

Loudoun County's Conklin Park Stormwater Projects – Timeline and Summary

Three capital stormwater projects are planned to begin in 2026

- A stormwater pond retrofit
- A constructed wetland
- The restoration of over 2,200 feet of eroded stream

The purpose of these projects is to help Loudoun County reduce pollutants into the Chesapeake Bay.

February 10, 2026 – The Department of General Services held an information session at South Riding Center.

Anticipated Construction Schedule

The Pond Retrofit construction is planned to begin in mid- to late-August and to take approximately 12 months, with anticipated completion Mid- to Late- August 2027. The constructed wetland and stream restoration construction is planned to begin Fall 2026 and to take approximately 18 months, with anticipated completion Spring 2028.

Daily Work Hours

General working hours are 7:00am – 4:00pm Monday through Friday. Weekend work is not anticipated. If we find that construction equipment or staging is impacting things like school bus routes we will adjust with the contractor as much as practical during certain hours. We do our best to minimize inconveniences to the neighborhood to the extent that we can. (We don't want kids missing the bus!)

Equipment Storage/Staging and Construction Routes

Primary construction access is located off of the existing Conklin Community Park parking lot on the east side of Donegal Drive. The staging area for the Pond Retrofit is located in the open area to the north of the parking lot. A secondary construction access is located off Dabner Drive, near the intersection with Loudoun County Parkway. The staging areas for the stream restoration and constructed wetland are internal to the project limits in the park, and no staging areas are proposed adjacent to Dabner Drive.

Construction Screening

Mature street trees along Dabner Drive adjacent to the Pond Retrofit and a portion of evergreen trees along Donegal Drive are proposed to remain during construction to screen the staging area from Dabner. Much of the forested area along Loudoun County Parkway as well as portions of forested areas behind the sports courts and residences on Donegal are proposed to remain to partially screen construction activities. Vegetation removal will occur along the pond edge,

within the stream restoration areas, and the area designated for the constructed wetland adjacent to Dabner Drive. New vegetation will be installed during final phases of construction.

Project Contacts

For questions about the project, please reach out to Jenn Hare, Jennifer.Hare@loudoun.gov (571-420-9717) or Michele Seib, Michele.Seib@loudoun.gov (571-918-1554)

CONKLIN COMMUNITY PARK STREAM RESTORATION AND CONSTRUCTED WETLAND PROJECT



Anticipated Construction

Pond Retrofit

- Begin Mid- to Late-August 2026
- 12 months duration
- Completion Mid- to Late-August 2027

Constructed Wetland & Stream Restoration

- Begin Fall 2026
- 18 months duration
- Completion Spring 2028

General Working Hours: 7:00am - 4:00pm M-F
Weekends Not Anticipated

These projects will help Loudoun County reduce pollutants into the Chesapeake Bay.

For more information, please contact:
Michele Seib at Michele.Seib@loudoun.gov
Jennifer Hare at Jennifer.Hare@loudoun.gov

Or join us for an upcoming information session.

 **Construction Entrance Location**
 **Staging Area**

The projects aim to:



Improve water quality and reduce pollutants



Reintroduce native species, including 2,000+ trees



Increase the stream buffer



Enhance animal habitat

Loudoun County
VIRGINIA

LEARN MORE ABOUT THIS PROJECT 

January 23, 2026 – The Department of General Services sent information to property owners adjacent to Conklin Park with details regarding the proposed project.

January 23, 2026

SOUTH RIDING PROPRIETARY
43055 CENTER ST
CHANTILLY, VA 20152
166-49-1885, 165-19-9462, 166-39-6171

**Re: Zoning Determination Request
ZCOR-2025-0009
Adjacent Property Notice**

To Whom It May Concern:

You are listed in the current real estate tax books of Loudoun County as the owner of a parcels of land described as Parcel Identification Numbers (PIN): 166-49-1885, 165-19-9462, and 166-39-6171. In accordance with the provisions of Section 10.11.01.H of the Loudoun County Zoning Ordinance, this letter is to notify you of a request that has been submitted to the Zoning Administrator requesting the administrative approval of minor changes to an approved Special Exception use.

The property that is the subject of this application is more particularly identified as Loudoun County PIN 166-49-3841, located at 25710 Donegal Drive, Dulles, Virginia (“the Property”) and is abutting your property. A copy of the zoning determination request package is attached.

If you have any questions regarding this application, please feel free to contact me at Michele.Seib@loudoun.gov, or Stephanie Capps, the County’s project manager at (703) 771-0246. The application and associated file documents may be reviewed electronically at Loudoun.gov/landmarc. You may also contact the Loudoun County Department of Planning and Zoning at (703) 777-0246 (option 5) to request copies.

Sincerely,



Michele Seib, P.E.
Stormwater Engineering Manager
Department of General Services

January 14, 2026

Teresa H. Miller, Assistant Director/Zoning Administrator
Loudoun County Department of Planning and Zoning
1 Harrison Street, S.E.
Leesburg, Virginia 20177

**Re: Zoning Determination Request
PIN 166-49-3841 (the "Property")**

Dear Ms. Miller,

Please accept this determination request seeking an administrative change to an approved Special Exception (SPEX) to permit the removal and replanting of trees within a Tree Conservation Area (TCA), as part of a constructed wetland and stream restoration project located at the Property.

The Property is zoned Planned Development – Housing 4 (PDH-4) and is subject to SPEX-2019-0047, which granted approval to permit certain incidental structures within the Floodplain Overlay District. The Department of General Services (DGS) is planning to complete a stream restoration and constructed wetland on the property, which will require tree removal from a TCA which was established to fulfill SPEX-2019-0047 Condition 4. DGS respectfully requests that the Zoning Administrator permit minor changes to SPEX-2019-0047 to accommodate TCA adjustments and replanting necessary for the project. Section 10.11.01.H.2 of the Loudoun County Zoning Ordinance states that:

"The Zoning administrator may permit minor changes to an approved Special Exception when such are reasonably necessary to address issues related to topography, drainage, underground utilities, structural safety, final engineering, vehicular circulation, or requirements of government agencies."

As described in the following narrative (Attachment 1), the proposed Conklin Park projects are necessary for the County to meet state and federal mandates for pollutant reductions. In addition, the project will provide significant ecological benefits and is consistent with County ordinances and land use policies. A revised SPEX plat (Attachment 2) is included to show the location of the stream and constructed wetland, TCA to be retained, and additional areas to be replanted.

Thank you for your time and consideration of this request. Should you have questions or need additional information, please contact me at Michele.Seib@loudoun.gov.

Sincerely,



Michele Seib, P.E.
Stormwater Engineering Manager
Department of General Services

Attachment 1

Project Background

Since 2021, the Loudoun County Department of General Services (DGS) has worked with Parks, Recreation, and Community Services (PRCS) and the South Riding Proprietary on the implementation of three interrelated water quality improvement and flood resilience projects in the South Riding community at Conklin Park. The Conklin project encompasses three major components. On South Riding Proprietary property (PIN 166-49-1885), the retrofit of an older stormwater pond known as County BMP JC77 will increase pond efficiency, provide water quality benefits, and improve aquatic habitat function. On the Loudoun County-owned Conklin Park parcel (PIN 166-49-3841), the project will include 1) the restoration of 2,200 linear feet of an eroded and degraded portion of a tributary of Elk Lick Run to restore floodplain function and reduce channel erosion and 2) the enhancement and expansion of an existing farm pond as a constructed wetland that will trap sediment, improve water quality, and provide wildlife habitat and flood control.

Project Need

The primary aim of these projects is to assist the County in complying with its Chesapeake Bay Total Maximum Daily Load (TMDL) and local Bull Run TMDL requirements for reducing pollutants of concern (POC), including phosphorous, nitrogen, and total suspended solids (TSS), as required by the County's Municipal Separate Storm Sewer (MS4) permit.¹ The Conklin projects are of particular importance to the County meeting its mandated POC reductions, as there are few other projects and sites within Loudoun's small portion of the Bull Run Watershed that would be economically viable or provide the necessary reductions required to meet our goals. The combined Conklin Park and JC77 projects will provide total annual nutrient reductions of over 211 pounds (lbs.) of nitrogen and 52 lbs. of phosphorous, as well as over 32,000 lbs. of TSS, or sediment reductions.

Project Environmental Benefit

The stream on site is in an actively eroding condition with many sections eroding more than 1-foot per year, resulting in significant annual sediment pollution loads which stress aquatic habitats. The stream restoration will alter the dimension and pattern of the stream channel using Natural Channel Design (NCD) techniques to improve channel condition, reduce bank erosion and soil loss, provide effective sediment transport, and increase flood storage and capacity. The restored channel will be stabilized with toe wood and planted with live stakes, which are tree cuttings installed along the newly restored stream channel that provide stability, erosion control,

¹ [MS4 Permit & Regulations | Loudoun County, VA - Official Website](#)

and habitat benefits. The reconnected floodplain will be planted with a diverse combination of native riparian seed mix with herbaceous perennials, sedges, and grasses, and understory and canopy trees that will establish a self-sustaining riparian corridor.

Similarly, the constructed wetland will provide improved nutrient uptake, habitat for aquatic animals and plant species, and sediment trapping efficiency. The design of the wetland also allows for improved access for continued maintenance of the facility. DGS' consultants have evaluated alternatives and designed the stream restoration and constructed wetland to limit disturbance while avoiding and minimizing impacts to the amount necessary to achieve project need, goals, and objectives.

Habitat Preservation and Enhancement

Some grading and tree removal within the floodplain is necessary to achieve a stable stream dimension, pattern, and profile that will dissipate energy and reconnect the stream to the floodplain. Many of the trees proposed to be removed are in fair or poor condition. Others will need to be removed due to pond infrastructure and embankment conflicts. Due to the severe erosion along the stream banks, many trees along the stream will eventually decline if the stream is allowed to continue to erode. While DGS intends to preserve as many trees as is feasible during the construction process, any trees that cannot be preserved will be retained on site and repurposed as stream restoration enhancements, such as but not limited to in-stream log sills, streambank toe wood, and floodplain woody debris. These are crucial elements of stream restorations as they provide stability, erosion control, floodplain connectivity, and habitat for aquatic macroinvertebrates, pollinators, and birds.

The project will significantly increase net native tree canopy overall and improve ecological uplift. Over 2,300 native trees are proposed to be planted as part of the stream restoration, not including over 2,700 live stakes. A combination of larger ½"-1" caliper trees and smaller seedlings, or tubelings, are proposed to achieve appropriate planting densities and maximize survival rates. DGS is also considering innovative practices to preserve and create native habitat including collecting native seeds on this and other nearby project sites; preserving and transplanting smaller, healthy native trees within the project; and planting afforestation clusters to accelerate canopy closure and survival rates.

Alignment with Local Policies and Regulations

Loudoun County Zoning Ordinance

Stream restoration is a permitted use/activity in the Floodplain Overlay District per 5.03.01.E.p and the RSCR Buffer Area per Table 6.03-1.19.

Loudoun County 2019 General Plan (2019 GP)

The project is consistent with 2019 GP River and Stream Corridor Resources (RSCR) policies to 1) meet water quality standards (RSCR 2.1), 2) promote river and stream health (RSCR 2.2), 3) protect and improve stream quality and watershed health (RSCR 2.3), and 4) protect and enhance impaired streams to provide ecological and passive recreation opportunities (RSCR 2.4). Specific relevant 2019 GP policy actions include:

- RSCR Strategy 2.3 Action D, which encourages the retrofitting of older stormwater systems;
- RSCR Strategy 2.4 Action A, which supports the implementation of watershed management strategies including tree planting/reforestation especially in riparian areas, enhanced stormwater ponds, stream restoration and wetland creation; and
- RSCR Strategy 2.4 Actions C and D, which support compliance with the County’s MS4 permit and implementation of local TMDL Action Plans.

Consistency with Approved Special Exception (SPEX)

The Conklin Park parcel is subject to SPEX-2019-0047, which granted approval to allow incidental structures in excess of 840 square feet (SF), not to exceed 2,500 SF, within the Floodplain Overlay District. Incidental structures included the installation of bike trail features such as ramps, bridges, and similar wooden structures. This project proposes no new structures or development on the property and will return the approved structures to, or close to, their original locations based on the final location of the restored stream. The only disturbance proposed within the SPEX area is limited to the minimum amount necessary for grading activities associated with the stream restoration and constructed wetland. Improvements within the SPEX area will remain consistent with the improvements shown on the approved SPEX Plat.

TCA Improvements

SPEX Condition 4 requires the protection of trees within the TCA but stipulates that “trees may be removed to the extent necessary for the construction and management of trails, passive recreation, and stormwater management facilities.” The Condition further states that if 80% of the TCA area cannot be retained, “such lost canopy shall be captured elsewhere onsite in locations to be designated at the discretion of the Applicant in consultation with the County.” The SPEX plat did not identify the extent of the TCA; Condition 4 describes its outermost boundaries as being established by the 50’ RSCR Management Buffer and the 150’ Scenic Creek Valley Buffer.

The Conklin Park stream restoration and constructed wetland project proposes to retain the entire TCA through preservation and replanting. Over 6.5 acres of the TCA will be

preserved, and excluding the stream channel, outfalls, and wetland berm, the entire remaining area will be replanted with a combination of ½”-1” caliper trees, tubelings, and live stakes. The total number of trees removed for the project is anticipated to be approximately 580, while a total of over 5,000 trees will be planted, resulting in a net gain of quality forested area on the property. In addition, areas of TCA and existing forest along Loudoun County Parkway and internal to the park will be retained to preserve buffers between the roadway and the South Riding community, as shown in the figure below.



Local Permitting

Because of the hydrologic and hydraulic relationship between the three projects, a combined floodplain alteration application (FLPL-2025-0016) has been submitted to the Department of Building and Development. Separate grading permit applications for JC77 (GRADE-2024-000084) and the Conklin Park Stream Restoration and Constructed Wetland (GRADE-2025-000169) have also been submitted and reviewed. All three applications are pending re-submittal. Approval of the JC77 pond retrofit grading permit application is contingent upon the approval of the stream restoration, constructed wetland, and associated floodplain application.

Federal and State Regulatory Compliance

Based on the nature of the project for maintenance and enhancement of non-tidal wetlands, the project qualifies for coverage under the U.S. Army Corps of Engineers (USACE) Nationwide Permit 27 for Aquatic Habitat Restoration, Enhancement, and Establishment Activities. The project also complies with the Virginia Department of Environmental Quality’s

(DEQ) Section 401 Water Quality Certification conditions. A Joint Permit Application (JPA) has been submitted to the Virginia Marine Resources Commission, USACE, and DEQ; DGS anticipates wetland permit approval in early 2026. DEQ recently issued a memorandum outlining that stream and wetland restoration projects that “improve the overall ecological condition, functions, and values” of aquatic resources are not subject to additional DEQ permitting.²

Maintenance Responsibilities

Once the project is completed, DGS will be responsible for the monitoring and maintenance of all components of the stormwater retrofit, stream restoration, and constructed wetland in perpetuity, including the vegetation planted as part of the project. In addition to regular monitoring and maintenance activities and to fulfill project requirements for DEQ and Chesapeake Bay and Local TMDL compliance, the stream restoration and constructed wetland will be placed into an easement recorded with the County. The standard stream restoration easement deed language includes restrictive provisions that explicitly state no disturbance of the land, trees, or other foliage is permitted except as necessary for maintenance activities, and, in the event that vegetation is removed for said activities, such areas shall be restored.

Project Costs and Funding

To assist with construction costs, Loudoun County has been awarded DEQ Stormwater Local Assistance Fund (SLAF) grant funding for JC77 and the Conklin Park stream restoration and constructed wetland projects. The total awarded for all three projects is \$2,762,947.

Conclusion

As outlined above, the project is an important ecological enhancement that will provide benefits to the community, achieve water quality improvements within the Chesapeake Bay and severely impaired Bull Run watershed, and will assist the County in complying with our MS4 permit. The project is also consistent with the purpose and intent of the SPEX-2019-0047 Conditions of Approval and the applicable natural resources policies of the Zoning Ordinance and 2019 GP.

² [DEQ Wetlands & Stream Restoration Memo to Stakeholders_20250909](#)

LEGEND

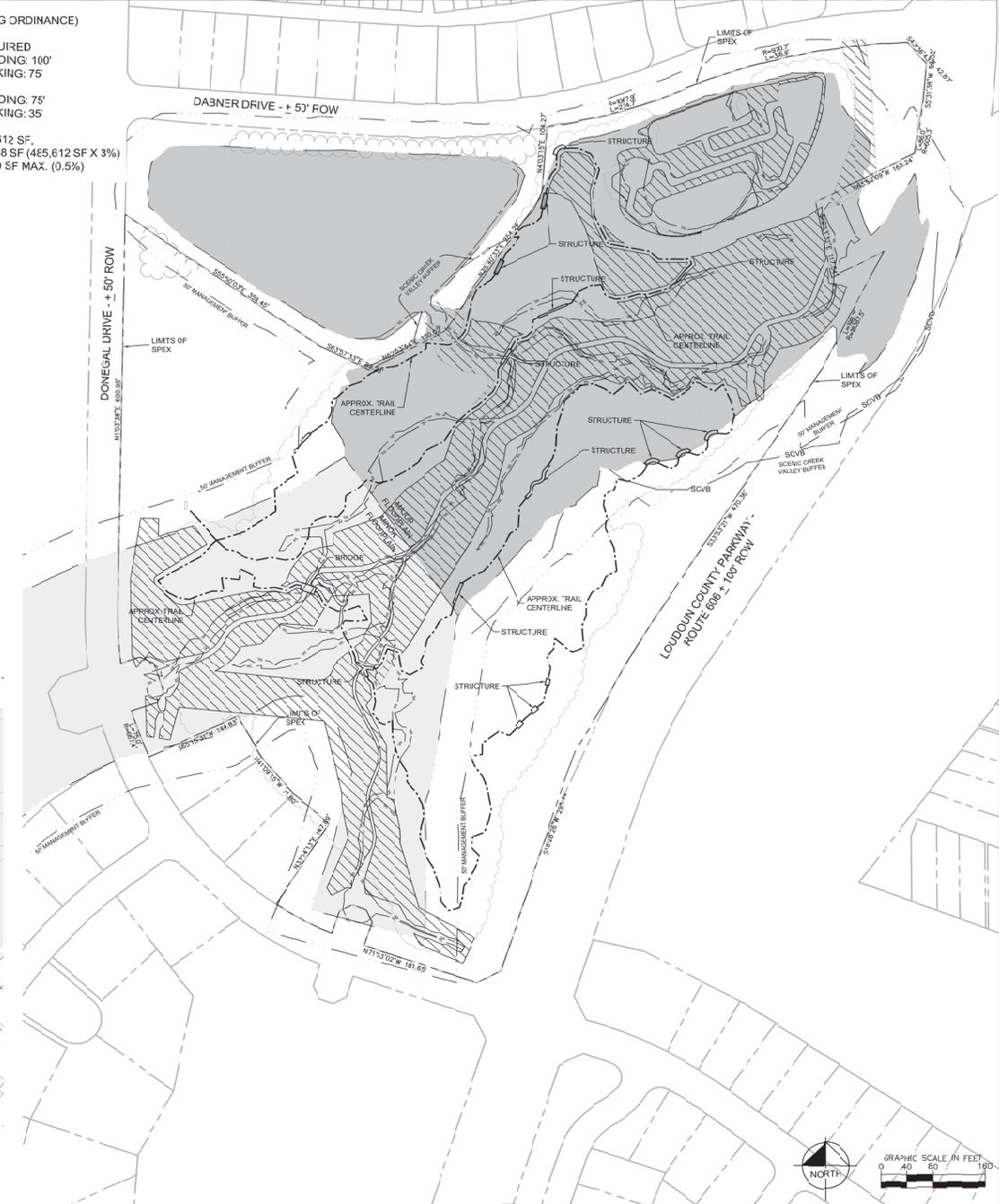
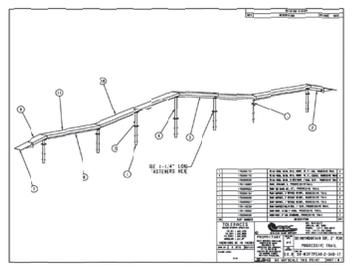
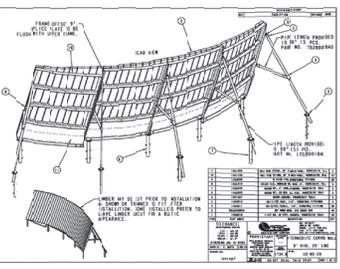
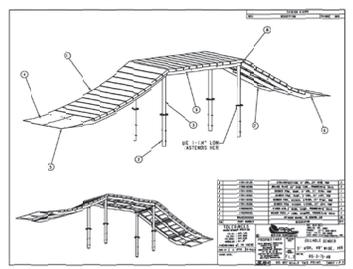
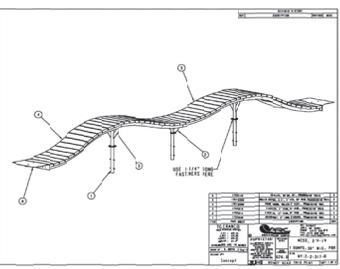
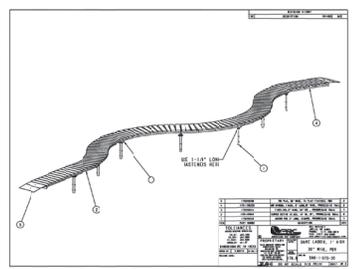
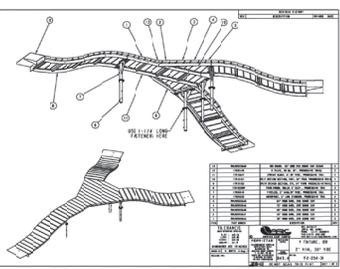
- - - - - PROPERTY BOUNDARY / LIMITS OF SPEX
- - - - - APPROXIMATE TRAIL CENTERLINE
- WL - - - - DELINEATED WETLANDS
- MAJOR FLOODPLAIN
- MINOR FLOODPLAIN
- EXISTING TREE COVER
- REFORESTATION AREA

ROAD CORRIDOR & BUFFER SETBACKS (PER TABLE 5-1403(B) OF THE REVISED 1993 ZONING ORDINANCE)

- SETEACKS ROUTE 506**
- REQUIRED BUILDING: 100' PARKING: 75'**
- OTHER MAJOR COLLECTOR ROADS**
- SECTION 4-1105(A)(2)**
- MAJOR FLOODPLAIN AREA = 3% OF MAJOR FLOODPLAIN =**
- INCIDENTAL STRUCTURE AREA =**
- REQUIRED BUILDING: 100' PARKING: 75'**
- BUILDING: 75' PARKING: 35'**
- 485,612 SF, 14,568 SF (465,612 SF X 3%) 2,500 SF MAX. (0.5%)**

GENERAL NOTES

1. THE PROPOSED INCIDENTAL STRUCTURES AND BRIDGE WILL NOT EXCEED 2,500 SF OF TOTAL SURFACE AREA.
2. INCIDENTAL STRUCTURE EXAMPLES (BELOW), QUANTITY AND LOCATIONS ARE ILLUSTRATIVE AND WILL BE DETERMINED AT FINAL ENGINEERING.
3. TYPE '3' BUFFER IS REQUIRED ALONG LOUDOUN COUNTY PARKWAY PER TABLE 5-1403(E)
4. MINOR CHANGES AND/OR REVISIONS TO THE SPEX PLAN ARE PERMITTED PURSUANT TO THE REGULATIONS OF SECTION 6-1313 AND 6-1314.



NO.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 703-441-2000 FAX: 703-441-1350
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SPECIAL EXCEPTION PLAT

KONKLIN PARK

STREAM RESTORATION & CONSTRUCTED WETLAND DULLES DISTRICT

PREPARED FOR LOUDOUN COUNTY

PROJECT NO. 1100005
DATE: AUGUST 2023
DESIGNED BY: CAK
DRAWN BY: JMF
CHECKED BY: CAK

SHEET NUMBER **C-300**

CONKLIN COMMUNITY PARK STREAM RESTORATION AND CONSTRUCTED WETLAND PROJECT



Three capital stormwater projects are planned to begin in your area in 2026, including:

- A stormwater pond retrofit
- A constructed wetland
- The restoration of over 2,200 feet of eroded stream

These projects will help Loudoun County reduce pollutants into the Chesapeake Bay.

For more information, please visit [Loudoun.gov/6315/Conklin-Park-Area-Projects](https://loudoun.gov/6315/Conklin-Park-Area-Projects) or join us for an upcoming information session.

INFORMATION SESSION

February 10, 2026 4-7 PM
South Riding Center
42420 Unicorn Drive

The projects aim to:



Improve water quality and reduce pollutants



Reintroduce native species, including 2,000+ trees



Increase the stream buffer



Enhance animal habitat

