

COMMUNITY FACILITIES

Part 1: Background

Section 1: Introduction

Community facilities, also known as public facilities, are those public and semi-public structures and places that provide facilities and services to the public. They may be owned by the Town, the County, state or federal governments or by other entities such as religious organizations.

A limited number of community facilities currently serving town residents and the Greater Round Hill Area residents are located within the existing town limits. The Town Office is located in the historic Ford's Store. The Round Hill Volunteer Fire and Rescue Department (RHVFD) is located in the Central Commercial District. Other in-town community facilities include the Town Park, the Post Office, and four churches.

As Round Hill expands, some community facilities will continue to be located within the existing Town, while many will be located in areas to be annexed in the future. Those facilities remaining within the existing town limits will primarily be those that are compatible with the historic and architectural character of the Town and those that add to the convenience, safety and enjoyment of the residents. The Round Hill area is also served by a number of Loudoun County facilities located outside the corporate limits. Woodgrove Park is located beside the elementary school, Franklin Park is located between Round Hill and Purcellville, and the future Creekside Park is adjacent to Greenwood Drive.

Please refer to Map 8-1 Community Facilities and Map 8-2 Future Community Facilities.

Section 2: Community Buildings

Ford's Store provides administrative and meeting space for the Town government. As the Town expands it is expected that the Ford's Store will continue to be the Town Office. In addition to providing a facility for the Town Office, the renovation of Ford's Store by the Town preserved this landmark and maintained the character of the neighborhood. Other buildings within the Round Hill National Register Historic District may be appropriate to house future public facilities such as a visitor center or a library.

The Sheriff's Substation is located on West Loudoun Street, just outside of Town limits but within the Joint Land Management Area.

The Round Hill Volunteer Fire and Rescue Station is located in the center of town. The Town will encourage the RHVFD to remain a presence in the Town and will work with and support them in planning for any expansion of their facilities.

Section 3: Parks and Recreation

The Town Park is located at 3 East Loudoun Street, and consists of two parcels of land totaling 1.57 acres which were acquired in 1995. The park is a venue for community-wide events such as the annual Hometown Festival, and provides areas for leisure activities. The front parcel (0.62 acre) contains the entrance, an oval walking path, benches and small tables, playground equipment, and a park pavilion. The back parcel (0.95 acre) is in its natural state, and contains walking paths and a few benches. This park was designed to be a pedestrian park and does not have on street or off street parking spaces.

A plan is being developed for a proposed eleven-acre town park located on the northeast side of Sleeter Lake. This park will include areas for non-power boating, picnicking, and nature trails.

The Town envisions additional passive use park sites within the corporate limits or the JLMA that would be convenient to neighborhoods and connect with pedestrian ways. These neighborhood parks would provide picnic areas, playgrounds and shelters for neighborhood or town-centered activities. In addition to these parks, smaller pocket park areas should also be promoted. These may be located along trails, adjacent to town facilities or in buffer areas between different uses.

Franklin Park is a “regional” park, owned by Loudoun County and is located between Round Hill and Purcellville. This 203-acre park provides a multi-use recreational and athletic facility including a pool, tennis courts, basketball courts, perimeter pedestrian and equestrian trails, and many other sports facilities.

Woodgrove Park, adjacent to the Round Hill Elementary School on Evening Star Drive, is a 30-acre community park with ball fields and an aquatic center. Featured at Woodgrove Park is the Round Hill Aquatic Center was constructed by Round Hill Associates and officially opened to the public in 2015. The four-lane pool features accessible entrances, a zero-depth ramp, a maximum depth of 4.5 feet and a maximum pool capacity of 54.

The old Round Hill Elementary School, now used as a resource center for Loudoun County Public Schools, contains three ball fields. This facility has also been used as a temporary community center for Bluemont while their center was being renovated, and at least a portion of it should be considered for a permanent Round Hill Community Center.

Brentwood Springs, formally known as Creekside at Round Hill, will be constructing an eight-acre park known as “Creekside Park” to be dedicated to the Town of Round Hill (prior to the approval of the first zoning permit in Phase 3). The park is located along the northern border of the Town, on the County side. It will include a playground for children up to 12 years old. Other features will include a pervious surface exercise trail with exercise stations for adults, an open lawn for events and seating areas throughout the park.

Regional recreational areas which serve the community include the Stoneleigh Golf and Country Club, and the Appalachian Trail located at the crest of the Blue Ridge Mountains west of town.

Section 4: Schools

Public schools are currently located outside of the current town limits. Elementary school students attend Round Hill Elementary School or Mountain View Elementary School; middle school students attend Blue Ridge Middle School or Harmony Middle School; and high school students attend Woodgrove High School or Loudoun Valley High School.

Section 5: Waste Disposal and Recycling

The Town contracts with a waste disposal service for weekly service to all residents. This includes collection and disposal of solid waste and also a single-stream curbside recycling program. The Town should promote an ongoing education program in conjunction with its recycling plan.

Section 6: Power & Communications Utilities

Future distribution lines are required to be placed underground. Utility companies should be encouraged to improve existing wire management, through best practices, converting to underground services, or rerouting services as adjacent land is developed.

Part Two: Opportunities & Challenges

Section 1: Falls Place Parcels

Round Hill Investors dedicated four vacant parcels of land on Falls Place to the Town in 2007. For several years a local organization has managed a community garden at this location. There is the historic ruin of the Potts Barn located on one of the four lots. The Town should consider options to preserve, at a minimum, the foundation of the Barn for future generations to learn of its significance and history.

Section 2: Maintenance & Management of Parks

The Town currently owns and operates one small park on Loudoun Street. The maintenance and management requirements are minimal. However, in the near future the Town plans to open two new parks. Sleeter Lake Park will be located on Lakefield Drive, totaling 11 acres, and Creekside Park will be located on Greenwood Drive, totaling 8 acres. The Town must develop a comprehensive maintenance and management plan for these two parks as well as the current Loudoun Street Town Park.

Creekside Park is intended to be an all-ages active recreation park located along the northern border of the Town. It is recommended that the Park be brought into the Town limits after acceptance of the parcel.

Sleeter Lake Park is intended to be a passive recreation park that features boat and fishing access. The Town would like to protect the natural and historic features of the site. Limited disturbance to the natural landscape has been proposed.

Section 3: Civic Use Parcel

The Town will become owners of a 2-acre lot at the corner of Greenwood and Evening Star Drive in the near future. It is adjacent to Creekside Park and it was proffered to be a Town Civic Use Parcel as a condition of its dedication to the Town. The Town should determine the best use for this parcel.

Community Facilities

Goals, Objectives & Strategies

Overall Goal: Strive for the development of public buildings and spaces that encourage passive and active group or individual participation in recreational, educational, social, governmental or other uses without placing undue burdens upon the tax base. The further development of public utilities within the Joint Land Management Area as well as the development of public improvements should be sensitive to the natural environment and consistent with the identity of the town as well as the overall spirit of this plan.

Goal 1: Prepare and adopt a Town Capital Improvements Program (CIP) to identify future capital expenditures required to meet community goals and objectives.

- a) Objective: Recognize the CIP as a valuable part of the community planning process through the following strategies:
 1. Strategy: Link local infrastructure investments with Comprehensive Plan goals, Zoning Ordinance regulations, Subdivision & Land Development Ordinance requirements, and economic development efforts
 2. Strategy: Bridge the gap between planning and spending, between the visions of the Comprehensive Plan and the fiscal realities of improving and expanding community facilities
 3. Strategy: Advocate that all Capital Improvement Projects should address the growth of the community and improve delivery of services to the citizens through the purchase, lease, construction, rehabilitation, or replacement of:
 - a) A building or physical facility
 - b) Public infrastructure such as sidewalks, sewer lines, or similar projects
 - c) Equipment purchase, lease, replacement, or refurbish
- b) Objective: Ensure that the use of a Capital Improvement Program is incorporated into the long-term planning for all Capital Improvement Projects.
 1. Strategy: Strive to develop appropriate, quality Capital Improvement Projects which preserve public health, safety, and welfare of the greater community.
 2. Strategy: Identify and prioritize capital needs and identify proposed funding mechanisms on an annual basis
 3. Strategy: Develop programs for regular facility maintenance upgrades and expansion of government services to meet minimum federal, state and local standards

- c) Objective: Utilize the CIP to build a foundation for growth management and anticipate the demands of growth
1. Strategy: Require the CIP become an integral part of a land use regulatory process that implements the Zoning Ordinance and the Subdivision & Land Development Ordinance
 2. Strategy: Refer to the CIP as the principal resource for determining the growth related share of capital costs and not as a simple “wish list” of projects that are unrelated to land use planning or growth management strategies
 3. Strategy: Design the CIP to anticipate investments in community facilities which are needed to serve or shape the pattern of growth and development.
 4. Strategy: Utilize the CIP to determine whether or not a development is scattered or premature based on an absence of essential public services, where the development could require excessive public expenditures to supply these services.
- d) Objective: Strive to provide cost-effective quality community facilities and services
1. Strategy: Avoid expensive capital improvement projects that generate large property tax increases by using the CIP to plan for projects six years ahead of the time that the Town needs the projects completed.
 2. Strategy: Foster discussion of the distribution of the tax burden of new capital expenditures over time and avoid deferring major maintenance expenditures or using expensive stopgap measures.
 3. Strategy: Strive for quality communication among the County, Planning Commission, Town Administrator, Town Council and Residents to develop cost savings and avoid duplication of community facilities and expenditures.

Goal 2: Manage the streetscape appearance and encourage the incorporation of new public and private streetscape improvements as referred to within the 2005 Round Hill Streetscape Master Plan, or within any future Streetscape Master Plan.

- a) Objective: Recognize the importance of a quality Streetscape Plan to ensure the preservation of the attractive small town character of Round Hill.
1. Strategy: Refer to typical streetscape improvements as public or private sector built elements that are visible from the public realm including sidewalks, crosswalks, plazas, streetlights, signs, benches, trash receptacles, landscaping and other elements that play a role in the character of the public streets in the community.
 2. Strategy: Refine the 2005 Round Hill Streetscape Master Plan to reflect goals that have been accomplished, outstanding objectives and new developments over the past 10 years.

3. Strategy: Ensure that the implementation of any Round Hill Streetscape Master Plan includes Town supervision, citizen involvement and cooperation of local businesses
 4. Strategy: Utilize the Round Hill Streetscape Master Plan to upgrade the quality of new development by ensuring that it is compatible with the Town's traditional appearance and character
- b) Objective: Provide for and preserve community facilities or amenities that will improve the appearance of the Town.
1. Strategy: Establish standards for street furniture such as benches, trash enclosures and trash receptacles for future installation in key locations
 2. Strategy: Consider locating trash cans at several locations throughout the Central Commercial District
 3. Strategy: Consider installing special decorative poles to carry a banner across East Loudoun Street temporarily for large events, the poles should be compatible with the streetlight pole design and should fit with other streetscape elements

Goal 3: Support the use of best practices and proven models when accepting, maintaining or developing community facilities

- a) Objective: Integrate best practices for resource conservation and ecology with the expansion or development of Town utilities and community facilities.
1. Strategy: Refer to the Leadership in Energy & Environmental Design program (LEED) for best practice standards in how community facilities are designed, constructed, maintained and operated in order to save money and resources, while promoting renewable, clean energy
 2. Strategy: Consider Low Impact Development (LID) design guidelines for innovative stormwater management approaches to manage runoff on properties owned by the Town of Round Hill
 3. Strategy: Incorporate Smart Growth principles into master plans for new community facilities
- b) Objective: Ensure that the Town contributes to creating a positive image within the community and sets a standard for other property owners to follow
1. Strategy: Develop a maintenance program for community facilities to be well-maintained with attractive site design and landscaping
 2. Strategy: Minimize the visual impact of Town utility structures on adjacent properties or streetscape

3. Strategy: Require that all town equipment and supplies are properly stored and maintained
 4. Strategy: Consider an annual street sweeping programming in the fall to collect leaves and other debris.
- c) Objective: Promote the conversion of overhead distribution lines to underground lines, reducing visual clutter.
1. Strategy: Develop agreements with utility companies to place future distribution lines underground or to route them to avoid Loudoun Street, Main Street and New Cut Road.
 2. Strategy: Encourage utility companies to improve existing wire management, through best wire management practices, converting to underground services or rerouting services as adjacent land develops.
- d) Objective: Welcome opportunities to accept land for community facilities, park land or open space but consider the ability of the Town to develop, maintain or manage the land before actual acceptance.
1. Strategy: Develop a policy or set of guidelines on how to weigh opportunities to accept land, easements or facilities and how to determine if Town shall determine to accept or deny.
 2. Strategy: Give priority to land or facilities that the County would agree to partner with the Town to develop, maintain or manage.
 3. Strategy: Give priority to accepting developed parkland or a constructed community facility for use by the Greater Round Hill Area.

Goal 4: Expand and protect land that is designated as open space, public streetscape or parkland in order to provide for natural resource protection, recreation activities, quality of life measures and community aesthetics

- a) Objective: Complete a Master Plan for all parks, to ensure programming appropriate to the size of the park, the budget available and any agreements with the County; as well as to identify and prioritize future open space and recreation opportunities
1. Strategy: Encourage the use of open space parcels or parks to provide unique identifiable community characteristics.
 2. Strategy: Identify and consider means to more effectively create, restore, and maintain open spaces or parks located in the Greater Round Hill Area.
 3. Strategy: Ensure that adequate community facilities are conveniently located to serve existing and future neighborhoods.

- b) Objective: Plan for future programs, maintenance and capital improvement projects at the Town Park, located on East Loudoun Street.
1. Strategy: Replace the current playground equipment with similar sized equipment or an upgraded system of playground equipment to allow more children of all ages to play.
 2. Strategy: Coordinate a Memorial Paver Program to add memorial pavers at the Town Park to recognize local residents or families, as well as military personnel.
 3. Strategy: Find new methods to encourage an increase in use of the Town Pavilion by residents and community groups.
 4. Strategy: Develop a maintenance and replacement schedule for landscaping, equipment and amenities of town parks.
 5. Strategy: Consider naming all new parks, community facilities and streets after people or families who have served the Town of Round Hill in an exceptional manner.
- c) Objective: Plan for future programs, maintenance and capital improvement projects at the new Sleeter Lake Park, located off of Lakefield Road.
1. Strategy: Protect and preserve the natural topography of the site and the scenic views of the Lake.
 2. Strategy: Support the use of Sleeter Lake Park for unique water recreational opportunities not found elsewhere in the County, such as a fishing derby or a triathlon.
 3. Strategy: Utilize Sleeter Lake Park to recognize the history of the orchard industry in Round Hill and how it is connected to the creation of Sleeter Lake, through incorporating stone ruins and educational signage.
 4. Strategy: Support low impact uses on Sleeter Lake that create limited disturbance to the lake ecology and to the neighboring properties, such as kayaking, canoeing, non-gasoline powered boats, pier fishing and shoreline fishing.
- d) Objective: Plan for future maintenance and capital improvement projects at the new Creekside Park, located on Greenwood Drive
1. Strategy: Promote Creekside Park as a park for all ages and all residents of the Greater Round Hill Area.
 2. Strategy: Support a Boundary Line Adjustment to bring Creekside Park into Town limits.

3. Strategy: Study the various options for using the open field area of Creekside Park for Town sponsored events and community organization sponsored events.
 4. Strategy: Study the various options for using the wetland area of Creekside Park for environmental education programs or displays.
 5. Strategy: Consider short-term capital improvement projects at Creekside Park such as portable restrooms and picnic tables.
 6. Strategy: Consider long-term capital improvement projects such as a park pavilion, restroom facility or bandstand at Creekside Park.
 7. Strategy: Support the creation of a Commuter Lot on the 2-acre Town Civic Lot parcel in order to provide parking for Creekside Park on the weekends.
- e) Objective: Partner with Loudoun County and/or Northern Virginia Regional Park Authority to ensure quality programming and opportunities for children of all ages within Town and the Joint Land Management Area
1. Strategy: Investigate and explore opportunities to provide safe social and recreational outlets for children, teens and young adults.
 2. Strategy: Ensure adequate parks and recreational opportunities are conveniently located to serve existing and future neighborhoods.
 3. Strategy: Recognize the need to increase park maintenance capabilities by partnering with the County to develop a Town Park and Open Space Maintenance Management Program.