Waterford Infrastructure Project

Community FAQ — October 2026

The Waterford Citizens Association (WCA) and Waterford Foundation have prepared this brief FAQ following a recent project coordination meeting with Loudoun County, Kimley-Horn, and other project participants. Our goal is to help residents understand where the project stands, what comes next, and how the community will be involved.

What is the Waterford infrastructure project?

The Village of Waterford “Preserving the Landmark” Infrastructure Project is a Loudoun County Government led initiative intended to address a range of infrastructure needs within the village while recognizing Waterford’s unique historic character and National Historic Landmark status.

The project builds upon more than 60 years of planning and substantial community input, including the 1966 Water and Sewer study, the 1986 Waterford Area Management Plan, the 2003 Bury the Wires and Tame the Traffic Study, to the most recent 2022 Preserving the Landmark study which was endorsed by the Loudoun County Board of Supervisors in 2022.

What improvements are being considered?

The concepts being carried forward for further engineering include improvements involving:

- Stormwater drainage
- Traffic calming and pedestrian safety
- Sidewalks and pedestrian connections
- Roadway and pavement conditions
- Undergrounding utilities
- Accessibility improvements

The project includes different treatments in different parts of the village. Not every type of improvement is proposed for every street.

Has the final design already been decided?

No. The project is now moving from earlier concepts into what is known as 30% preliminary engineering design.

This is an important step because engineers will begin determining more specifically where improvements might go and how they could work. However, many details—including final materials, treatments, dimensions, and other design features—will continue to evolve during later stages.

What work is happening now?

The County and its consultants are conducting preliminary investigations needed to develop the engineering plans. These include field and utility surveys, pavement and soil testing, and archaeological, historic, and environmental investigations.

This information will help the project team better understand existing conditions and identify potential impacts before the design advances.

How will Waterford's historic character be protected?

This is one of the most important issues raised by both the Waterford Foundation and WCA.

Waterford is a National Historic Landmark, and improvements appropriate for a conventional suburban community may not be appropriate here. The County and its consultants have stated that the project will use context-sensitive design and will consider historic and archaeological resources as the engineering advances.

The Foundation emphasized a straightforward principle during the meeting: improvements should "support the historic nature of the village and not compete with it."

That means looking not only at individual structures or archaeological resources, but also at materials, streetscapes, drainage features, open spaces, viewsheds, lighting, utility infrastructure, and the overall historic character of the village.

What will sidewalks and other improvements look like?

Those details have not yet been finalized.

The 30% plans are expected to begin identifying general types and locations of materials—for example, where brick, concrete, pavers, or other treatments might be considered. More detailed specifications would come later.

Both the WCA and Foundation stressed the importance of avoiding an overly standardized or suburban appearance. Waterford evolved over centuries, and variation in streets, sidewalks, materials, and other features is part of its historic character.

What is proposed for traffic calming?

Concepts under consideration include gateway or splitter islands, speed tables, narrowed intersections, pavers, and other measures intended to slow traffic and improve pedestrian safety.

These concepts will become more specific as the 30% engineering plans are developed and will be available for community review.

What about stormwater and drainage?

Improving drainage and reducing localized flooding are significant parts of the project.

The current intent is generally to maintain existing drainage directions and outfalls while improving how runoff is collected and managed. This is particularly important in Waterford because the village contains both natural waterways and historic drainage features associated with its development and milling history.

The project team is also conducting historic and archaeological review to help identify resources that may require protection.

Are the overhead utility lines really going underground?

That remains a major component of the proposed project. The County and Kimley-Horn are coordinating with Dominion Energy, Comcast, and Verizon on potential underground utility infrastructure.

Undergrounding could reduce visual clutter, improve viewsheds and pedestrian accessibility, and remove utility poles from some constrained locations.

The details—including the location of associated equipment—will need further development as the design progresses.

Will new streetlights be installed?

No final lighting plan has been developed.

The project will first include a lighting-warrant analysis to determine where additional lighting may actually be necessary for pedestrian or vehicle safety. Detailed street-lighting design is not part of the current 30% design scope.

The WCA specifically raised concerns about light pollution and asked that any future lighting be minimized and Dark Sky compatible.

When will residents see the plans and have an opportunity to comment?

The County currently expects field investigations to be completed first, followed by development and agency review of the 30% design.

After that review, the County plans to hold a public information meeting in Waterford where residents can see the preliminary plans and provide comments.

The WCA and Foundation have asked to work with the County in advance so residents receive clear information before that meeting and understand what is proposed, what remains open for discussion, and how to provide meaningful input.

The current schedule anticipates taking the conceptual design to the Loudoun County Board of Supervisors in approximately summer 2027.

Is the entire project funded?

No. This is an important distinction.

The County indicated that funding is available for the current design work and to advance the design further. However, funding has not yet been identified for subsequent phases. Those future phases will require additional County decisions and funding.

Do the WCA and Waterford Foundation support the project?

The WCA and Waterford Foundation seek the project's overall goals of improving critical village infrastructure while preserving Waterford's historic character. This

includes improving safety and walkability, providing reliable infrastructure, addressing stormwater and drainage needs, and ensuring responsible stewardship of the village's trees, streams, open spaces, and other historic and natural resources.

How will the community be kept informed?

The Waterford Citizens Association has the lead on communication with support from the Waterford Foundation and will continue to share significant project developments with the community as information becomes available.

As the project moves toward the 30% design and public review, we will provide additional updates, links to County information, and information about opportunities for community participation.

Our shared objective is straightforward: keep the community informed, encourage constructive participation, and help ensure that any improvements proposed for Waterford respect the historic character and resources that make the village unique.