



Date of Council Meeting: March 11, 2013

**TOWN OF LEESBURG  
TOWN COUNCIL MEETING**

**Subject:** Morven Park Boundary Line Adjustment

**Staff Contact:** Scott E. Parker, AICP, Assistant Town Manager

**Issue:** Should the Town consider a Boundary Line Adjustment (BLA) to incorporate Morven Park into the corporate limits of Leesburg?

**Background:** Morven Park is located on approximately 1,100 acres of land adjacent to the northern corporate limits of Leesburg. Morven Park is currently administered by the Board of Trustees of the Westmoreland Davis Foundation, and they are a nonprofit organization. Currently, Morven Park is open to the public as a museum, cultural attraction and equestrian center.

In January of 2010, the Board of Trustees adopted a five-year Strategic Plan, which encourages Morven Park as being a hub for historical, educational and income-generating activities in both Leesburg and Loudoun County. This plan will serve as a guide to the development of the grounds, identify best use and conceptual configurations of current facilities, identify locations and conceptual configurations of new facilities, buildings and programs, and address solutions for site access and circulation.

As part of this mission, Morven Park has determined that their existing uses and special events, as well as program elements within the master plan, did not fit completely within Loudoun County's Zoning Ordinance. In December of 2012, the Board of Trustees voted unanimously, after talks with both Loudoun County and the Town of Leesburg, to pursue a BLA in order to be incorporated into the Town.

As part of this effort, Morven Park and staff from the Town have been discussing the need to amend the Zoning Ordinance of the Town in order to formalize their uses and events. Morven Park staff and Town staff have been discussing a draft ordinance in a preliminary fashion to this point. Some of the topics that are being discussed as part of the request for a BLA include:

- Zoning text amendment to formalize uses and strategic plan
- Incorporation of VDOT maintained roads into the Town
- Properties left within County jurisdiction adjacent to Morven Park post-BLA
- Water and sewer
- Access and transportation
- Enforcement of events and traffic on and off-site

**Next Steps:** The Board of Supervisors will need to make a public statement that a BLA is acceptable and that there is no objection to Morven Park being incorporated into the Town through the BLA process (which is a simpler, less complicated method than annexation). Then the Town will actively participate in the legal requirements for completing the BLA, including a Council Resolution and a re-mapping of the Town's official boundary. While this is in the works, work can continue on the required zoning text amendment, which will require a Council initiation.

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Scott E. Parker, AICP  
Assistant Town Manager

Attachments:

1. Map of Area
2. Memo from Morven Park

## MEMORANDUM

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**TO:** Scott E. Parker, AICP, Assistant Town Manager

**FROM:** Packie E. Crown 

**DATE:** March 6, 2013

**RE:** Morven Park

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In preparation for the March 11, 2013 Town Council Work Session, we have summarized below the efforts undertaken by the Westmoreland Davis Memorial Foundation over the past several years to ensure Morven Park can continue to serve as an important community asset for the residents of Leesburg and Loudoun County.

In January 2010, the Board of Trustees (the “Board”) of the Westmoreland Davis Memorial Foundation adopted a five-year Strategic Plan that included the following goals:

1. Promote civic responsibility
2. Promote healthy lifestyles
3. Increase public involvement with Morven Park
4. Foster a financially sound and professionally managed organization.

In October 2011, after a year-long planning process that included focus group meetings with local residents and stakeholders, the Board adopted the Morven Park Master Plan (the “Master Plan”). The Master Plan includes recommendations that ensures *Morven Park will become a hub for historical, educational, recreational and income-generating activities in both Leesburg specifically and Loudoun County generally.* (Forward, Page 3. Morven Park Master Plan) Many of the recommendations included in the Master Plan are focused on enhancing the existing assets at Morven Park. Other recommendations provide for expansion of public involvement through provision of new services that will address existing community needs. For example, a more comprehensive approach to the use of existing Morven Park facilities such as the Governor’s Mansion and grounds and equestrian facilities will reinforce their respective historic importance and contributions to the community and the Commonwealth, whereas the use of open space areas for active recreation fields will serve the growing community.

**MEMORANDUM**

**RE: Morven Park**

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Since adoption, the Board has evaluated ways to best facilitate implementation of the Master Plan recommendations in a timely and financially sound manner. This has involved an evaluation of opportunities with the Town of Leesburg, Loudoun County Public Schools and Loudoun County that can best meet the Strategic Goals of the Board of Trustees. Meetings have been held with Town of Leesburg staff and elected officials, Loudoun County School Board staff and County Staff and elected officials to discuss the current programmatic needs of Morven Park and implementation of the Master Plan recommendations. The meetings have uncovered opportunities that Morven Park believes will result in improved operations as well as better integration of this wonderful asset into the community. These opportunities include, but are not limited to: (1) coordination of special events conducted at Morven Park with the Town of Leesburg; (2) improved alternate access to Morven Park; and (3) partnerships with the Town, Loudoun County School Board and other interest groups and Morven Park that will maximize the historic, educational and equestrian programs and active recreation areas/facilities.

In late December 2012, The Board of Trustees voted to pursue discussions with the Town of Leesburg and Loudoun County to determine if a Boundary Line Adjustment could be approved to facilitate these opportunities. Morven Park looks forward to embarking on this next step with the Town of Leesburg at the March 11<sup>th</sup> Town Council Work Session.

cc: Frank Milligan  
Karl Riedel  
David O'Brien



Morven Park  
Westmoreland Davis Mem Foundn Inc.

VPI

Scott Equine  
Medical Center

Ida Lee Park

Town of Leesburg

O'Connor

O'Connor

N King Street

Tuscarora  
High School

O'Connor

O'Connor

Route 15 Bypass

Edwards Ferry Road

Battlefield Pkwy

Whites Ferry Road

Harry Byrd Hwy

James Monroe Hwy

W Market Street

E Market Street

W&OD Trail

S King Street