

# FREDERICK COUNTY VIRGINIA

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## Capital Improvements Plan



**2003-2004  
Fiscal Year**

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Adopted by the  
Frederick County  
Board of Supervisors  
February XX, 2003

Recommended by the  
Frederick County  
Planning Commission  
February XX, 2003

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# CAPITAL IMPROVEMENTS PLAN FREDERICK COUNTY 2003-2004

## DRAFT INTRODUCTION

Section 15.2-2239 of the Code of Virginia assigns the responsibility for preparation of plans for capital outlays to the local Planning Commissions. The Capital Improvements Plan (CIP) consists of a schedule for major capital expenditures for the county for the ensuing five years.

The CIP is updated annually. Projects are removed from the plan as they are completed or as priorities change. The plan is intended to assist the Board of Supervisors in preparation of the county budget. In addition to determining priorities for capital expenditures, the county must also ensure that projects contained within the CIP conform to the Comprehensive Policy Plan. Specifically, the projects are reviewed with considerations regarding health, safety, and the general welfare of the public.

The annual review process begins with the submission of capital improvement requests from county departments and relevant agencies in the fall of the year. These requests are evaluated by the Comprehensive Plans and Programs Subcommittee (CPPS), a subcommittee of the Planning Commission, using a list of seven evaluation criteria. Each criterion is assigned a weight which reflects the relative importance when compared to the other criterion. The CPPS then meets with representatives of departments making expenditure requests and determines a recommended priority for the various requests. This recommendation is forwarded to the Planning Commission which in turn makes a recommendation to the Board of Supervisors.

The CIP is strictly advisory; *it is intended for use as a capital facilities planning document, not for requesting funding allocations.* Once adopted, project priorities may change throughout the year based on changing circumstances. It is also possible that particular projects may not be funded during the year that is indicated in the CIP. The status of any project becomes increasingly uncertain

**PROJECT**  
**RECOMMENDATIONS**

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**1. School Board**

the further in the future it is projected.

In an effort to maintain educational facilities that will handle the growing student population, the construction of a new middle school and two new elementary schools are recommended. Renovations to James Wood Middle School are underway and additional funding is requested to continue improvements to the 1,000 student facility. These renovations are intended to expand the life of the 50-year-old facility.

Funding is also being requested for the construction of a new central transportation maintenance facility which will house all of the school system's buses and provide service to county vehicles from other departments.

**2. Parks and Recreation**

The majority of the recommended projects are planned for the county's two regional parks. Eight projects are planned for Sherando Park: a softball complex, a soccer complex, tennis courts and picnic areas, renovations to the existing baseball fields, a skate/in-line hockey park, maintenance compound, lake with associated trails and parking, and two irrigated multi-purpose fields with associated trails and parking. Three projects are planned for Clearbrook Park including a new open play area, a tennis and basketball complex, and a new shelter and stage.

Also planned is an indoor pool/field house complex. The scope and location of this project have not been determined. Various options for the development of this project are being explored, including a public-private partnership.

The Parks and Recreation Department has proposed to acquire land in both the eastern and western portions of the county for the development of future regional park systems. This proposal calls for the acquisition of 150-200 acres of land for each regional park system to accommodate the recreational needs of the growing population.

**3. County Administration**

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In an effort to improve service to the citizens throughout the county and meet current and future space needs, the Frederick County Sheriff's Office is exploring the feasibility of acquiring land in a strategic location for the development of a new Public Safety Center.

The development of an 8,500-square-foot animal shelter is proposed to replace the existing Esther Boyd Animal Shelter. The existing shelter is expected to be displaced in approximately 3 years due to continued development of the Municipal Solid Waste landfill. The animal shelter would serve Frederick County and accommodate growth of the animal population. This shelter could be located on the same site as the Public Safety Center, as space allows.

Long-range service enhancements are recommended to provide annex satellite facilities in strategic locations throughout the county that will house representatives of the Frederick County Sheriff's Office, the Frederick County Treasurer's Office, and the Commissioner of Revenue's Office. The Department of Fire & Rescue has recommended a new fire/rescue station along Fairfax Pike (Route 277) that would potentially house such satellite offices. The fire/rescue facility would serve areas in southeast Frederick County between Route 522 and Route 277.

Relocation of the existing Round Hill Fire Station is also requested. This would involve the relocation and building of a 22,000 square foot facility for fire and rescue activities along with the building of a 10,000 square foot community center for fund-raising and other activities.

**5. Handley  
Regional Library**

The Handley Regional Library has recommended two projects. The library proposes to acquire 3 to 4 acres of land in the Gainesboro Magisterial District for a future branch library. A project request for improvements at the existing Bowman Library is also proposed. More parking at the Bowman Library is needed to accommodate the growing number of users of the library. A sidewalk extension is needed for

**4. Airport Authority**  
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safer access from adjoining neighborhoods to the library.

An updated master plan for the Winchester Regional Airport was adopted in December 1993. This plan contains recommendations regarding capital improvements at the airport that are designed to meet federal guidelines and provide better service to airport users.

The Airport Authority has included a project request to construct and relocate a segment of Airport Road (Route 645) to meet Runway Protection Zone requirements mandated by the FAA; a request to upgrade the airfield lighting system to enhance safety for aircraft use of the facility; a request to construct a new airfield maintenance building; and a request for land acquisition along Bufflick road for noise abatement within the airport's DNL 65 noise contour.

Funding for airport projects is derived through a complex formula where the Federal and State Governments contribute a majority of the funding, with Frederick County and the City of Winchester providing the remaining funding.

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**THE CIP TABLE:**  
**CONTENT**  
**DESCRIPTIONS**

The Capital Improvements Plan table, on the previous page, contains a list of the capital improvement projects proposed for the ensuing five years. A description of the information in this table is explained below.

**County Priority** - The priority rating of all projects included in the CIP. County priority ratings are the result of the criterion and weight evaluation process as illustrated on the Evaluation Form. The Evaluation Form is located on page 22 of this booklet.

**Department Priority** - The priority rating assigned by each department for their requested projects.

**Project Description** - The name of the capital improvement projects.

**County Contribution** - The estimated dollar value that will be contributed for each project. This value is listed by individual fiscal years and by total contributions over the five-year period. The total contribution column, located to the right of the fiscal year columns, does not include debt service projections.

**Notes** - Indicates the footnotes that apply to additional funding sources for particular projects.

**Interest From Any Debt Service** - The projected interest that will be incurred for a particular project. Debt service projections are provided by individual departments and are based on the most accurate interest rate information available at the time the CIP is assembled.

**Total County Costs** - The total estimated expenditures that the county will incur for a particular project. This column includes both fiscal year allocations and debt service expenses associated with



each project. Essentially, this column represents the total county contributions for each particular project.

**Total Project Costs** - The cost for each project, including county allocations and other funding sources.

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**PROJECT FUNDING**  
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- ? The projects included in the 2003-2004 Capital Improvements Plan have a total project cost of \$115,990,861. If all projects are undertaken, the county will contribute \$56,933,086 over the ensuing five years, excluding the interest from any debt service. By adding the projected debt service of \$35,953,300, the total county contribution of the approved projects comes to \$113,481,386. Costs associated with the Public Safety Center, the Field House Complex, the new County Administration Annex facilities (Treasurer, Commission of Revenue, Sheriff, and the Fairfax Pike Fire Station), and the relocation of the Round Hill Fire Station are not included in these figures.
- ? School projects are funded through a combination of loans from the Virginia Public School Authority and the Virginia Literary Fund.
- ? Funding for Parks and Recreation Department projects will come from the unreserved fund balance of the county. The Parks and Recreation Commission will actively seek grants and private sources of funding for projects not funded by the county.
- ? Airport projects will be funded by contributions from the Federal, State, and Local Governments. The local portion may include contributions from Frederick, Clarke, Shenandoah, and Warren Counties, and the City of Winchester.

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**PROJECT**  
**DESCRIPTIONS**

**Frederick County**  
**Public Schools**  
**Project Priority List**

**PRIORITY 1**

**James Wood Middle School Renovations**

**Description:** This project involves renovations to the HVAC system, electrical and lighting upgrades, removal of asbestos floor tiles, window repair and replacement, and painting.

**Capital Cost\*:** \$1,820,000

**Debt Service:** \$6,580,000

**Justification:** The renovations are necessary to extend the life of the 50-year-old structure which serves 1,000 students in grades 6, 7, and 8, as well as a variety of community and civic organizations.

**Construction Schedule:** Multi-year project that began in FY 01-02 and will be completed in FY 03-04.

*\*\$9, 930,000 borrowed prior to 6/30/03, resulting in total capital cost of \$11,750,000 (not including debt service).*

**PRIORITY 2**

**# 4 Middle School Construction**

**Description:** This project involves the construction of an 800-member middle school in eastern Frederick County on 30-35 acres.

**Capital Cost\*:** \$13,435,000

**Debt Service:** \$ 12,962,081

**Justification:** The construction of a fourth middle school is necessary to provide space for the increase in middle school age population. Construction of the new school will decrease the over

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crowding at James Wood Middle School and accommodate future growth within the student population .

**Construction Schedule:** Open in Fall 2004.

*\*\$9,865,000 borrowed prior to 6/30/03, resulting in total capital cost of \$23,300,000 (not including debt service).*

**PRIORITY 3**

**Transportation Facility**

**Description:** This project involves the site acquisition and development of a new transportation facility for the public school system. The facility would also provide support services to other county agencies such as Sheriff’s Department, and Parks and Recreation.

**Capital Cost:** \$6,850,000

**Debt Service:** \$3,836,000

**Justification:** The facility will be utilized for the repair, inspection, and service of approximately 155 schools buses, and 90 cars and trucks within the 10,706 student public school system.

**Construction Schedule:** FY 04-05.

**PRIORITY 4**

**Elementary School # 11**

**Description:** This project involves the construction of a new elementary school to accommodate a practical capacity of 550 students.

**Capital Cost\*:** \$10,000,000

**Debt Service:** \$ 6,008,175

**Justification:** This project is needed to accommodate growth patterns in the County’s Urban Development Area.

**Construction Schedule:** Open in Fall 2006.

*\*\$800,000 borrowed prior to 6/30/03, resulting in total capital cost of \$10,800,000 (not including debt service).*

**PRIORITY 5**

**Administration Building Renovations**

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**Description:** This project involves remodeling the existing administration building to address energy conservation; to provide adequate restroom and storage facilities; and to upgrade the fire protection, electrical, and security systems. The project would also include additional space for information technology needs and the space needs of other departments.

**Capital Cost:** \$2,000,000

**Debt Service:** \$1,112,625

**Justification:** The carrying capacity of the building for staff office space and records space has been exceeded. The building also lacks adequate facilities to meet the needs of the school division.

**Construction Schedule:** The project is estimated to take one year to complete and is proposed for FY 05-06.

**New Gainesboro Elementary School**

PRIORITY 6

**Description:** This project involves the construction of an elementary school (grades K-5) of approximately 65,000 square feet to serve 550 students. The school is located on a 20-acre site.

**Capital Cost:** \$10,000,000.

**Debt Service:** \$ 5,563,125

**Justification:** This project will serve approximately 550 students in grades K-5. The Frederick County School Board purchased 20 acres of land in the Gainesboro District in 1990 in anticipation of the future need to provide space for increased student enrollment.

**Construction Schedule:** FY06-07 through FY07-08..

Frederick County  
Parks and Recreation  
Project Priority List

**Field House/Indoor Pool Complex**

PRIORITY 1

**Description:** *The scope of this project has not been determined. The Parks and Recreation Department is exploring various options for the development of the field house complex, including a public/private partnership.* The Field House and Indoor Pool Complex would be approximately 118,000 square feet and include a 25-yard x 50-meter indoor swimming pool, a 200-

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meter indoor track, a fitness center, multipurpose rooms, locker rooms, offices, and four basketball courts that would be designed with in-floor sleeves and partitions to allow the courts to be utilized for indoor soccer, baseball, softball, wrestling, volleyball, tennis, badminton, and special events such as dances, music festivals, and garden, home, or craft shows.

**Capital Cost:** To be determined.

**Justification:** Since the inception of the Parks and Recreation Department, the department has relied solely on the use of the county public schools to house programs. This arrangement was adequate when the department first started out; however, now that the department offers more than 750 programs annually, space within the schools is more difficult to secure and scheduling is more difficult. This has created a situation where the department can no longer meet the programming and facility needs of the county residents. Additionally, there are no indoor pools in Frederick County; therefore, the provision of this facility within the Field House Complex would enable the department to meet citizen programming and instructional demands and would provide the area with a facility that would attract new business to the community. This facility would be available to all area residents.

**Construction Schedule:** The Parks and Recreation department requests that the project be funded and completed in FY 2003-04.

## PRIORITY 2

### Parkland in Eastern Frederick County

**Description:** Parkland acquisition in the eastern portion of the county.

**Capital Cost:** \$2,196,063

**Justification:** A new 150-200 acre regional park would be located within the Urban Development Area to provide recreational opportunities to this most actively growing part of the county. Acquisition of additional parkland would assist in meeting the minimum facility needs of future county residents as recommended by the 1996 Virginia Outdoor Plan. The location of a regional park in this portion of the county would also reduce traffic burdens in other areas by providing recreational facilities and services in closer proximity to the residents within this area.

**Construction Schedule:** Acquisition in FY 04-05.

**PRIORITY 3**

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**Parkland in Western Frederick County**

**Description:** Parkland acquisition in the western portion of the county.

**Capital Cost:** \$1,344,252

**Justification:** A new 150-200 acre regional park would be utilized by the entire county population. Acquisition of additional parkland would assist in meeting the minimum facility needs of county residents as recommended by the 1996 Virginia Outdoor Plan. Currently, this facility need is 558 acres based on 1998 population projections for Frederick County. The county owns 404 acres of parkland at this time.

**Construction Schedule:** Acquisition in FY 04-05.

**PRIORITY 4**

**Softball Complex - Sherando Park**

**Description:** This project includes two softball fields; an access road; parking spaces; and landscaping.

**Capital Cost:** \$491,619

**Justification:** This facility would provide recreational opportunities for the entire county population, as well as the Frederick County School System. Presently, there are ten softball and baseball fields within the county's regional park system. Eight of the existing fields must serve a dual purpose of facilitating youth baseball, as well as adult softball programs. With the increased usage of these fields, it has become increasingly difficult to facilitate these programs. This project is needed in order for the Parks and Recreation Department to accommodate the existing demand for youth baseball and adult softball programs.

**Construction Schedule:** Begin and complete in FY 05-06

**PRIORITY 5**

**Baseball Complex Renovations - Sherando Park**

**Description:** This project includes an upgrade to the lighting system; the renovation of four existing ball fields; and renovations of existing restrooms, access roads, and walkways.

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## PRIORITY 6

**Capital Cost:** \$1,007,788

**Justification:** This facility, presently serving as both youth baseball and adult softball fields, would be used by the Little League Programs within the Sherando Park service area. In addition to its use as a recreational facility, the athletic complex will also be used by the Frederick County School System. *This project cannot be completed until the Sherando Softball Complex is completed.*

**Construction Schedule:** Begin and complete in FY 05-06.

**Soccer Complex - Sherando Park**

**Description:** This project includes the development of two soccer fields; one picnic shelter; access paths; restrooms; concessions; landscaping; and lighting.

**Capital Cost:** \$1,146,199

**Justification:** This facility will serve the entire county population and will be utilized by the Frederick County School System.

**Construction Schedule:** Begin and complete in FY 05-06.

## PRIORITY 7

**Open Play Areas - Clearbrook Park**

**Description:** This project includes the development of a picnic shelter; six horseshoe pits; a volleyball court; croquet turf; shuffleboard; parking; refurbishing the existing concession stand; and renovations to existing shelters, access paths, and parking areas on the south side of the lake.

**Capital Cost:** \$368,699

**Justification:** These facilities will provide recreational opportunities for the Clearbrook Park Service Area which will lessen the disparity between the number of passive recreational areas needed to meet the minimum standards for this service area. Clearbrook Park offers the best location for this development.

**Construction Schedule:** Begin and complete in FY 06-07.

## PRIORITY 8

**Skateboard/In-Line Hockey Park**

**Description:** This project recommends the development of a skateboard bowl; a half pipe; an open skate area; two in-line



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hockey rinks; vehicle parking; an access road; fencing; and landscaping. Sherando park is the proposed location of this facility.

**Capital Cost:** \$468,017

**Justification:** This facility will enable the county to provide a recreational facility that has been requested for the community's youth.

**Construction Schedule:** Begin and complete in FY 06-07.

**PRIORITY 9**

**Tennis/Basketball Complex - Clearbrook Park**

**Description:** This project includes the development of four tennis courts; two basketball courts; a shelter; parking; and landscaping.

**Capital Cost:** \$384,876

**Justification:** These facilities will be available to all county residents. Currently, there are no tennis courts or basketball courts in the Clearbrook Park Service Area. Clearbrook Park is utilized by over 150,000 visitors annually; therefore, these facilities are needed.

**Construction Schedule:** Begin and complete in FY 06-07.

**PRIORITY 10**

**Tennis/Picnic Area - Sherando Park**

**Description:** This project includes the development of three tennis courts; a playground area; four picnic shelters; restrooms; a concession area; access road; access paths; parking; and landscaping.

**Capital Cost:** \$619,390

**Justification:** These facilities would be used by the residents of southern Frederick County. Although tennis courts have been included at Sherando High School, the department feels that it is important to include three tennis courts on park property for general use while the school courts are being used for school activities.

**Construction Schedule:** Begin and complete in FY 07-08.

**PRIORITY 11**

**Shelter/Stage Seating - Clearbrook Park**

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**Description:** This project includes the development of a shelter with a performance stage; refurbishing existing restrooms and access paths; and renovations to the lake.

**Capital Cost:** \$380,245

**Justification:** This facility would be used by the entire county population. Presently, there are no facilities to accommodate cultural programs within the county's park system. This project is needed to provide a facility for cultural activities.

**Construction Schedule:** Begin and complete in FY 07-08.

**PRIORITY 12**

**Maintenance Compound and Office - Sherando Park**

**Description:** This project involves the construction of a 1,200-square-foot office and a 4,000-square-foot storage shed for operations at Sherando Park.

**Capital Cost:** \$196,195

**Justification:** This facility will enable the county to maintain equipment and facilities in a more responsible and effective manner. The additional responsibility to maintain the outdoor facilities at Sherando High School increases the need for more storage, maintenance, and office space.

**Construction Schedule:** Begin and complete in FY 07-08.

**PRIORITY 13**

**Lake, Trails, and Parking with Two Irrigated Multi-Purpose Fields - Sherando Park**

**Description:** This project involves the development of a 12 acre lake; 1.5 mile trail system around the lake; 800 linear feet of access roadway; lighted parking lot with 125 spaces; and development of two irrigated 70 X 120 yard multi-purpose fields.

**Capital Cost:** \$793,000

**Justification:** This facility will provide recreational opportunities for the Sherando Park service area and the entire Frederick County community. The development of this facility will reduce the needs gap between the number of existing passive recreational areas and the number required to meet the minimum standards established for the service area.

**Construction Schedule:** Begin and complete in FY 07-08.

PRIORITY 14

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County Administration  
Project Priority List

PRIORITY 1

**Access Road, Parking, and Trails - Sherando Park**

**Description:** This project involves the development of an entrance and 1,500 linear foot of access roadway from Warrior Drive; a 50 space parking area; and 2.8 miles of trails.

**Capital Cost:** \$797,000

**Justification:** This facility will provide recreational opportunities for the Sherando Park service area and the entire Frederick County community. The development of this facility will reduce the needs gap between the number of existing passive recreational areas and the number required to meet the minimum standards established for the service area.

**Construction Schedule:** Begin and complete in FY 07-08.

**Public Safety Center**

**Description:** This project recommends the development of a 23,000-square-foot facility for the Frederick County Sheriff's Office. This will allow the Frederick County Sheriff's Office to vacate the Winchester-Frederick County Joint Judicial Center.

**Capital Cost:** To be determined.

**Justification:** The Frederick County Sheriff's Office currently has 80 employees that occupy space in the Winchester-Frederick County Joint Judicial Center (JJC). When this space was first occupied, there were 36 employees in the office. Representatives of the JJC have indicated that additional space is required for court officers and other arms of the judicial branch. Development of a new facility in the county will enhance the response time for emergency service in the safest possible manner. The current location of the Sheriff's Office in the JJC increases emergency response time due to congested streets and heavily populated areas, thus compromising safety to persons and property.

**Construction Schedule:** To be determined.

PRIORITY 2

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**New Frederick County Animal Shelter**

**Description:** This project involves the development of an 8,500-square-foot building with parking and fencing. This project could be constructed on the same property as the Public Safety Center.

**Capital Cost:** \$1,254,000

**Justification:** This project will replace the existing Esther Boyd Animal Shelter which will be displaced by development of the MSW Landfill within the ensuing five years.

**Construction Schedule:** Begin construction in FY 03-04; complete construction in FY 04-05.

**Annex Facilities**

PRIORITY 3

**Description:** This project will consist of several facilities located at strategic locations throughout the county to house employees of the Sheriff's Office, the Treasurer's Office, and the Commissioner of Revenue's Office. A fire station would be included with offices located in the Fairfax Pike area.

**Capital Cost:** \$465,000 for Treasurer's Office Satellite Office; other estimates not available at time of printing.

**Justification:** The development of satellite facilities along major transportation networks and in areas of dense population will provide ease of access for citizens and will improve services to the county. The county continues to experience a significant rate of growth; therefore, it is important to provide services within these areas instead of requiring citizens to confront congestion, limited parking, and accessibility in the City of Winchester.

**Construction Schedule:** Phase-1 Site acquisition and construction FY 04-05; construction completion FY 05-06.

***New Fairfax Pike Fire/Rescue Station (coordinated with Annex Facilities request)***

**Description:** This project involves the construction of a new fire/rescue facility in southeast Frederick County between Stephen's City and Route 522, along the Route 277 (Fairfax Pike) corridor,

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which would also house satellite facilities for the Sheriff, Treasurer, and Board of Supervisors District Office. The fire and rescue component of the facility would involve an engine and rescue company. A 5 to 7 acre tract of land would be needed for this project.

**Capital Cost:** Not yet determined.

**Justification:** The need for a new station is in response to present and anticipated future growth ( Shenandoah development of Lake Frederick) in this area of the County. The new station would reduce fire and ems response time to the population of southeastern Frederick County.

**Construction Schedule:** Completion FY 03-04.

**PRIORITY 4**

**Relocation of Round Hill Fire/Rescue Station**

**Description:** This project includes the relocation and building of a 22,000 square foot facility to accommodate ten or more pieces of emergency equipment and to house living and sleeping areas for staff. A community center of approximately 10,000 square feet with a capacity of 400 people is also planned; it would be used for fund raising events and other activities. The project would need a parcel of 3 to 5 acres.

**Capital Cost:** Not yet determined

**Justification:** The existing facility at serving the Round Hill areas is 50 years old and not large enough to accommodate the equipment needed to serve Round Hill community. This community includes approximately 9,000 households, three schools, and the Winchester Medical Center.

**Construction Schedule:** Begin in FY 03-04.

**Winchester Regional  
Airport  
Project Priority List**

**PRIORITY 1**

**Airport Road (Route 645) Relocation - Construction Phase**

**Description:** The relocation and construction of approximately 3,000 linear feet of Airport Road along the southeastern

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PRIORITY 2

boundary of the Winchester Regional Airport.

**Capital Cost:** \$2,100,000 80/20 - State/Local Share

**Local Share:** \$420,000.

**Justification:** Removing this obstruction will allow approach minimums to be lowered which will enable the Winchester Regional Airport to accommodate aircraft in all weather conditions.

**Construction Schedule:** FY 03-04.

**Airfield Lighting Upgrade**

**Description:** The project involves the upgrade of the existing medium intensity runway lighting to high intensity runway lighting and the upgrade of the 2-box precision approach path indicator (PAPI) to a 4-box PAPI.

**Capital Cost:** \$75,000 80/20 - State/Local Share

**Local Share:** \$15,000.

**Justification:** This project is necessary to accommodate the increase in aircraft that utilizes the Winchester Regional Airport.

**Construction Schedule:** FY 03-04.

PRIORITY 3

**Airfield Maintenance Building**

**Description:** Construction of a 3,800-square-foot facility to accommodate the airport's maintenance equipment and maintenance work activities.

**Capital Cost:** \$300,000 State Grant - \$90,000

**Local Share:** \$210,000.

**Justification:** This project is necessary to accommodate maintenance activities at the airport.

**Construction Schedule:** FY 03-04.

PRIORITY 4

**Land Acquisition - Bufflick Road - Parcels 31, 46, & 53**

**Description:** Acquisition of three parcels located along Bufflick Road.

**Capital Cost:** \$823,750 Federal Grants - \$111,375

**Local Share:** \$142,475 State Grants - \$569,900

**Justification:** This project is necessary as the identified parcels

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are located within both the Airport’s FAR Part 77 Primary Surface and/or approach surface and the FAA’s projected DNL 65 noise contour. The FAA considers residential land use within the noise contour to be incompatible with airport operations and encourages airports to resolve such incompatibility through acquisition. Moreover, under the FAA’s Part 77 Surface Requirements and the Code of Virginia, the Airport is required to assume fee simple ownership of property located within the Primary Surface.

**Construction Schedule:** Begin process FY 04-05; complete acquisition FY 05-06.

**Handley Regional Library  
Project Priority List**

**PRIORITY 1**

**Bowman Library Parking Lot and Sidewalk Extension**

**Description:** The proposal is to expand the parking lot on the Lakeside Drive side of the library from 101 to 221 parking spaces, and to provide a sidewalk from Lakeside Drive to connect with the existing sidewalk at the library.

**Capital Cost:** \$ 228,468

**Justification:** The parking lot expansion is need to relieve overcrowding and to accommodate library patrons. The sidewalk is necessary to provide safer access for pedestrians to the library.

**Construction Schedule:** FY 03-04

**PRIORITY 2**

**Northern Frederick County Library Branch**

**Description:** Request to acquire 3 to 4 acres of land for a future branch library along 522 North near Cross Junction. The library proposes a 7,000 square foot branch with the possibility of expansion to 10,000 square feet. Parking would accommodate up to 35 vehicles.

**Capital Cost:**\$48,000 - Land Aquisition.

**Justification:** There is no library in the area of the county to serve residents. The residents of the Gainesboro District comprise the

largest population group the greatest distance from a library. The library would serve members of the population from toddlers to senior citizens.

**Construction Schedule:**

Land Acquisition FY 07-08;

Construction proposed for FY 07-08 with library opening in FY 09-10.