southwest Planning Subarea	0.88
	Sterling Planning Subarea	7.69
2032	Ashburn Planning Subarea	12.65
	Dulles Planning Subarea	9.22
	Leesburg Planning Subarea	9.75
	Northwest Planning Subarea	3.19
	Potomac Planning Subarea	1.68
	Route 15 North Planning Subarea	1.48
	Route 15 South Planning Subarea	0.98
	Route 7 West Planning Subarea	2.07
	Southwest Planning Subarea	0.88
	Sterling Planning Subarea	7.69
2033	Ashburn Planning Subarea	12.65
	Dulles Planning Subarea	9.22
	Leesburg Planning Subarea	9.75
	Northwest Planning Subarea	3.19
	Potomac Planning Subarea	1.68
	Route 15 North Planning Subarea	1.48
	Route 15 South Planning Subarea	0.98
	Route 7 West Planning Subarea	2.07
	Southwest Planning Subarea	0.88
	Sterling Planning Subarea	7.69
2034	Ashburn Planning Subarea	12.65
	Dulles Planning Subarea	9.22
	Leesburg Planning Subarea	9.75
	Northwest Planning Subarea	3.19
	Potomac Planning Subarea	1.68
	Route 15 North Planning Subarea	1.48
	Route 15 South Planning Subarea	0.98
	Route 7 West Planning Subarea	2.07
	Southwest Planning Subarea	0.88
	Sterling Planning Subarea	7.69
2035	Ashburn Planning Subarea	12.65
	Dulles Planning Subarea	9.22
	Leesburg Planning Subarea	9.75
	Northwest Planning Subarea	3.19

	Potomac Planning Subarea	1.68
	Route 15 North Planning Subarea	1.48
	Route 15 South Planning Subarea	0.98
	Route 7 West Planning Subarea	2.07
	Southwest Planning Subarea	0.88
	Sterling Planning Subarea	7.69
2036	Ashburn Planning Subarea	10.44
	Dulles Planning Subarea	4.15
	Leesburg Planning Subarea	2.44
	Northwest Planning Subarea	3.31
	Potomac Planning Subarea	1.43
	Route 15 North Planning Subarea	1.47
	Route 15 South Planning Subarea	0.72
	Route 7 West Planning Subarea	2.36
	Southwest Planning Subarea	1.01
	Sterling Planning Subarea	5.19
2037	Ashburn Planning Subarea	10.44
	Dulles Planning Subarea	4.15
	Leesburg Planning Subarea	2.44
	Northwest Planning Subarea	3.31
	Potomac Planning Subarea	1.43
	Route 15 North Planning Subarea	1.47
	Route 15 South Planning Subarea	0.72
	Route 7 West Planning Subarea	2.36
	Southwest Planning Subarea	1.01
	Sterling Planning Subarea	5.19
2038	Ashburn Planning Subarea	10.44
	Dulles Planning Subarea	4.15
	Leesburg Planning Subarea	2.44
	Northwest Planning Subarea	3.31
	Potomac Planning Subarea	1.43
	Route 15 North Planning Subarea	1.47
	Route 15 South Planning Subarea	0.72
	Route 7 West Planning Subarea	2.36
	Southwest Planning Subarea	1.01
	Sterling Planning Subarea	5.19
2039	Ashburn Planning Subarea	10.44

	Dulles Planning Subarea	4.15
	Leesburg Planning Subarea	2.44
	Northwest Planning Subarea	3.31
	Potomac Planning Subarea	1.43
	Route 15 North Planning Subarea	1.47
	Route 15 South Planning Subarea	0.72
	Route 7 West Planning Subarea	2.36
	Southwest Planning Subarea	1.01
	Sterling Planning Subarea	5.19
2040	Ashburn Planning Subarea	10.44
	Dulles Planning Subarea	4.15
	Leesburg Planning Subarea	2.44
	Northwest Planning Subarea	3.31
	Potomac Planning Subarea	1.43
	Route 15 North Planning Subarea	1.47
	Route 15 South Planning Subarea	0.72
	Route 7 West Planning Subarea	2.36
	Southwest Planning Subarea	1.01
	Sterling Planning Subarea	5.19

Output: During the CNA Period, a total of 174 Park and Ride paces are triggering in the Ashburn Planning Subarea, 105 in the Dulles Planning Subarea, 83 in the Leesburg Planning Subarea, 34 in the Northwest Planning Subarea, 10 in the Potomac Planning Subarea, 12 in the Route 15 North Planning Subarea, 2 in the Route 15 South Planning Subarea, 26 in the Route 7 West Planning Subarea, 5 in the Southwest Planning Subarea, and 76 in the Sterling Planning Subarea.

Table 55. CNA Summary: Park and Ride Spaces

Pre-CNA Need (2028)					CNA Need	Pre CNA + CNA Need 2040
Planning Subarea	Trigger	Existing	Planned	Need		
Ashburn	1,620.22	843	-	777.22	180.50	957.72
Dulles	1,285.16	2,035	-	(749.84)	108.59	(641.25)
Leesburg	823.17	1,076	-	(252.83)	90.45	(162.38)
Northwest	156.19	-	-	156.19	37.21	193.40
Potomac	547.86	270	-	277.86	16.76	294.63
Route 15 North	89.08	-	-	89.08	17.45	106.54
Route 15 South	60.93	-	-	60.93	11.06	71.99
Route 7 West	338.23	250	-	88.23	29.71	117.94
Southwest	84.56	-	-	84.56	11.08	95.63
Sterling	501.41	100	-	401.41	81.19	482.60

Summary: Accounting for existing and planned facilities, a total of 957 Park and Ride Spaces will be needed in the Ashburn Planning Subarea, 193 Park and Ride Spaces in the Northwest Planning Subarea, 294 Park and Ride Spaces in the Potomac Planning Subarea, 106 Park and Ride Spaces in the Route 15 North Planning Subarea, 71 Park and Ride Spaces in the Route 15 South Planning Subarea, 117 Park and Ride Spaces in the Route 7 West Planning Subarea, 95 Park and Ride Spaces in the Southwest Planning Subarea, and 482 Park and Ride Spaces in the Sterling Planning Subarea will be needed by the end of the CNA period.

Transit Buses

Capital Facility	Building Square Footage	Up To Acres	Standard
Transit Buses	N/A	n/a	one piece of equipment per 3,370

Standard Type: Countywide Population

Definition: 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 3,370 residents.

Table 56. CNA Output: Transit Buses

Triggered Vehicles	Year	Number
Countywide	2029	2
Countywide	2030	2
Countywide	2031	1
Countywide	2032	2
Countywide	2033	1
Countywide	2034	1
Countywide	2035	1
Countywide	2036	1
Countywide	2037	1
Countywide	2038	1
Countywide	2039	1
Countywide	2040	1
Total Triggered Vehicles		15

Output: Over the CNA period, 15 transit buses will be triggered.

Table 57. CNA Summary: Transit Buses

Pre-CNA Need (2028)					CNA Need	Pre CNA + CNA Need
Planning Subarea	Trigger	Existing	Planned	Need		
Countywide	142.09	116	0	0 ⁶	15.07	15.07

Summary: Based on existing and planned facilities, a total of 15 new Transit Buses will be needed by FY 2040⁷.

⁶ The Need for the Capital Facility Standard Transit Buses is adjusted from 26.09 to 0 due to the Loudoun County Department of General Services, Transit and Commuter Services, determining the service level for Transit Buses has been met. The Office of Management of Budget in conjunction with the Department of General Services has ensured the alignment of the CNA with the Department's Strategic Plan.

⁷ The Transit Strategic Plan will be discussed at the 2023 Transit Summit. This may conclude in an adjustment to the Capital Facility Standard, possibly resulting in changes to the CNA output and summary during the CNA period and beyond.

Transit Bus Maintenance Facility

Capital Facility	Building Square Footage	Up To Acres	Standard
Transit Bus Maintenance Fac.	28,000	10	one facility per 247,500

Standard Type: Countywide Population

Definition: 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.

Table 58. CNA Output: Transit Bus Maintenance Fac.

Triggered Facilities	Year
Countywide	2030

Output: During the CNA Period, one Transit Maintenance Facility is triggered Countywide.

Table 59. CNA Summary: Transit Bus Maintenance Fac.

Pre-CNA Need (2028)				
Planning Subarea	Trigger	Existing	Planned	Need
Countywide	1.93	1	0	0.93

CNA Need	Pre CNA + CNA Need
Need	2040
0.21	1.14

Summary: One Transit Maintenance Facility is needed by the end of the CNA period.



Standard-by Standard Schools

Contents

Elementary Schools

Middle Schools

High Schools

Loudoun County Public Schools (LCPS)

CFS for LCPS are adopted by the Board of Supervisors at the same time as County CFS. Additionally, as part of the adoption of the CIP, the Board adopts the School Board's Capital Facility Planning Guidelines. Together, these inform the LCPS CFS. For purposes of the CNA, the CFS for LCPS are calculated on a Facility Equivalent basis, focused on a standard number of seats per facility. The population trigger represents the standard number of seats per that type of facility (elementary, middle, or high school). Additionally, Schools are evaluated on a Countywide basis, rather than by Planning Subarea.

Elementary Schools

Capital Facility	Building Square Footage	Up To Acres	Standard
Elementary School	100,000 – 120,000	20	1 per 900 – 1,000 pupils

Standard Type: Countywide Population, Facility Equivalent

Definition: The elementary school will be approximately 100,000 to 120,000 square feet on a site up to 20 acres. The school will serve students in kindergarten through grade five. With an anticipated program capacity of 900-1,000 pupils, the elementary school will include General Education and Special Education classrooms; art, music, gym, media center, cafeteria, administration office, and support rooms; classroom restrooms provided in Kindergarten- Grade Three; and regional classrooms, as well as playgrounds per the School Board Policy and Regulation 6320, *Playgrounds*, which may include Physical Education sites such as multi-use (hard surface), fences play area, playground, multi-use playing fields with walking track, and a softball field.

Table 60. CNA Output: Elementary Schools

Triggered Facility	Year
Countywide	2029
Countywide	2030
Countywide	2032
Countywide	2033
Countywide	2038

Output: During the CNA period, five additional Elementary Schools are triggered Countywide (2029, 2030, 2032, 2033, 2038).

Existing Seat Capacity	
Capacity	Equivalent
44,142.00	49.05

Based on a standard of 900 pupils per Elementary School, the County has the existing equivalent capacity of 49.05 schools.

Table 61. CNA Summary: Elementary Schools

Pre-CNA Need					CNA Need	Pre CNA + CNA Need
Planning Subarea	Trigger	Existing	Planned	Need	Need	2040
Countywide	49.48	49.05	2.00	(1.57)	5.25	3.68

Summary: Based on the existing and planned facilities, three Elementary Schools are needed by FY 2040.

Middle Schools

Capital Facility	Building Square Footage	Up To Acres	Standard
Middle School	185,000 – 215,000	35	1 per 1,350 – 1,500 pupils

Standard Type: Countywide Population, Facility Equivalent

Definition: The middle school will be approximately 185,000 to 215,000 square feet on a site up to 35 acres. The school will serve students in grades six through eight. With an anticipated program capacity of 1,350 to 1,500 pupils, the middle school will include General Education and Special Education classrooms and fine art, auditorium, career and technical education, labs, main gym, auxiliary gym, media center, cafeteria, administration office, and support rooms as well as playgrounds per the School Board Policy and Regulation 6320, *Playgrounds*, which may include Physical Education sites such as multi-use (hard surface), multi-use playing fields with walking track, and a softball field.

Table 62. CNA Output: Middle Schools

Triggered Facility	Year
Countywide	2029
Countywide	2035

Output: During the CNA period, two additional Middle Schools are triggered Countywide (2029, 2035).

Existing Capacity		
Planning Subarea	Capacity	Equivalent
Total	22,178.00	16.43

Based on a standard of 1,350 pupils per Middle School, the County has an existing equivalent capacity of 16.43 schools.

Table 63. CNA Summary: Middle Schools

Pre-CNA Need					Pre CNA + CNA Need	
Planning Subarea	Trigger	Existing	Planned	Need	Need	2040
Countywide	17.74	16.43	1.00	0.31	1.88	2.19

Summary: Based on the existing and planned facilities, two Middle Schools are needed by FY 2040.

High Schools

Capital Facility	Building Square Footage	Up To Acres	Standard
High School	290,000 – 345,000	75	1 per 1,800 – 2,100 pupils

Standard Type: Countywide Population, Facility Equivalent

Definition: The high school will be approximately 290,000 to 345,000 square feet on a site up to 75 acres. The school will serve students in grades nine through twelve. With an anticipated program capacity of 1,800 to 2,100 pupils, the high school will include General Education and Special Education classrooms, fine art, auditorium, career and technical education, labs, main gym, auxiliary gym, athletic facilities, media center, cafeteria, administration office, and support rooms as well as playgrounds per the School Board Policy and Regulation 6320, *Playgrounds*, which may include Physical Education sites such as stadium with lighting, press box, track, etc. with artificial turf, softball fields with lighting and press box, baseball field with lighting and press box, practice fields with lighting, and tennis courts with lighting and pickleball courts.

Table 64. CNA Output: High Schools

Triggered Facility	Year
Countywide	2030
Countywide	2037

Output: During the CNA period, two additional High School are triggered Countywide (2030, 2037).

Existing Capacity		
Planning Subarea	Capacity	Equivalent
Total	30,788.00	17.10

Based on a standard of 1,800 pupils per High School, the County has an existing equivalent capacity of 17.10 schools.

Table 65. CNA Summary: High Schools

Pre-CNA Need					Pre CNA + CNA Need	
Planning Subarea	Trigger	Existing	Planned	Need	Need	2040
Countywide	15.70	17.10	1.00	(2.41)	1.66	(0.74)

Summary: Based on the existing and planned facilities, no additional High Schools are needed by FY 2040.

Attachments

- 1. Population Forecast Tables**
- 2. Raw Need Calculations**
- 3. Master List of Triggered Facilities**
- 4. Inventory of Capital Facilities**
- 5. Planning Subarea Map**

Attachment 1: Population Forecasts**Overall Population – COG 10.0**

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	140,889	143,716	146,543	147,643	148,744	149,844	150,945	152,045	152,953	153,861	154,768	155,676	156,584
Dulles	111,753	113,567	115,381	116,183	116,985	117,787	118,589	119,391	119,752	120,113	120,474	120,835	121,196
Leesburg	71,580	72,862	74,143	74,991	75,839	76,688	77,536	78,384	78,596	78,808	79,021	79,233	79,445
Northwest	13,581	13,785	13,989	14,267	14,545	14,822	15,100	15,378	15,666	15,954	16,241	16,529	16,817
Potomac	47,640	47,694	47,748	47,894	48,040	48,186	48,332	48,478	48,602	48,726	48,850	48,974	49,098
Route 15 North	7,746	7,864	7,981	8,109	8,238	8,366	8,495	8,623	8,751	8,879	9,008	9,136	9,264
Route 15 South	5,298	5,410	5,522	5,607	5,692	5,777	5,862	5,947	6,010	6,072	6,135	6,197	6,260
Route 7 West	29,411	29,740	30,068	30,248	30,428	30,609	30,789	30,969	31,174	31,379	31,585	31,790	31,995
Southwest	7,353	7,423	7,494	7,570	7,647	7,723	7,800	7,876	7,964	8,052	8,140	8,228	8,316
Sterling	43,601	44,331	45,061	45,729	46,398	47,066	47,735	48,403	48,855	49,306	49,758	50,209	50,661
County	478,853	486,392	493,930	498,243	502,556	506,868	511,181	515,494	518,322	521,151	523,979	526,808	529,636

Senior Population

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	29,164	29,749	30,334	30,562	30,790	31,018	31,246	31,473	31,661	31,849	32,037	32,225	32,413
Dulles	23,133	23,508	23,884	24,050	24,216	24,382	24,548	24,714	24,789	24,863	24,938	25,013	25,088
Leesburg	14,817	15,082	15,348	15,523	15,699	15,874	16,050	16,225	16,269	16,313	16,357	16,401	16,445
Northwest	2,811	2,854	2,896	2,953	3,011	3,068	3,126	3,183	3,243	3,302	3,362	3,422	3,481
Potomac	9,862	9,873	9,884	9,914	9,944	9,975	10,005	10,035	10,061	10,086	10,112	10,138	10,163
Route 15 North	1,603	1,628	1,652	1,679	1,705	1,732	1,758	1,785	1,811	1,838	1,865	1,891	1,918
Route 15 South	1,097	1,120	1,143	1,161	1,178	1,196	1,213	1,231	1,244	1,257	1,270	1,283	1,296
Route 7 West	6,088	6,156	6,224	6,261	6,299	6,336	6,373	6,411	6,453	6,496	6,538	6,580	6,623
Southwest	1,522	1,537	1,551	1,567	1,583	1,599	1,615	1,630	1,649	1,667	1,685	1,703	1,721
Sterling	9,025	9,177	9,328	9,466	9,604	9,743	9,881	10,019	10,113	10,206	10,300	10,393	10,487
County	99,123	100,683	102,244	103,136	104,029	104,922	105,815	106,707	107,293	107,878	108,464	109,049	109,635

Teen Population

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	6,847	6,985	7,122	7,175	7,229	7,282	7,336	7,389	7,434	7,478	7,522	7,566	7,610
Dulles	5,431	5,519	5,608	5,646	5,685	5,724	5,763	5,802	5,820	5,837	5,855	5,873	5,890
Leesburg	3,479	3,541	3,603	3,645	3,686	3,727	3,768	3,809	3,820	3,830	3,840	3,851	3,861
Northwest	660	670	680	693	707	720	734	747	761	775	789	803	817
Potomac	2,315	2,318	2,321	2,328	2,335	2,342	2,349	2,356	2,362	2,368	2,374	2,380	2,386
Route 15 North	376	382	388	394	400	407	413	419	425	432	438	444	450
Route 15 South	257	263	268	273	277	281	285	289	292	295	298	301	304
Route 7 West	1,429	1,445	1,461	1,470	1,479	1,488	1,496	1,505	1,515	1,525	1,535	1,545	1,555
Southwest	357	361	364	368	372	375	379	383	387	391	396	400	404
Sterling	2,119	2,154	2,190	2,222	2,255	2,287	2,320	2,352	2,374	2,396	2,418	2,440	2,462
County	23,272	23,639	24,005	24,215	24,424	24,634	24,843	25,053	25,190	25,328	25,465	25,603	25,740

Elementary School Population

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	13,103	13,366	13,628	13,731	13,833	13,936	14,038	14,140	14,225	14,309	14,393	14,478	14,562
Dulles	10,393	10,562	10,730	10,805	10,880	10,954	11,029	11,103	11,137	11,171	11,204	11,238	11,271
Leesburg	6,657	6,776	6,895	6,974	7,053	7,132	7,211	7,290	7,309	7,329	7,349	7,369	7,388
Northwest	1,263	1,282	1,301	1,327	1,353	1,378	1,404	1,430	1,457	1,484	1,510	1,537	1,564
Potomac	4,431	4,436	4,441	4,454	4,468	4,481	4,495	4,508	4,520	4,532	4,543	4,555	4,566
Route 15 North	720	731	742	754	766	778	790	802	814	826	838	850	862
Route 15 South	493	503	514	521	529	537	545	553	559	565	571	576	582
Route 7 West	2,735	2,766	2,796	2,813	2,830	2,847	2,863	2,880	2,899	2,918	2,937	2,956	2,976
Southwest	684	690	697	704	711	718	725	732	741	749	757	765	773
Sterling	4,055	4,123	4,191	4,253	4,315	4,377	4,439	4,501	4,543	4,585	4,627	4,669	4,711
County	44,533	45,234	45,935	46,337	46,738	47,139	47,540	47,941	48,204	48,467	48,730	48,993	49,256

Middle School Population

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	7,044	7,186	7,327	7,382	7,437	7,492	7,547	7,602	7,648	7,693	7,738	7,784	7,829
Dulles	5,588	5,678	5,769	5,809	5,849	5,889	5,929	5,970	5,988	6,006	6,024	6,042	6,060
Leesburg	3,579	3,643	3,707	3,750	3,792	3,834	3,877	3,919	3,930	3,940	3,951	3,962	3,972
Northwest	679	689	699	713	727	741	755	769	783	798	812	826	841
Potomac	2,382	2,385	2,387	2,395	2,402	2,409	2,417	2,424	2,430	2,436	2,443	2,449	2,455
Route 15 North	387	393	399	405	412	418	425	431	438	444	450	457	463
Route 15 South	265	271	276	280	285	289	293	297	300	304	307	310	313
Route 7 West	1,471	1,487	1,503	1,512	1,521	1,530	1,539	1,548	1,559	1,569	1,579	1,589	1,600
Southwest	368	371	375	379	382	386	390	394	398	403	407	411	416
Sterling	2,180	2,217	2,253	2,286	2,320	2,353	2,387	2,420	2,443	2,465	2,488	2,510	2,533
County	23,943	24,320	24,697	24,912	25,128	25,343	25,559	25,775	25,916	26,058	26,199	26,340	26,482

High School Population

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	8,312	8,479	8,646	8,711	8,776	8,841	8,906	8,971	9,024	9,078	9,131	9,185	9,238
Dulles	6,593	6,700	6,807	6,855	6,902	6,949	6,997	7,044	7,065	7,087	7,108	7,129	7,151
Leesburg	4,223	4,299	4,374	4,424	4,475	4,525	4,575	4,625	4,637	4,650	4,662	4,675	4,687
Northwest	801	813	825	842	858	875	891	907	924	941	958	975	992
Potomac	2,811	2,814	2,817	2,826	2,834	2,843	2,852	2,860	2,868	2,875	2,882	2,889	2,897
Route 15 North	457	464	471	478	486	494	501	509	516	524	531	539	547
Route 15 South	313	319	326	331	336	341	346	351	355	358	362	366	369
Route 7 West	1,735	1,755	1,774	1,785	1,795	1,806	1,817	1,827	1,839	1,851	1,863	1,876	1,888
Southwest	434	438	442	447	451	456	460	465	470	475	480	485	491
Sterling	2,572	2,616	2,659	2,698	2,737	2,777	2,816	2,856	2,882	2,909	2,936	2,962	2,989
County	28,252	28,697	29,142	29,396	29,651	29,905	30,160	30,414	30,581	30,748	30,915	31,082	31,249

Attachment 2: Raw Need Calculations

The following tables detail the calculation of Raw Need for the population-driven Capital Facility Standards. Highlighted cells indicate the year a trigger is met. Data for 2028 illustrates the pre-CNA Need, whereas 2029 through 2040 is the CNA period. As described in the text of the CNA, these tables inform the summary information. For greater detail on how to interpret these tables, please see the **Example Calculation** in the introduction to the document. For more information about **Capital Facility Standards** and an analysis of **Net Need**, please refer to the Standard-by-Standard analysis.

Sheriff Station

Trigger is a facility at the Countywide Level.

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	4.79	4.86	4.94	4.98	5.03	5.07	5.11	5.15	5.18	5.21	5.24	5.27	5.30

Fire Station – East

Trigger is a facility at the Planning Subarea Level.

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	5.64	5.75	5.86	5.91	5.95	5.99	6.04	6.08	6.12	6.15	6.19	6.23	6.26
Dulles	4.47	4.54	4.62	4.65	4.68	4.71	4.74	4.78	4.79	4.80	4.82	4.83	4.85
Potomac	1.91	1.91	1.91	1.92	1.92	1.93	1.93	1.94	1.94	1.95	1.95	1.96	1.96
Sterling	1.74	1.77	1.80	1.83	1.86	1.88	1.91	1.94	1.95	1.97	1.99	2.01	2.03

Fire Station – West

Trigger is a facility at the Planning Subarea Level.

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Leesburg	7.16	7.29	7.41	7.50	7.58	7.67	7.75	7.84	7.86	7.88	7.90	7.92	7.94
Northwest	1.36	1.38	1.40	1.43	1.45	1.48	1.51	1.54	1.57	1.60	1.62	1.65	1.68
Route 15 North	0.77	0.79	0.80	0.81	0.82	0.84	0.85	0.86	0.88	0.89	0.90	0.91	0.93
Route 15 South	0.53	0.54	0.55	0.56	0.57	0.58	0.59	0.59	0.60	0.61	0.61	0.62	0.63
Route 7 West	2.94	2.97	3.01	3.02	3.04	3.06	3.08	3.10	3.12	3.14	3.16	3.18	3.20
Southwest	0.74	0.74	0.75	0.76	0.76	0.77	0.78	0.79	0.80	0.81	0.81	0.82	0.83

1500-gpm Engine

Trigger is a vehicle at the Countywide Level.

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	47.89	48.64	49.39	49.82	50.26	50.69	51.12	51.55	51.83	52.12	52.40	52.68	52.96

ALS Ambulance

Trigger is a vehicle at the Countywide Level.

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	47.89	48.64	49.39	49.82	50.26	50.69	51.12	51.55	51.83	52.12	52.40	52.68	52.96

Ladder Truck

Trigger is a vehicle at the Countywide Level.

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	19.15	19.46	19.76	19.93	20.10	20.27	20.45	20.62	20.73	20.85	20.96	21.07	21.19

Heavy Rescue

Trigger is a vehicle at the Countywide Level.

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	9.58	9.73	9.88	9.96	10.05	10.14	10.22	10.31	10.37	10.42	10.48	10.54	10.59

Tanker

Trigger is a vehicle at the Countywide Level.

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	47.89	48.64	49.39	49.82	50.26	50.69	51.12	51.55	51.83	52.12	52.40	52.68	52.96

Brush Truck

Trigger is a vehicle at the Countywide Level.

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	47.89	48.64	49.39	49.82	50.26	50.69	51.12	51.55	51.83	52.12	52.40	52.68	52.96

General Government**Trigger is square footage at the Countywide Level.**

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	1,915,413	1,945,566	1,975,720	1,992,971	2,010,222	2,027,473	2,044,724	2,061,976	2,073,289	2,084,603	2,095,917	2,107,230	2,118,544

Net New	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	30,153.60	30,153.60	30,153.60	17,251.20	17,251.20	17,251.20	17,251.20	17,251.20	11,313.60	11,313.60	11,313.60	11,313.60	11,313.60

Park and Ride**Trigger is parking spaces at the Planning Subarea Level.**

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	1,620.22	1,652.73	1,685.24	1,697.90	1,710.55	1,723.21	1,735.86	1,748.52	1,758.96	1,769.40	1,779.84	1,790.28	1,800.72
Dulles	1,285.16	1,306.02	1,326.88	1,336.10	1,345.33	1,354.55	1,363.77	1,373.00	1,377.15	1,381.30	1,385.45	1,389.60	1,393.75
Leesburg	823.17	837.91	852.64	862.40	872.15	881.91	891.66	901.42	903.86	906.30	908.74	911.18	913.62
Northwest	156.19	158.53	160.87	164.07	167.26	170.46	173.65	176.85	180.16	183.47	186.78	190.09	193.40
Potomac	547.86	548.48	549.10	550.78	552.46	554.14	555.82	557.50	558.92	560.35	561.78	563.20	564.63
Route 15 North	89.08	90.43	91.78	93.26	94.73	96.21	97.69	99.16	100.64	102.11	103.59	105.06	106.54
Route 15 South	60.93	62.22	63.50	64.48	65.46	66.44	67.41	68.39	69.11	69.83	70.55	71.27	71.99
Route 7 West	338.23	342.01	345.78	347.85	349.93	352.00	354.07	356.14	358.50	360.86	363.22	365.58	367.94
Southwest	84.56	85.37	86.18	87.06	87.94	88.82	89.70	90.57	91.59	92.60	93.61	94.62	95.63
Sterling	501.41	509.81	518.20	525.89	533.57	541.26	548.95	556.63	561.83	567.02	572.21	577.41	582.60

Net New	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	-	32.51	32.51	12.65	12.65	12.65	12.65	12.65	10.44	10.44	10.44	10.44	10.44
Dulles	-	20.86	20.86	9.22	9.22	9.22	9.22	9.22	4.15	4.15	4.15	4.15	4.15
Leesburg	-	14.74	14.74	9.75	9.75	9.75	9.75	9.75	2.44	2.44	2.44	2.44	2.44
Northwest	-	2.34	2.34	3.19	3.19	3.19	3.19	3.19	3.31	3.31	3.31	3.31	3.31
Potomac	-	0.62	0.62	1.68	1.68	1.68	1.68	1.68	1.43	1.43	1.43	1.43	1.43
Route 15 North	-	1.35	1.35	1.48	1.48	1.48	1.48	1.48	1.47	1.47	1.47	1.47	1.47
Route 15 South	-	1.29	1.29	0.98	0.98	0.98	0.98	0.98	0.72	0.72	0.72	0.72	0.72
Route 7 West	-	3.78	3.78	2.07	2.07	2.07	2.07	2.07	2.36	2.36	2.36	2.36	2.36
Southwest	-	0.81	0.81	0.88	0.88	0.88	0.88	0.88	1.01	1.01	1.01	1.01	1.01
Sterling	-	8.40	8.40	7.69	7.69	7.69	7.69	7.69	5.19	5.19	5.19	5.19	5.19

Transit BusTrigger a **vehicle** is at the **Countywide** Level.

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	142.09	144.33	146.57	147.85	149.13	150.41	151.69	152.97	153.80	154.64	155.48	156.32	157.16

Transit Bus Maintenance FacilityTrigger is a **facility** at the **Countywide** Level.

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	1.93	1.97	2.00	2.01	2.03	2.05	2.07	2.08	2.09	2.11	2.12	2.13	2.14

Mental Health Residential Facility**Trigger is a facility at the Planning Subarea Level.**

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	23.88	24.36	24.84	25.02	25.21	25.40	25.58	25.77	25.92	26.08	26.23	26.39	26.54
Dulles	18.94	19.25	19.56	19.69	19.83	19.96	20.10	20.24	20.30	20.36	20.42	20.48	20.54
Leesburg	12.13	12.35	12.57	12.71	12.85	13.00	13.14	13.29	13.32	13.36	13.39	13.43	13.47
Northwest	2.30	2.34	2.37	2.42	2.47	2.51	2.56	2.61	2.66	2.70	2.75	2.80	2.85
Potomac	8.07	8.08	8.09	8.12	8.14	8.17	8.19	8.22	8.24	8.26	8.28	8.30	8.32
Route 15 North	1.31	1.33	1.35	1.37	1.40	1.42	1.44	1.46	1.48	1.50	1.53	1.55	1.57
Route 15 South	0.90	0.92	0.94	0.95	0.96	0.98	0.99	1.01	1.02	1.03	1.04	1.05	1.06
Route 7 West	4.98	5.04	5.10	5.13	5.16	5.19	5.22	5.25	5.28	5.32	5.35	5.39	5.42
Southwest	1.25	1.26	1.27	1.28	1.30	1.31	1.32	1.33	1.35	1.36	1.38	1.39	1.41
Sterling	7.39	7.51	7.64	7.75	7.86	7.98	8.09	8.20	8.28	8.36	8.43	8.51	8.59

Developmental Services Residential Facility**Trigger is a facility at the Planning Subarea Level.**

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	23.88	24.36	24.84	25.02	25.21	25.40	25.58	25.77	25.92	26.08	26.23	26.39	26.54
Dulles	18.94	19.25	19.56	19.69	19.83	19.96	20.10	20.24	20.30	20.36	20.42	20.48	20.54
Leesburg	12.13	12.35	12.57	12.71	12.85	13.00	13.14	13.29	13.32	13.36	13.39	13.43	13.47
Northwest	2.30	2.34	2.37	2.42	2.47	2.51	2.56	2.61	2.66	2.70	2.75	2.80	2.85
Potomac	8.07	8.08	8.09	8.12	8.14	8.17	8.19	8.22	8.24	8.26	8.28	8.30	8.32
Route 15 North	1.31	1.33	1.35	1.37	1.40	1.42	1.44	1.46	1.48	1.50	1.53	1.55	1.57
Route 15 South	0.90	0.92	0.94	0.95	0.96	0.98	0.99	1.01	1.02	1.03	1.04	1.05	1.06
Route 7 West	4.98	5.04	5.10	5.13	5.16	5.19	5.22	5.25	5.28	5.32	5.35	5.39	5.42
Southwest	1.25	1.26	1.27	1.28	1.30	1.31	1.32	1.33	1.35	1.36	1.38	1.39	1.41
Sterling	7.39	7.51	7.64	7.75	7.86	7.98	8.09	8.20	8.28	8.36	8.43	8.51	8.59

Library**Trigger is square footage at the Planning Subarea Level.**

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	84,533.16	86,229.48	87,925.80	88,586.04	89,246.28	89,906.52	90,566.76	91,227.00	91,771.68	92,316.36	92,861.04	93,405.72	93,950.40
Dulles	67,052.04	68,140.32	69,228.60	69,709.80	70,191.00	70,672.20	71,153.40	71,634.60	71,851.20	72,067.80	72,284.40	72,501.00	72,717.60
Leesburg	42,948.12	43,716.96	44,485.80	44,994.72	45,503.64	46,012.56	46,521.48	47,030.40	47,157.72	47,285.04	47,412.36	47,539.68	47,667.00
Northwest	8,148.84	8,271.12	8,393.40	8,560.08	8,726.76	8,893.44	9,060.12	9,226.80	9,399.48	9,572.16	9,744.84	9,917.52	10,090.20
Potomac	28,584.24	28,616.52	28,648.80	28,736.40	28,824.00	28,911.60	28,999.20	29,086.80	29,161.20	29,235.60	29,310.00	29,384.40	29,458.80
Route 15 North	4,647.72	4,718.16	4,788.60	4,865.64	4,942.68	5,019.72	5,096.76	5,173.80	5,250.72	5,327.64	5,404.56	5,481.48	5,558.40
Route 15 South	3,178.80	3,246.00	3,313.20	3,364.20	3,415.20	3,466.20	3,517.20	3,568.20	3,605.76	3,643.32	3,680.88	3,718.44	3,756.00
Route 7 West	17,646.72	17,843.76	18,040.80	18,148.92	18,257.04	18,365.16	18,473.28	18,581.40	18,704.52	18,827.64	18,950.76	19,073.88	19,197.00
Southwest	4,411.68	4,454.04	4,496.40	4,542.24	4,588.08	4,633.92	4,679.76	4,725.60	4,778.40	4,831.20	4,884.00	4,936.80	4,989.60
Sterling	26,160.60	26,598.60	27,036.60	27,437.64	27,838.68	28,239.72	28,640.76	29,041.80	29,312.76	29,583.72	29,854.68	30,125.64	30,396.60

Net New	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	-	1,696.32	1,696.32	660.24	660.24	660.24	660.24	660.24	544.68	544.68	544.68	544.68	544.68
Dulles	-	1,088.28	1,088.28	481.20	481.20	481.20	481.20	481.20	216.60	216.60	216.60	216.60	216.60
Leesburg	-	768.84	768.84	508.92	508.92	508.92	508.92	508.92	127.32	127.32	127.32	127.32	127.32
Northwest	-	122.28	122.28	166.68	166.68	166.68	166.68	166.68	172.68	172.68	172.68	172.68	172.68
Potomac	-	32.28	32.28	87.60	87.60	87.60	87.60	87.60	74.40	74.40	74.40	74.40	74.40
Route 15 North	-	70.44	70.44	77.04	77.04	77.04	77.04	77.04	76.92	76.92	76.92	76.92	76.92
Route 15 South	-	67.20	67.20	51.00	51.00	51.00	51.00	51.00	37.56	37.56	37.56	37.56	37.56
Route 7 West	-	197.04	197.04	108.12	108.12	108.12	108.12	108.12	123.12	123.12	123.12	123.12	123.12
Southwest	-	42.36	42.36	45.84	45.84	45.84	45.84	45.84	52.80	52.80	52.80	52.80	52.80
Sterling	-	438.00	438.00	401.04	401.04	401.04	401.04	401.04	270.96	270.96	270.96	270.96	270.96

Adult Day Center

Trigger is a facility at the Planning Subarea Level.

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	1.94	1.98	2.02	2.04	2.05	2.07	2.08	2.10	2.11	2.12	2.14	2.15	2.16
Dulles	1.54	1.57	1.59	1.60	1.61	1.63	1.64	1.65	1.65	1.66	1.66	1.67	1.67
Leesburg	0.99	1.01	1.02	1.03	1.05	1.06	1.07	1.08	1.08	1.09	1.09	1.09	1.10
Northwest	0.19	0.19	0.19	0.20	0.20	0.20	0.21	0.21	0.22	0.22	0.22	0.23	0.23
Potomac	0.66	0.66	0.66	0.66	0.66	0.66	0.67	0.67	0.67	0.67	0.67	0.68	0.68
Route 15 North	0.11	0.11	0.11	0.11	0.11	0.12	0.12	0.12	0.12	0.12	0.12	0.13	0.13
Route 15 South	0.07	0.07	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.09	0.09
Route 7 West	0.41	0.41	0.41	0.42	0.42	0.42	0.42	0.43	0.43	0.43	0.44	0.44	0.44
Southwest	0.10	0.10	0.10	0.10	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11
Sterling	0.60	0.61	0.62	0.63	0.64	0.65	0.66	0.67	0.67	0.68	0.69	0.69	0.70

Teen Center**Trigger is a facility at the Planning Subarea Level.**

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	0.68	0.70	0.71	0.72	0.72	0.73	0.73	0.74	0.74	0.75	0.75	0.76	0.76
Dulles	0.54	0.55	0.56	0.56	0.57	0.57	0.58	0.58	0.58	0.58	0.59	0.59	0.59
Leesburg	0.35	0.35	0.36	0.36	0.37	0.37	0.38	0.38	0.38	0.38	0.38	0.39	0.39
Northwest	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.08	0.08	0.08	0.08	0.08
Potomac	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.24	0.24	0.24	0.24	0.24	0.24
Route 15 North	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.05
Route 15 South	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
Route 7 West	0.14	0.14	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.16
Southwest	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Sterling	0.21	0.22	0.22	0.22	0.23	0.23	0.23	0.24	0.24	0.24	0.24	0.24	0.25

Senior Center**Trigger is a facility at the Planning Subarea Level.**

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	2.92	2.97	3.03	3.06	3.08	3.10	3.12	3.15	3.17	3.18	3.20	3.22	3.24
Dulles	2.31	2.35	2.39	2.40	2.42	2.44	2.45	2.47	2.48	2.49	2.49	2.50	2.51
Leesburg	1.48	1.51	1.53	1.55	1.57	1.59	1.60	1.62	1.63	1.63	1.64	1.64	1.64
Northwest	0.28	0.29	0.29	0.30	0.30	0.31	0.31	0.32	0.32	0.33	0.34	0.34	0.35
Potomac	0.99	0.99	0.99	0.99	0.99	1.00	1.00	1.00	1.01	1.01	1.01	1.01	1.02
Route 15 North	0.16	0.16	0.17	0.17	0.17	0.17	0.18	0.18	0.18	0.18	0.19	0.19	0.19
Route 15 South	0.11	0.11	0.11	0.12	0.12	0.12	0.12	0.12	0.12	0.13	0.13	0.13	0.13
Route 7 West	0.61	0.62	0.62	0.63	0.63	0.63	0.64	0.64	0.65	0.65	0.65	0.66	0.66
Southwest	0.15	0.15	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.17	0.17	0.17	0.17
Sterling	0.90	0.92	0.93	0.95	0.96	0.97	0.99	1.00	1.01	1.02	1.03	1.04	1.05

Community Center**Trigger is a facility at the Planning Subarea Level.**

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Ashburn	3.13	3.19	3.26	3.28	3.31	3.33	3.35	3.38	3.40	3.42	3.44	3.46	3.48
Dulles	2.48	2.52	2.56	2.58	2.60	2.62	2.64	2.65	2.66	2.67	2.68	2.69	2.69
Leesburg	1.59	1.62	1.65	1.67	1.69	1.70	1.72	1.74	1.75	1.75	1.76	1.76	1.77
Northwest	0.30	0.31	0.31	0.32	0.32	0.33	0.34	0.34	0.35	0.35	0.36	0.37	0.37
Potomac	1.06	1.06	1.06	1.06	1.07	1.07	1.07	1.08	1.08	1.08	1.09	1.09	1.09
Route 15 North	0.17	0.17	0.18	0.18	0.18	0.19	0.19	0.19	0.19	0.20	0.20	0.20	0.21
Route 15 South	0.12	0.12	0.12	0.12	0.13	0.13	0.13	0.13	0.13	0.13	0.14	0.14	0.14
Route 7 West	0.65	0.66	0.67	0.67	0.68	0.68	0.68	0.69	0.69	0.70	0.70	0.71	0.71
Southwest	0.16	0.16	0.17	0.17	0.17	0.17	0.17	0.18	0.18	0.18	0.18	0.18	0.18
Sterling	0.97	0.99	1.00	1.02	1.03	1.05	1.06	1.08	1.09	1.10	1.11	1.12	1.13

Community Parkland**Trigger is acreage at the Countywide Level.**

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	1,316.85	1,337.58	1,358.31	1,370.17	1,382.03	1,393.89	1,405.75	1,417.61	1,425.39	1,433.16	1,440.94	1,448.72	1,456.50

Net New	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	-	20.73	20.73	11.86	11.86	11.86	11.86	11.86	7.78	7.78	7.78	7.78	7.78

Recreational Trails**Trigger is mileage at the Countywide Level.**

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	574.62	583.67	592.72	597.89	603.07	608.24	613.42	618.59	621.99	625.38	628.78	632.17	635.56

Net New	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	-	9.05	9.05	5.18	5.18	5.18	5.18	5.18	3.39	3.39	3.39	3.39	3.39

Elementary SchoolsTrigger is a facility at the **Countywide** Level.

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	49.48	50.26	51.04	51.49	51.93	52.38	52.82	53.27	53.56	53.85	54.14	54.44	54.73

Middle SchoolsTrigger is a facility at the **Countywide** Level.

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	17.74	18.01	18.29	18.45	18.61	18.77	18.93	19.09	19.20	19.30	19.41	19.51	19.62

High SchoolsTrigger is a facility at the **Countywide** Level.

Planning Subarea	POP 2028	POP 2029	POP 2030	POP 2031	POP 2032	POP 2033	POP 2034	POP 2035	POP 2036	POP 2037	POP 2038	POP 2039	POP 2040
Countywide	15.70	15.94	16.19	16.33	16.47	16.61	16.76	16.90	16.99	17.08	17.17	17.27	17.36

Attachment 3: Master List of Triggered Facilities

The table below summarizes all triggered facilities by year. It includes the Capital Facility Standard (CFS), the planning subarea of the triggered facility, and the detail of the trigger. Note, this table shows only what the CNA triggers during the CNA period (2029 – 2040) and does not consider the analysis of **Existing** and **Planned** facilities, with the exception of the Number per County standards. For the Number per County standards, only the remaining need is listed.

Year	Capital Facility Standard	Triggered Planning Subarea	Number of Facilities, Beds, or Vehicles	Number of Sq. Ft.	Number of Acres	Number of Miles	Facility Equivalent
2029	1500-gpm Engine	Countywide	1	NA	NA	NA	NA
2029	ALS	Countywide	1	NA	NA	NA	NA
2029	Tanker	Countywide	1	NA	NA	NA	NA
2029	Brush Truck	Countywide	1	NA	NA	NA	NA
2029	General Government Office Space	Countywide	NA	33,201.60	NA	NA	NA
2029	Park and Ride	Ashburn	32	NA	NA	NA	NA
2029	Park and Ride	Dulles	20	NA	NA	NA	NA
2029	Park and Ride	Leesburg	14	NA	NA	NA	NA
2029	Park and Ride	Northwest	2	NA	NA	NA	NA
2029	Park and Ride	Route 15 North	1	NA	NA	NA	NA
2029	Park and Ride	Route 15 South	1	NA	NA	NA	NA
2029	Park and Ride	Route 7 West	3	NA	NA	NA	NA
2029	Park and Ride	Sterling	8	NA	NA	NA	NA
2029	Transit Buses	Countywide	2	NA	NA	NA	NA
2029	MH Residential	Dulles	1	NA	NA	NA	NA
2029	DS Residential	Ashburn	1	NA	NA	NA	NA
2029	DS Residential	Route 7 West	1	NA	NA	NA	NA
2029	Adult Day	Leesburg	1	NA	NA	NA	NA
2029	Community Parkland	Countywide	NA	NA	20.73	NA	NA
2029	Recreational Trails	Countywide	NA	NA	NA	9.05	NA
2029	Elementary School	Countywide	1	NA	NA	NA	NA
2029	Middle School	Countywide	1	NA	NA	NA	NA
2030	Fire Station West	Route 7 West	1	NA	NA	NA	NA
2030	1500-gpm Engine	Countywide	1	NA	NA	NA	NA

Year	Capital Facility Standard	Triggered Planning Subarea	Number of Facilities, Beds, or Vehicles	Number of Sq. Ft.	Number of Acres	Number of Miles	Facility Equivalent
2030	Community Parkland	Countywide	NA	NA	22.73	NA	NA
2030	ALS	Countywide	1	NA	NA	NA	NA
2030	General Government Office Space	Countywide	NA	33,201.60	NA	NA	NA
2030	Recreational Trails	Countywide	NA	NA	NA	9.05	NA
2030	Adult Day	Ashburn	1	NA	NA	NA	NA
2030	Community Center	Sterling	1	NA	NA	NA	NA
2030	Park and Ride	Ashburn	32	NA	NA	NA	NA
2030	Park and Ride	Dulles	20	NA	NA	NA	NA
2030	Park and Ride	Leesburg	14	NA	NA	NA	NA
2030	Park and Ride	Northwest	2	NA	NA	NA	NA
2030	Park and Ride	Route 15 North	1	NA	NA	NA	NA
2030	Park and Ride	Route 15 South	1	NA	NA	NA	NA
2030	Park and Ride	Route 7 West	3	NA	NA	NA	NA
2030	Park and Ride	Sterling	8	NA	NA	NA	NA
2030	Transit Buses	Countywide	2	NA	NA	NA	NA
2030	Elementary School	Countywide	1	NA	NA	NA	NA
2030	High School	Countywide	1	NA	NA	NA	NA
2030	Tanker	Countywide	1	NA	NA	NA	NA
2030	Transit Bus Maintenance Facility	Countywide	1	NA	NA	NA	NA
2030	Brush Truck	Countywide	1	NA	NA	NA	NA
2030	Senior Center	Ashburn	1	NA	NA	NA	NA
2031	Community Parkland	Countywide	NA	NA	11.86	NA	NA
2031	General Government Office Space	Countywide	NA	14,509.60	NA	NA	NA
2031	Recreational Trails	Countywide	NA	NA	NA	5.18	NA
2031	MH Residential	Ashburn	1	NA	NA	NA	NA
2031	DS Residential	Ashburn	1	NA	NA	NA	NA
2031	Park and Ride	Ashburn	12	NA	NA	NA	NA

Year	Capital Facility Standard	Triggered Planning Subarea	Number of Facilities, Beds, or Vehicles	Number of Sq. Ft.	Number of Acres	Number of Miles	Facility Equivalent
2031	Park and Ride	Dulles	9	NA	NA	NA	NA
2031	Park and Ride	Leesburg	9	NA	NA	NA	NA
2031	Park and Ride	Northwest	3	NA	NA	NA	NA
2031	Park and Ride	Potomac	1	NA	NA	NA	NA
2031	Park and Ride	Route 15 North	1	NA	NA	NA	NA
2031	Park and Ride	Route 7 West	2	NA	NA	NA	NA
2031	Park and Ride	Sterling	7	NA	NA	NA	NA
2031	Transit Buses	Countywide	1	NA	NA	NA	NA
2032	Community Parkland	Countywide	NA	NA	11.86	NA	NA
2032	Sheriff Station	Countywide	1	NA	NA	NA	NA
2032	General Government Office Space	Countywide	NA	14,509.60	NA	NA	NA
2032	1500-gpm Engine	Countywide	1	NA	NA	NA	NA
2032	Recreational Trails	Countywide	NA	NA	NA	5.18	NA
2032	Tanker	Countywide	1	NA	NA	NA	NA
2032	Ladder	Countywide	1	NA	NA	NA	NA
2032	Brush Truck	Countywide	1	NA	NA	NA	NA
2032	Heavy Rescue	Countywide	1	NA	NA	NA	NA
2032	Transit Buses	Countywide	2	NA	NA	NA	NA
2032	Park and Ride	Ashburn	12	NA	NA	NA	NA
2032	Park and Ride	Dulles	9	NA	NA	NA	NA
2032	Park and Ride	Leesburg	9	NA	NA	NA	NA
2032	Park and Ride	Northwest	3	NA	NA	NA	NA
2032	Park and Ride	Potomac	1	NA	NA	NA	NA
2032	Park and Ride	Route 15 North	1	NA	NA	NA	NA
2032	Park and Ride	Route 7 West	2	NA	NA	NA	NA
2032	Park and Ride	Sterling	7	NA	NA	NA	NA

Year	Capital Facility Standard	Triggered Planning Subarea	Number of Facilities, Beds, or Vehicles	Number of Sq. Ft.	Number of Acres	Number of Miles	Facility Equivalent
2032	Elementary School	Countywide	1	NA	NA	NA	NA
2033	Community Parkland	Countywide	NA	NA	11.86	NA	NA
2033	General Government Office Space	Countywide	NA	14,509.60	NA	NA	NA
2033	DS Residential	Leesburg	1	NA	NA	NA	NA
2033	Senior Center	Potomac	1	NA	NA	NA	NA
2033	Elementary School	Countywide	1	NA	NA	NA	NA
2033	Recreational Trails	Countywide	NA	NA	NA	5.18	NA
2033	Transit Buses	Countywide	1	NA	NA	NA	NA
2034	Fire Station East	Ashburn	1	NA	NA	NA	NA
2034	1500-gpm Engine	Countywide	1	NA	NA	NA	NA
2034	ALS	Countywide	1	NA	NA	NA	NA
2034	Brush Truck	Countywide	1	NA	NA	NA	NA
2034	Community Parkland	Countywide	NA	NA	11.86	NA	NA
2034	General Government Office Space	Countywide	NA	14,509.60	NA	NA	NA
2034	MH Residential	Dulles	1	NA	NA	NA	NA
2034	MH Residential	Sterling	1	NA	NA	NA	NA
2034	DS Residential	Dulles	1	NA	NA	NA	NA
2034	DS Residential	Sterling	1	NA	NA	NA	NA
2034	Recreational Trails	Countywide	NA	NA	NA	5.18	NA
2034	Tanker	Countywide	1	NA	NA	NA	NA
2034	Transit Buses	Countywide	1	NA	NA	NA	NA
2034	Park and Ride	Ashburn	12	NA	NA	NA	NA
2034	Park and Ride	Dulles	9	NA	NA	NA	NA
2034	Park and Ride	Leesburg	9	NA	NA	NA	NA
2034	Park and Ride	Northwest	3	NA	NA	NA	NA
2034	Park and Ride	Potomac	1	NA	NA	NA	NA
2034	Park and Ride	Route 15 North	1	NA	NA	NA	NA

Year	Capital Facility Standard	Triggered Planning Subarea	Number of Facilities, Beds, or Vehicles	Number of Sq. Ft.	Number of Acres	Number of Miles	Facility Equivalent
2034	Park and Ride	Route 7 West	2	NA	NA	NA	NA
2034	Park and Ride	Sterling	7	NA	NA	NA	NA
2035	Middle School	Countywide	1	NA	NA	NA	NA
2035	Community Parkland	Countywide	NA	NA	11.86	NA	NA
2035	General Government Office Space	Countywide	NA	14,509.60	NA	NA	NA
2035	Senior Center	Sterling	1	NA	NA	NA	NA
2035	MH Residential	Route 15 South	1	NA	NA	NA	NA
2035	DS Residential	Route 15 South	1	NA	NA	NA	NA
2035	Recreational Trails	Countywide	NA	NA	NA	5.18	NA
2035	Park and Ride	Ashburn	12	NA	NA	NA	NA
2035	Park and Ride	Dulles	9	NA	NA	NA	NA
2035	Park and Ride	Leesburg	9	NA	NA	NA	NA
2035	Park and Ride	Northwest	3	NA	NA	NA	NA
2035	Park and Ride	Potomac	1	NA	NA	NA	NA
2035	Park and Ride	Route 15 North	1	NA	NA	NA	NA
2035	Park and Ride	Route 7 West	2	NA	NA	NA	NA
2035	Park and Ride	Sterling	7	NA	NA	NA	NA
2035	Transit Buses	Countywide	1	NA	NA	NA	NA
2036	Fire Station East	Sterling	1	NA	NA	NA	NA
2036	Community Parkland	Countywide	NA	NA	7.78	NA	NA
2036	General Government Office Space	Countywide	NA	10,196.80	NA	NA	NA
2036	DS Residential	Ashburn	1	NA	NA	NA	NA
2036	Recreational Trails	Countywide	NA	NA	NA	3.39	NA
2036	Park and Ride	Ashburn	10	NA	NA	NA	NA
2036	Park and Ride	Dulles	4	NA	NA	NA	NA
2036	Park and Ride	Leesburg	2	NA	NA	NA	NA

Year	Capital Facility Standard	Triggered Planning Subarea	Number of Facilities, Beds, or Vehicles	Number of Sq. Ft.	Number of Acres	Number of Miles	Facility Equivalent
2036	Park and Ride	Northwest	3	NA	NA	NA	NA
2036	Park and Ride	Potomac	1	NA	NA	NA	NA
2036	Park and Ride	Route 15 North	1	NA	NA	NA	NA
2036	Park and Ride	Route 7 West	2	NA	NA	NA	NA
2036	Park and Ride	Southwest	1	NA	NA	NA	NA
2036	Park and Ride	Sterling	5	NA	NA	NA	NA
2036	Transit Buses	Countywide	1	NA	NA		
2037	1500-gpm Engine	Countywide	1	NA	NA	NA	NA
2037	ALS	Countywide	1	NA	NA	NA	NA
2037	Brush Truck	Countywide	1	NA	NA	NA	NA
2037	Community Parkland	Countywide	NA	NA	7.78	NA	NA
2037	General Government Office Space	Countywide	NA	10,196.80	NA	NA	NA
2037	Recreational Trails	Countywide	NA	NA	NA	3.39	NA
2037	Tanker	Countywide	1	NA	NA	NA	NA
2037	Transit Buses	Countywide	1	NA	NA	NA	NA
2037	Park and Ride	Ashburn	10	NA	NA	NA	NA
2037	Park and Ride	Dulles	4	NA	NA	NA	NA
2037	Park and Ride	Leesburg	2	NA	NA	NA	NA
2037	Park and Ride	Northwest	3	NA	NA	NA	NA
2037	Park and Ride	Potomac	1	NA	NA	NA	NA
2037	Park and Ride	Route 15 North	1	NA	NA	NA	NA
2037	Park and Ride	Route 7 West	2	NA	NA	NA	NA
2037	Park and Ride	Southwest	1	NA	NA	NA	NA
2037	Park and Ride	Sterling	5	NA	NA	NA	NA
2037	MH Residential	Ashburn	1	NA	NA	NA	NA

Year	Capital Facility Standard	Triggered Planning Subarea	Number of Facilities, Beds, or Vehicles	Number of Sq. Ft.	Number of Acres	Number of Miles	Facility Equivalent
2037	High School	Countywide	1	NA	NA	NA	NA
2038	Community Parkland	Countywide	NA	NA	7.78	NA	NA
2038	General Government Office Space	Countywide	NA	10,196.80	NA	NA	NA
2038	Recreational Trails	Countywide	NA	NA	NA	3.39	NA
2038	Transit Buses	Countywide	1	NA	NA	NA	NA
2038	Park and Ride	Ashburn	10	NA	NA	NA	NA
2038	Park and Ride	Dulles	4	NA	NA	NA	NA
2038	Park and Ride	Leesburg	2	NA	NA	NA	NA
2038	Park and Ride	Northwest	3	NA	NA	NA	NA
2038	Park and Ride	Potomac	1	NA	NA	NA	NA
2038	Park and Ride	Route 15 North	1	NA	NA	NA	NA
2038	Park and Ride	Route 7 West	2	NA	NA	NA	NA
2038	Park and Ride	Southwest	1	NA	NA	NA	NA
2038	Park and Ride	Sterling	5	NA	NA	NA	NA
2038	Elementary School	Countywide	1	NA	NA	NA	NA
2039	Fire Station East	Sterling	1	NA	NA	NA	NA
2039	Community Parkland	Countywide	NA	NA	7.78	NA	NA
2039	Park and Ride	Ashburn	10	NA	NA	NA	NA
2039	Park and Ride	Dulles	4	NA	NA	NA	NA
2039	Park and Ride	Leesburg	2	NA	NA	NA	NA
2039	Park and Ride	Northwest	3	NA	NA	NA	NA
2039	Park and Ride	Potomac	1	NA	NA	NA	NA
2039	Park and Ride	Route 15 North	1	NA	NA	NA	NA
2039	Park and Ride	Route 7 West	2	NA	NA	NA	NA
2039	Park and Ride	Southwest	1	NA	NA	NA	NA

Year	Capital Facility Standard	Triggered Planning Subarea	Number of Facilities, Beds, or Vehicles	Number of Sq. Ft.	Number of Acres	Number of Miles	Facility Equivalent
2039	Park and Ride	Sterling	5	NA	NA	NA	NA
2032	Ladder	Countywide	1	NA	NA	NA	NA
2039	General Government Office Space	Countywide	NA	10,196.80	NA	NA	NA
2039	Recreational Trails	Countywide	NA	NA	NA	3.39	NA
2039	Transit Buses	Countywide	1	NA	NA	NA	NA
2040	Community Parkland	Countywide	NA	NA	7.78	NA	NA
2040	General Government Office Space	Countywide	NA	10,196.80	NA	NA	NA
2040	Recreational Trails	Countywide	NA	NA	NA	3.39	NA
2040	Transit Buses	Countywide	1	NA	NA	NA	NA
2040	Park and Ride	Ashburn	10	NA	NA	NA	NA
2040	Park and Ride	Dulles	4	NA	NA	NA	NA
2040	Park and Ride	Leesburg	2	NA	NA	NA	NA
2040	Park and Ride	Northwest	3	NA	NA	NA	NA
2040	Park and Ride	Potomac	1	NA	NA	NA	NA
2040	Park and Ride	Route 15 North	1	NA	NA	NA	NA
2040	Park and Ride	Route 7 West	2	NA	NA	NA	NA
2040	Park and Ride	Southwest	1	NA	NA	NA	NA
2040	Park and Ride	Sterling	5	NA	NA	NA	NA
NA	Recycling Drop-off	Number per County	1	NA	NA	NA	NA
NA	Group Home	Number per County	1	NA	NA	NA	NA
NA	Adolescent Independent Living	Number per County	1	NA	NA	NA	NA
NA	Recreation Center	Number per County	2	NA	NA	NA	NA
NA	Satellite Maintenance	Number per County	2	NA	NA	NA	NA
NA	Regional Park	Number per County	1	NA	NA	NA	NA
NA	District Park	Number per County	5	NA	NA	NA	NA

Attachment 4: Inventory of Capital Facilities

The table below summarizes all operational capital facilities with Capital Facility Standards (CFS) owned or leased by Loudoun County.

Table 1. Loudoun County Capital Facilities

Capital Facility Standard	Facility Name	Planning Subarea	Status	Details
Animal Shelter	ANIMAL SERVICES FACILITY	Leesburg	Operational	
Sheriff Station	SHERIFF - EASTERN LOUDOUN SUBSTATION	Sterling	Operational	
Sheriff Station	SHERIFF - ASHBURN SUBSTATION	Ashburn	Operational	
Sheriff Station	SHERIFF - WESTERN LOUDOUN STATION	Route 7 West	Operational	
Sheriff Station	Brambleton Sheriff Station	Ashburn	Planned	FY 2031
Sheriff Station	Dulles South Safety Center	Dulles	Operational	
Fire Station - East	ASHBURN VOLUNTEER FIRE & RESCUE DEPARTMENT #6	Ashburn	Operational	
Fire Station - East	FIRE-RESCUE - BRAMBLETON STATION #9	Dulles	Operational	
Fire Station - East	FIRE RESCUE - KINCORA STATION 24	Ashburn	Operational	
Fire Station - East	FIRE RESCUE - KIRKPATRICK STATION #27	Dulles	Operational	
Fire Station - East	SAFETY CENTER DULLES PUBLIC STN 19	Dulles	Operational	
Fire Station - East	FIRE-RESCUE STN 23 - MOOREFIELD	Ashburn	Operational	
Fire Station - East	LANSDOWNE FIRE RESCUE #22	Ashburn	Operational	
Fire Station - East	STERLING FIRE & RESCUE, COMPANY 11 & 15	Sterling	Operational	
Fire Station - East	STERLING - CASCADES FIRE & RESCUE, COMPANY 18 & 25	Potomac	Operational	
Fire Station - East	FIRE-RESCUE STATION #29	Dulles	Planned	FY 2030
Fire Station - East	Sterling Park Safety Center - Replacement for Sterling Fire Station	Sterling	Planned	FY 2023
Fire Station - West	FIRE-RESCUE - LOUDOUN HEIGHTS STN 26	Northwest	Operational	
Fire Station - West	FIRE-RESCUE STN 3 - MIDDLEBURG	Southwest	Operational	
Fire Station - West	FIRE-RESCUE STN 5 & 17 - HAMILTON	Route 7 West	Operational	
Fire Station - West	LEESBURG FIRE, COMPANY 20	Leesburg	Operational	
Fire Station - West	LOUDOUN COUNTY RESCUE COMPANY 13	Leesburg	Operational	
Fire Station - West	LOVETTSVILL FIRE & RESCUE, COMPANY 12	Northwest	Operational	
Fire Station - West	PHILOMONT FIRE & RESCUE, COMPANY 8	Southwest	Operational	
Fire Station - West	ROUND HILL FIRE & RESCUE, COMPANY 4	Route 7 West	Operational	

Capital Facility Standard	Facility Name	Planning Subarea	Status	Details
Fire Station - West	FIRE-RESCUE PURCELLVILLE	Route 7 West	Operational	
Fire Station - West	FIRE-RESCUE - ALDIE STATION #7	Route 15 South	Operational	
Fire Station - West	FIRE RESCUE - LEESBURG SOUTH STATION #28	Leesburg	Planned	FY 2025
Fire Station - West	FIRE RESCUE - LUCKETTS STATION #10	Route 15 North	Operational	
General Government Support Facilities	Courts Complex (New)	Leesburg	Planned	FY 2024
General Government Support Facilities	LCFR Training Facility	Leesburg	Planned	FY 2025
General Government Support Facilities	Government Center	Leesburg	Operational	
General Government Support Facilities	Courthouse	Leesburg	Operational	
General Government Support Facilities	Courts Complex	Leesburg	Operational	
General Government Support Facilities	GENERAL DISTRICT COURTS COMPLEX	Leesburg	Operational	
General Government Support Facilities	VALLEY BANK BUILDING	Leesburg	Operational	
General Government Support Facilities	SHENANDOAH OFFICE BUILDING	Leesburg	Operational	
General Government Support Facilities	INFORMATION TECHNOLOGY CENTER (DIT)	Leesburg	Operational	
General Government Support Facilities	FIRE-RESCUE TRAINING CENTER/ECC	Leesburg	Operational	
General Government Support Facilities	FIRE-RESCUE - HIGH BAY TRAINING BUILDING	Leesburg	Operational	
General Government Support Facilities	FIRE-RESCUE BURN BUILDING (NEW)	Leesburg	Operational	
General Government Support Facilities	FIRE-RESCUE OLD BURN FACILITY	Leesburg	Operational	
General Government Support Facilities	ADULT DETENTION CENTER	Leesburg	Operational	
General Government Support Facilities	SHERIFF'S HEADQUARTERS AND ADMIN BLDG	Leesburg	Operational	
General Government Support Facilities	TRANSPORTATION AND CAPITAL INFRASTRUCTURE	Leesburg	Operational	
General Government Support Facilities	TRANSPORTATION ADMIN BLDG	Leesburg	Operational	
General Government Support Facilities	Catoctin Annex (COR and DFS)	Leesburg	Operational	
General Government Support Facilities	Civil Enforcement	Leesburg	Operational	
General Government Support Facilities	Community Corrections	Leesburg	Operational	
General Government Support Facilities	County Offices-Building Inspectors (Suites 350-351)	Leesburg	Operational	
General Government Support Facilities	County/Commonwealth Attorneys	Leesburg	Operational	

Capital Facility Standard	Facility Name	Planning Subarea	Status	Details
General Government Support Facilities	Dulles Town Center Sheriff	Sterling	Operational	
General Government Support Facilities	Eastern Service Center One	Sterling	Operational	
General Government Support Facilities	Economic Development (Suite 300)	Ashburn	Operational	
General Government Support Facilities	Surplus/Records-Suites 104,105,106	Leesburg	Operational	
General Government Support Facilities	Fire and Rescue Logistics-Suite 103	Leesburg	Operational	
General Government Support Facilities	Circuit Courts Storage- Suite 102	Leesburg	Operational	
General Government Support Facilities	Fire-Rescue Support/Radio Shops (Suites 138-148)	Ashburn	Operational	
General Government Support Facilities	Human Service Office	Ashburn	Operational	
General Government Support Facilities	MHSADS (at Trailview)	Leesburg	Operational	
General Government Support Facilities	Miller Drive I	Leesburg	Operational	
General Government Support Facilities	Miller Drive II	Leesburg	Operational	
General Government Support Facilities	801 Sycolin	Leesburg	Operational	
General Government Support Facilities	Landfill Administration Office	Route 15 South	Operational	
General Government Support Facilities	FIRE-RESCUE BASIC TRAINING FACILITY	Leesburg	In Process	
General Government Support Facilities	PUBLIC SAFETY FIRING RANGE	Leesburg	Operational	
General Government Support Facilities	MHSADS PREVENTION & INTERVENTION	Leesburg	Operational	
General Government Support Facilities	GENERAL SERVICE WAREHOUSE (Suite B)	Leesburg	Operational	
General Government Support Facilities	LCSO STORAGE (Suite C)	Leesburg	Operational	
General Government Support Facilities	LCSO RAPID RESPONSE/SPECIAL OPERATIONS (Suites 117-132)	Ashburn	Operational	
General Government Support Facilities	EASTERN SATELLITE OFFICE 1 (JDC, DFS, HEALTH DEPT)-Building D, Suite 100,110,120	Ashburn	Operational	
General Government Support Facilities	EASTERN SATELLITE OFFICE 2 (HEALTH DEPT-EP&R/MRC)-Building D, Suite 130	Ashburn	Operational	
General Government Support Facilities	GENERAL SERVICES STORAGE (Suite 100)	Sterling	Operational	
General Government Support Facilities	LCSO COMMAND VEHICLE STORAGE (Lot 25, Bay C)	Leesburg	Operational	
General Government Support Facilities	MENTAL HEALTH-VOCATIONAL SERVICES	Leesburg	Operational	
General Government Support Facilities	GENERAL SERVICES WAREHOUSE (Temp Storage for Sterling F&F, DTCL Traffic and Fleet)	Ashburn	Operational	

Capital Facility Standard	Facility Name	Planning Subarea	Status	Details
General Government Support Facilities	LCPS WAREHOUSE	Ashburn	Operational	
General Government Support Facilities	NORTHERN VA JUSTICE ACADEMY, Suite 100	Ashburn	Operational	
General Government Support Facilities	JACKSON BUILDING-COMMUNITY CORR. & BD (Suites 202A and 202B)	Leesburg	Operational	
General Government Support Facilities	JACKSON BUILDING-CLERK OF COURT STORAGE	Leesburg	Operational	
General Government Support Facilities	WORKFORCE PLANNING, Suite/Unit D & E	Leesburg	Operational	
General Government Support Facilities	SYCOLIN ENNERGOV	Leesburg	Operational	
General Government Support Facilities	SYCOLIN SOILS LAB	Leesburg	Operational	
General Government Support Facilities	EXPANDED REHAU/B&D AND DPZ TEMPORARY SPACE	Leesburg	Operational	
General Government Support Facilities	Consolidated Shops and Warehouse Facility	Leesburg		
General Government Support Facilities	Leesburg Office	Leesburg	Operational	
General Government Support Facilities	DGS Operations and Maintenance Facility	Leesburg	Planned	FY 2023
Recycling Drop-Off Centers	Arcola Community Recycling Center	Dulles	Operational	
Recycling Drop-Off Centers	Lovettsville Area Recycling Program	Northwest	Operational	
Recycling Drop-Off Centers	Lucketts Area Recycling Program	Route 15 North	Operational	
Recycling Drop-Off Centers	Mickie Gordon Memorial Park Recycling Center	Southwest	Operational	
Recycling Drop-Off Centers	Philomont Community Recycling Center	Southwest	Operational	
Recycling Drop-Off Centers	Sterling Park Community Recycling Center	Sterling	Operational	
Recycling Drop-Off Centers	Western Loudoun Recycling Center	Route 7 West	Operational	
Recycling Drop-off Centers	Landfill Recycling Center	Route 15 South	Operational	
Special Waste Drop-Off Centers	Loudoun County Landfill Recycling Center	Route 15 South	Operational	
Park and Ride Lots	Western Loudoun Park and Ride Lot	Route 7 West	Planned	FY 2024, 250 Spaces
Park and Ride Lots	Ashburn North Park and Ride	Ashburn	Operational	190 Spaces
Park and Ride Lots	Ashburn Village Park and Ride	Ashburn	Operational	40 Spaces
Park and Ride Lots	Brambleton Park and Ride	Ashburn	Operational	100 Spaces
Park and Ride Lots	Broad Run Farms Park and Ride	Potomac	Operational	48 Spaces

Capital Facility Standard	Facility Name	Planning Subarea	Status	Details
Park and Ride Lots	Broadlands 772 Park and Ride	Ashburn	Operational	160 Spaces
Park and Ride Lots	Broadlands Park and Ride	Ashburn	Operational	30 Spaces
Park and Ride Lots	Cascades Park and Ride	Potomac	Operational	55 Spaces
Park and Ride Lots	Crossroads United Methodist Church Park and Ride	Ashburn	Operational	90 Spaces
Park and Ride Lots	Dulles North Transit Center	Ashburn	Operational	750 Spaces
Park and Ride Lots	Dulles South (Stone Ridge II) Park and Ride	Dulles	Operational	300 Spaces
Park and Ride Lots	Dulles South (Village Center) Park and Ride	Dulles	Operational	100 Spaces
Park and Ride Lots	Dulles Town Center Park and Ride	Sterling	Operational	100 Spaces
Park and Ride Lots	East Gate Park and Ride	Dulles	Operational	218 Spaces
Park and Ride Lots	Goose Creek Village Park and Ride	Ashburn	Operational	83 Spaces
Park and Ride Lots	Harmony Park and Ride	Route 7 West	Operational	250 Spaces
Park and Ride Lots	Leesburg II Park and Ride	Leesburg	Operational	300 Spaces
Park and Ride Lots	Leesburg Park and Ride	Leesburg	Operational	691 Spaces
Park and Ride Lots	Loudoun Station Park and Ride	Ashburn	Operational	300 Spaces
Park and Ride Lots	Lowes Island Park and Ride	Potomac	Operational	65 Spaces
Park and Ride Lots	One Loudoun Park and Ride	Ashburn	Operational	500 Spaces
Park and Ride Lots	Our Lady of Hope Park and Ride	Potomac	Operational	150 Spaces
Park and Ride Lots	Potomac Station Park and Ride	Leesburg	Operational	50 Spaces
Park and Ride Lots	Dulles South Park and Ride	Dulles	Operational	250 Spaces
Park and Ride Lots	LEESBURG PARKING LOT (LOUDOUN TIMES MIRROR)	Leesburg	Operational	35 Spaces
Transit Bus Maintenance Facility	TRANSPORTATION MAINTENANCE BLDG	Leesburg	Operational	
MH Residential Facility	GROUP HOME	Route 7 West	Operational	4 Beds
MH Residential Facility	SUPERVISED LIVING	Route 7 West	Operational	3 Beds
MH Residential Facility	GROUP HOME	Route 7 West	Operational	5 Beds
MH Residential Facility	GROUP HOME	Leesburg	Operational	2 Beds
MH Residential Facility	GROUP HOME	Leesburg	Operational	2 Beds

Capital Facility Standard	Facility Name	Planning Subarea	Status	Details
MH Residential Facility	GROUP HOME	Leesburg	Operational	2 Beds
MH Residential Facility	GROUP HOME	Potomac	Operational	6 Beds
MH Residential Facility	GROUP HOME	Potomac	Operational	6 Beds
MH Residential Facility	SUPERVISED LIVING	Ashburn	Operational	4 Beds
MH Residential Facility	SUPERVISED LIVING	Ashburn	Operational	3 Beds
MH Residential Facility	SUPERVISED LIVING	Ashburn	Operational	3 Beds
MH Residential Facility	SUPERVISED LIVING	Ashburn	Operational	3 Beds
MH Residential Facility	SUPERVISED LIVING	Ashburn	Operational	3 Beds
MH Residential Facility	SUPERVISED LIVING	Ashburn	Operational	3 Beds
MH Residential Facility	SUPERVISED LIVING	Ashburn	Operational	3 Beds
MH Residential Facility	SUPERVISED LIVING	Ashburn	Planned	2 Beds
MH Residential Facility	SUPERVISED LIVING	Ashburn	Planned	2 Beds
MH Residential Facility	SUPERVISED LIVING	Ashburn	Planned	2 Beds
MH Residential Facility	GROUP RESIDENCE - EASTERN LOUDOUN	Ashburn	Planned	FY 2024, 4 Beds
MH Residential Facility	GROUP HOME	Route 7 West	Planned	4 Beds
MH Residential Facility	SUPERVISED LIVING	Ashburn	Planned	2 Beds
MH Residential Facility	SUPERVISED LIVING	Ashburn	Planned	2 Beds
DS Residential Facility	GROUP HOME	Sterling	Operational	4 Beds
DS Residential Facility	GROUP HOME	Potomac	Operational	6 Beds
DS Residential Facility	GROUP HOME	Potomac	Operational	6 Beds
DS Residential Facility	GROUP HOME	Route 7 West	Operational	4 Beds
DS Residential Facility	GROUP HOME	Leesburg	Operational	4 Beds
DS Residential Facility	GROUP HOME	Dulles	Operational	6 Beds
DS Residential Facility	GROUP HOME	Dulles	Operational	6 Beds
DS Residential Facility	GROUP HOME	Route 7 West	Planned	4 Beds
Juvenile Detention Center	JUVENILE DETENTION CENTER	Leesburg	Operational	

Capital Facility Standard	Facility Name	Planning Subarea	Status	Details
Youth Shelter	YOUTH SHELTER	Leesburg	Operational	
Emergency Homeless Shelter	TRANSITIONAL HOUSING FACILITY	Leesburg	Operational	
Library	Ashburn Library	Ashburn	Operational	
Library	Brambleton Library	Dulles	Operational	
Library	Cascades Library	Potomac	Operational	
Library	Gum Spring Library	Dulles	Operational	
Library	Lovettsville Library	Northwest	Operational	
Library	Middleburg Library	Southwest	Operational	
Library	Purcellville Library	Route 7 West	Operational	
Library	Rust Library	Leesburg	Operational	
Library	Sterling Library (Suite A117)	Sterling	Operational	
Recreation Center	Western Loudoun Recreation Center	Route 7 West	Planned	FY 2028
Recreation Center & Community Center	Ashburn Recreation and Community Center	Ashburn	Planned	FY 2023
Recreation Center & Community Center	Claude Moore Recreation and Community Center	Sterling	Operational	
Recreation Center & Community Center	Dulles South Recreation and Community Center	Dulles	Operational	
Community Centers	Bluemont Community Center	Route 7 West	Operational	
Community Centers	Loudoun Valley Community Center	Route 7 West	Operational	
Community Centers	Lovettsville Community Center	Northwest	Operational	
Community Centers	Lucketts Community Center	Route 15 North	Operational	
Community Centers	Philomont Community Center	Southwest	Operational	
Community Centers	Sterling Community Center	Sterling	Operational	
Community Centers	Douglass Community Center	Leesburg	Closed	
Community Centers	DOUGLASS COMMUNITY CENTER (TEMPORARY SITE WHILE ORIGINAL UNDER RENOVATION), Suite/Unit H	Leesburg	Operational	
Community Centers	Carver Community Center	Route 7 West	Operational	
Adult Day Center	Eastern Loudoun Adult Day Center	Ashburn	Operational	
Adult Day Center	Leesburg Adult Day Center	Leesburg	Operational	
Adult Day Center	Mac Brownell Adult Day Center	Route 7 West	Operational	
Adult Day Center	DULLES ADULT DAY CENTER	Dulles	Planned	FY 2028
Adult Day Center	Carver Adult Day Center	Route 7 West	Operational	
Senior Center	Ashburn Senior Center	Ashburn	Operational	
Senior Center	Carver Senior Center	Route 7 West	Operational	

Capital Facility Standard	Facility Name	Planning Subarea	Status	Details
Senior Center	Dulles South Senior Center	Dulles	Operational	
Senior Center	Senior Center at Cascades	Potomac	Operational	
Senior Center	The Senior Center of Leesburg	Leesburg	Operational	
Satellite Maintenance Facility	Satellite Maintenance Facility	Dulles	Operational	
Regional Park	Hal & Berni Hanson Regional Park	Dulles	Operational	
Regional Park	Claude Moore Park (Regional Park Element)	Sterling	Operational	
Regional Park	Franklin Park (Regional Park Element)	Route 7 West	Operational	
Regional Park	Philip A. Bolen Memorial Park (Regional Park Element)	Leesburg	Operational	
District Park	Lovettsville Community Park	Northwest	Operational	
District Park	Bles Park (District Park Element)	Ashburn	Operational	
District Park	Mickie Gordon Memorial Park	Southwest	Operational	
Community Parkland	Fields Farm Park	Route 7 West	Planned	FY 2025
Community Parkland	Moorefield Station Community Park (Neighborhood Park Element)	Ashburn	Operational	
Community Parkland	Ashburn Park (Neighborhood Park Element)	Ashburn	Operational	
Community Parkland	Beth Miller Park (Neighborhood Park Element)	Ashburn	Operational	
Community Parkland	Brambleton Community Park-East	Dulles	Operational	
Community Parkland	Brambleton Community Park-West	Dulles	Operational	
Community Parkland	Byrne's Ridge Park (Neighborhood Park Element)	Dulles	Operational	
Community Parkland	Chick Ford & Ryan Bickel Fields	Ashburn	Operational	
Community Parkland	Conklin Community Park	Dulles	Operational	
Community Parkland	Kirkpatrick West Neighborhood Park	Dulles	Operational	
Community Parkland	Countryside Park	Potomac	Operational	
Community Parkland	East Gate Park (Neighborhood Park Element)	Dulles	Operational	
Community Parkland	Edgar Tillett Memorial Park	Ashburn	Operational	
Community Parkland	Goshen Corner Park (Neighborhood Park Element)	Dulles	Planned	
Community Parkland	Greg Crittenden Memorial Park (Neighborhood Park Element)	Ashburn	Operational	
Community Parkland	Gwen Thompson Briar Patch Park (Neighborhood Park Element)	Sterling	Operational	
Community Parkland	Hampshire Park (Neighborhood Park Element)	Ashburn	Operational	
Community Parkland	Leesburg Annex Ballfield	Leesburg	Operational	
Community Parkland	Lucketts Community Park (Neighborhood Park Element)	Route 15 North	Operational	
Community Parkland	Lyndora Park (Neighborhood Park Element)	Ashburn	Operational	

Capital Facility Standard	Facility Name	Planning Subarea	Status	Details
Community Parkland	Meadow Glen Park (Neighborhood Park Element)	Dulles	Operational	
Community Parkland	Nell Boone Park	Northwest	Operational	
Community Parkland	Potomac Green Neighborhood Park	Ashburn	Operational	
Community Parkland	Potomack Lakes Sportsplex (Community Park element)	Potomac	Operational	
Community Parkland	Ray Muth Senior Memorial Park (Neighborhood Park Element)	Ashburn	Operational	
Community Parkland	Scott Jenkins Memorial Park	Route 7 West	Operational	
Community Parkland	Shale Ridge Neighborhood Park	Ashburn	Operational	
Community Parkland	Trailhead Park at Belmont Ridge	Ashburn	Operational	
Community Parkland	Trailside Park (Neighborhood Park Element)	Ashburn	Operational	
Community Parkland	Vestals Gap Overlook Park (Neighborhood Park Element)	Sterling	Operational	
Community Parkland	Woodgrove Park	Route 7 West	Operational	
Community Parkland	Sterling Neighborhood Park	Sterling	Planned	FY 2028
Community Parkland	Dulles South Community Park	Dulles	Planned	FY 2028
Community Parkland	South Riding Neighborhood Park	Dulles	Operational	
Community Parkland	Dawson Corner Neighborhood Park	Dulles	Operational	
Community Parkland	Evermoore Park	Ashburn	Operational	
Community Parkland	Stone Ridge Linear Park	Dulles	Operational	
Recreational Trail	Moorefield Station Community Park (Recreational Trail Element)	Ashburn	Operational	
Recreational Trail	Ashburn Park (Recreational Trail Element)	Ashburn	Operational	
Recreational Trail	Banshee Reeks Nature Preserve	Route 15 South	Operational	
Recreational Trail	Beth Miller Park (Recreational Trail Element)	Ashburn	Operational	
Recreational Trail	Bles Park (Recreational Trail Element)	Ashburn	Operational	
Recreational Trail	Byrne's Ridge Park (Recreational Trail Element)	Dulles	Operational	
Recreational Trail	Claude Moore Park (Recreational Trail Element)	Sterling	Operational	
Recreational Trail	East Gate Park (Recreational Trail Element)	Dulles	Operational	
Recreational Trail	Evergreen Mills Equestrian & Hiking Trail (Recreational Trail Element)	Route 15 South	Operational	
Recreational Trail	Franklin Park (Recreational Trail Element)	Route 7 West	Operational	
Recreational Trail	Goshen Corner Park (Recreational Trail Element)	Dulles	Operational	
Recreational Trail	Greg Crittenden Memorial Park (Recreational Trail Element)	Ashburn	Operational	
Recreational Trail	Gwen Thompson Briar Patch Park (Recreational Trail Element)	Sterling	Operational	

Capital Facility Standard	Facility Name	Planning Subarea	Status	Details
Recreational Trail	Hampshire Park (Recreational Trail Element)	Ashburn	Operational	
Recreational Trail	Lucketts Community Park (Recreational Trail Element)	Route 15 North	Operational	
Recreational Trail	Lyndora Park (Recreational Trail Element)	Ashburn	Operational	
Recreational Trail	Meadow Glen Park (Recreational Trail Element)	Dulles	Operational	
Recreational Trail	Philip A. Bolen Memorial Park (Recreational Trail Element)	Leesburg	Operational	
Recreational Trail	Potomac Heritage National Scenic Trail	Ashburn	Operational	
Recreational Trail	Potomack Lakes Sportsplex (Recreational Trail element)	Potomac	Operational	
Recreational Trail	Ray Muth Senior Memorial Park (Recreational Trail Element)	Ashburn	Operational	
Recreational Trail	Sugarland Run Stream Valley Park (Recreational Trail Element)	Potomac	Operational	
Recreational Trail	Trailside Park (Recreational Trail Element)	Ashburn	Operational	
Recreational Trail	Vestals Gap Overlook Park (Recreational Trail Element)	Sterling	Operational	
Recreational Trail	Linear Parks and Trails	All	Planned	
Recreational Trail	Linear Parks and Trails: Signature Project	Ashburn	Planned	

The table below summarizes all operational capital facilities with CFS owned or leased by Loudoun County Public Schools.

Table 2. Loudoun County Public Schools Capital Facilities

Capital Facility Standard	Facility Name	Planning Subarea	Status	Details
Elementary School	ES-32 Dulles South	Dulles	Planned	FY 2026
Elementary School	Aldie	Route 15 South	Operational	
Elementary School	Algonkian	Potomac	Operational	
Elementary School	Arcola	Dulles	Operational	
Elementary School	Ashburn	Ashburn	Operational	
Elementary School	Ball's Bluff	Leesburg	Operational	
Elementary School	Banneker	Southwest	Operational	
Elementary School	Belmont Station	Ashburn	Operational	
Elementary School	Buffalo Trail	Dulles	Operational	
Elementary School	Cardinal Ridge	Dulles	Operational	
Elementary School	Rosa Lee Carter	Ashburn	Operational	
Elementary School	Catoctin	Leesburg	Operational	
Elementary School	Cedar Lane	Ashburn	Operational	
Elementary School	Cool Spring	Leesburg	Operational	
Elementary School	Countryside	Potomac	Operational	
Elementary School	Creightons Corner	Dulles	Operational	
Elementary School	Kenneth W. Culbert	Route 7 West	Operational	
Elementary School	Discovery	Ashburn	Operational	

Capital Facility Standard	Facility Name	Planning Subarea	Status	Details
Elementary School	Dominion Trail	Ashburn	Operational	
Elementary School	Frederick Douglass	Leesburg	Operational	
Elementary School	Emerick	Route 7 West	Operational	
Elementary School	Evergreen Mill	Leesburg	Operational	
Elementary School	Forest Grove	Sterling	Operational	
Elementary School	Guilford	Sterling	Operational	
Elementary School	Goshen Post	Dulles	Operational	
Elementary School	Hamilton	Route 7 West	Operational	
Elementary School	Hillside	Ashburn	Operational	
Elementary School	Horizon	Potomac	Operational	
Elementary School	Hutchison Farm	Dulles	Operational	
Elementary School	Leesburg	Leesburg	Operational	
Elementary School	Legacy	Ashburn	Operational	
Elementary School	Liberty	Dulles	Operational	
Elementary School	Lincoln	Route 7 West	Operational	
Elementary School	Little River	Dulles	Operational	
Elementary School	Lovettsville	Northwest	Operational	
Elementary School	Lowes Island	Potomac	Operational	
Elementary School	Lucketts	Route 15 North	Operational	
Elementary School	Madison's Trust	Dulles	Operational	
Elementary School	Meadowland	Potomac	Operational	
Elementary School	Mill Run	Ashburn	Operational	
Elementary School	Moorefield Station	Ashburn	Operational	
Elementary School	Mountain View	Route 7 West	Operational	
Elementary School	Newton-Lee	Ashburn	Operational	
Elementary School	Pinebrook	Dulles	Operational	
Elementary School	Potowmack	Potomac	Operational	
Elementary School	Frances Hazel Reid	Leesburg	Operational	
Elementary School	Rolling Ridge	Sterling	Operational	
Elementary School	Round Hill	Route 7 West	Operational	
Elementary School	Sanders Corner	Ashburn	Operational	
Elementary School	Seldens Landing	Ashburn	Operational	
Elementary School	Sterling	Sterling	Operational	
Elementary School	Sugarland	Potomac	Operational	
Elementary School	Sully	Sterling	Operational	
Elementary School	Sycolin Creek	Leesburg	Operational	
Elementary School	John W. Tolbert Jr.	Leesburg	Operational	
Elementary School	Waterford	Northwest	Operational	
Elementary School	Waxpool	Ashburn	Operational	
Elementary School	Steuart W. Weller	Ashburn	Operational	
Elementary School	ES-29 Hovatter	Dulles	Operational	
Elementary School	ES-34 Dulles North	Ashburn	Planned	FY 2029
Elementary School	ES-23 Elaine E. Thompson	Dulles	Operational	
Middle School	MS-14 Dulles North	Dulles	Planned	FY 2025
Middle School	Belmont Ridge	Ashburn	Operational	

Capital Facility Standard	Facility Name	Planning Subarea	Status	Details
Middle School	Blue Ridge	Route 7 West	Operational	
Middle School	Brambleton	Dulles	Operational	
Middle School	Eagle Ridge	Ashburn	Operational	
Middle School	Farmwell Station	Ashburn	Operational	
Middle School	Harmony	Route 7 West	Operational	
Middle School	Harper Park	Leesburg	Operational	
Middle School	J. Michael Lunsford	Dulles	Operational	
Middle School	Mercer	Dulles	Operational	
Middle School	River Bend	Potomac	Operational	
Middle School	Seneca Ridge	Potomac	Operational	
Middle School	J. L. Simpson	Leesburg	Operational	
Middle School	Smart's Mill	Leesburg	Operational	
Middle School	Sterling	Sterling	Operational	
Middle School	Stone Hill	Ashburn	Operational	
Middle School	Trailside	Ashburn	Operational	
Middle School	Willard Intermediate	Dulles	Operational	
High School	Briar Woods	Dulles	Operational	
High School	Broad Run	Ashburn	Operational	
High School	Dominion	Potomac	Operational	
High School	Freedom	Dulles	Operational	
High School	Heritage	Leesburg	Operational	
High School	Independence	Dulles	Operational	
High School	John Champe	Dulles	Operational	
High School	HS-9 Lightridge	Dulles	Operational	
High School	Loudoun County	Leesburg	Operational	
High School	Loudoun Valley	Route 7 West	Operational	
High School	Park View	Sterling	Operational	
High School	Potomac Falls	Potomac	Operational	
High School	Riverside	Ashburn	Operational	
High School	Rock Ridge	Ashburn	Operational	
High School	Stone Bridge	Ashburn	Operational	
High School	Tuscarora	Leesburg	Operational	
High School	Woodgrove	Route 7 West	Operational	
High School	William O. Robey	Sterling	Operational	
High School	HS-14 Dulles North	Dulles	Planned	FY 2029

ATTACHMENT 5

Planning Subareas

Loudoun County

