

# **Air Traffic Control Tower Environmental Assessment Public Information Open House**

The open house is intended to answer questions and solicit comments regarding the proposed Tower's environmental impacts. A presentation is not included with today's open house.

Town of Leesburg, Virginia

**LEESBURG EXECUTIVE AIRPORT**



**June 26, 2025**

**Leesburg Executive Airport**

**5:30 PM – 7:30 PM**

# Air Traffic Control Tower (Tower) FAQ's

**Why is the airport building a Control Tower?** In 2018, the Leesburg Executive Airport became the first in the U.S. to provide control tower services under the Federal Aviation Administration (FAA) Remote Air Traffic Control Tower Pilot Program. In 2023, the Remote Control Tower Pilot Program ended at Leesburg, and today air traffic controllers direct planes from a temporary controller trailer. Construction of a new permanent control tower will replace the temporary controller trailer.

**What does a Control Tower do?** Professional air traffic controllers ensure that aircraft arriving and departing from Leesburg are directed in a safe and efficient manner through radio communication and coordination with other air traffic control centers. Air traffic controllers and pilots follow standardized procedures to ensure an orderly flow of traffic to the airport's single runway.

**How long has Leesburg had a Control Tower?** A control tower has been in daily operation since July 2018. Without a control tower, pilots follow FAA procedures to communicate with each other directly while landing or taking off.

**Will a Control Tower allow larger planes to land at Leesburg?** No. The runway's length and width determine the size of aircraft that can land, not a control tower. The airport runway can accommodate corporate jets but it is too small to handle larger planes typically operated by airlines.



*Current Temporary Controller Trailer*

**How does a Control Tower benefit the Leesburg community?** A control tower provides an additional level of safety to planes arriving and departing the airport.

**Will a new Control Tower increase noise over my neighborhood?** No. A control tower can benefit the community by directing air traffic in a manner that reduces concentrated aircraft flights over neighborhoods. Without a control tower, all air traffic must follow the FAA standard traffic pattern, which can concentrate noise over certain neighborhoods. With an operating control tower, a controller can send air traffic to both sides of the airport (for example east and west of the runway), rather than concentrated to one side.

**Will construction of the new Control Tower increase the number of flights at the airport?** As control tower services have been in place since 2018, the installation of a new control tower facility will not change the amount of air traffic. However, the amount of airport traffic is expected to grow with the population growth in Northern Virginia.

**How tall will the new control tower be?** The estimated top of new tower building (excluding antennas) is expected to be approximately 81 feet above the ground.

**What will it look like?** The control tower is expected to be a square structure, roughly 35 feet on each side with an 8-sided cab at the top. However, the architectural design of the tower has not started, so the final size and exterior has not yet been determined.

**Who will pay for the new control tower?** The airport is seeking funding from federal and state grant programs such as the FAA Infrastructure Investment and Jobs Act - Airport Infrastructure Grants, the FAA Airport Improvement Program, and Virginia's Commonwealth Aviation Fund.

# Proposed Air Traffic Control Tower (Tower)

## Proposed Project

Build a permanent Air Traffic Control Tower at Leesburg Executive Airport (JYO) to replace the temporary controller trailer currently used by air traffic controllers.

## Project Funding

The proposed Tower will be funded in part by the Federal Aviation Administration (FAA) and therefore, requires an Environmental Assessment to identify potential impacts.

## Environmental Assessment

A Tiered Environmental Assessment is being prepared that will incorporate the FAA's Air Traffic Control Tower Programmatic Environmental Assessment document.



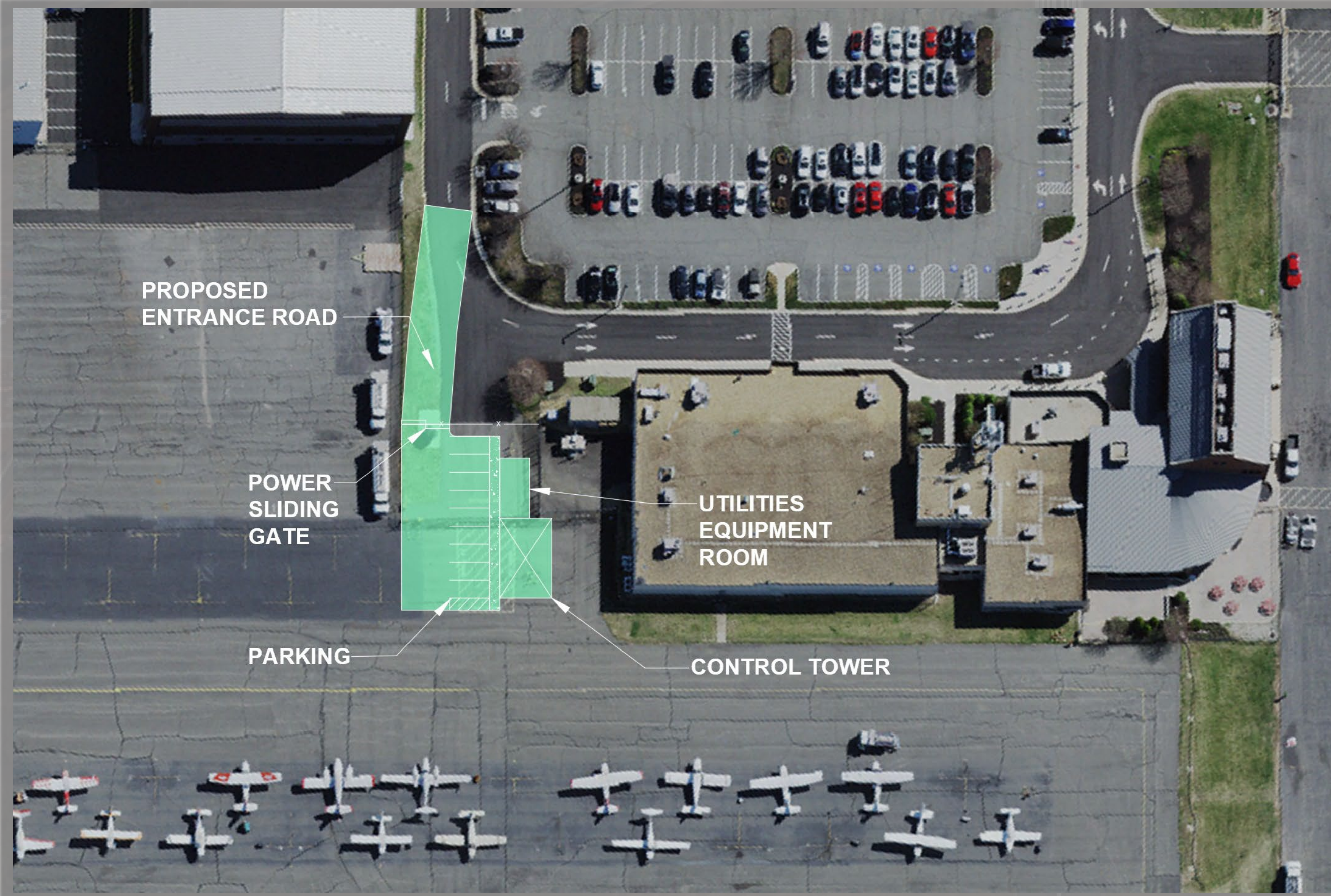
**Note: Final Tower architectural design and color to be determined during project design phase.**

## Project History

- 2014** - On-Site Air Traffic Control Services Recommended for the Leesburg Executive Airport
- 2016** – Initiate Remote Tower Test Phase
- 2018** – Initiate Continuous Remote ATC Operations
- 2023** – Decommission of Remote Tower Due to FAA Regulatory Concerns

- 2023** – Install Temporary Controller Trailer
- 2023** – Initiate Planning for Permanent Tower
- 2025** – Complete Siting Study
- 2025** – Initiate Environmental Assessment

# Project Site



## Project Elements

- The Tower will have a floor area of approximately 440 square feet. The Tower height will be 81 feet above ground level to the top of the roof, with a maximum height of 102 feet to the top of the antennas.
- The project also includes a utilities equipment room, 9-space parking lot, and new access road adjacent to the proposed Tower.

# Environmental Assessment Process

1. Define Project Proposed Action
2. Identify Project Purpose & Need
3. Develop Reasonable Alternatives to the Proposed Action
4. Document the Affected Environmental Categories
5. Determine the Environmental Consequences
6. Public Information Open House
7. Submit Draft Environmental Assessment to the FAA
8. 30-Day Public Review Period
9. FAA Provides Environmental Assessment Determination

Completed

Ongoing

Upcoming

# Environmental Impacts

Environmental Category	Impact
Air Quality	Temporary Construction Emissions
Biological Resources (including wildlife & plants)	No Adverse Impacts
Climate	None
Coastal Resources	Not Applicable
Department of Transportation, Section 4(f)	No Adverse Impacts
Farmlands	None
Hazardous Materials, Solid Waste, Pollution Prevention	Construction Solid Waste
Historical, Architectural, Archaeological, Cultural Resources	None (See DHR Concurrence Letter)
Land Use	No Adverse Impacts
Natural Resources and Energy Supply	Additional Energy/Water/Sewer Use
Noise and Compatible Land Use	Temporary Construction Noise
Water Resources (including wetlands & floodplains)	No Adverse Impacts
Visual Effects (including light emissions)	Minor Visual Impacts

- As control tower services have been in place since 2018 (see Tower FAQ Board for details). The installation of a new Tower will not change the amount of air traffic and therefore, is not anticipated to result in additional airport noise.
- The proposed Tower will allow controllers to direct traffic away from noise sensitive areas when possible.

From: Adrienne Birge-Wilson <Adrienne.Birge-Wilson@dhr.virginia.gov>  
 Sent: Monday, June 9, 2025 9:15 AM  
 To: Stafford, Susan (FAA) <Susan.Stafford@faa.gov>  
 Subject: Air Traffic Control Tower (ATCT) - Leesburg Executive Airport (IYO) (DHR File No. 2025-3962) | e-Mail #03307

**CAUTION:** This email originated from outside of the Federal Aviation Administration (FAA). Do not click on links or open attachments unless you recognize the sender and know the content is safe.

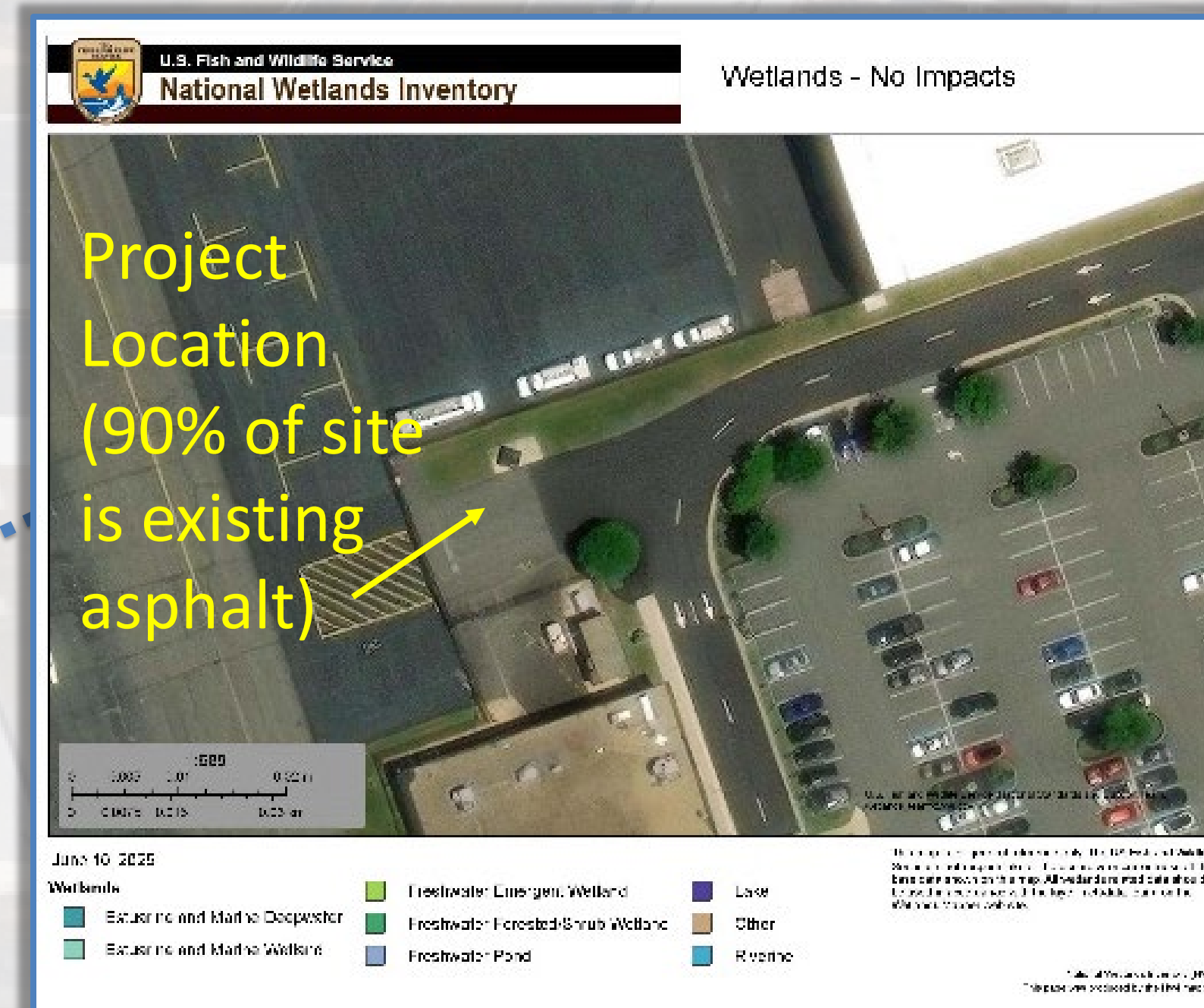
Susan-  
 Thank you for requesting comments from the Department of Historic Resources (DHR) on the referenced project. Based upon the documentation provided, it is our opinion that no historic properties will be affected by the proposed undertaking.

Implementation of the undertaking in accordance with the finding of *No Historic Properties Affected* as documented fulfills the Federal agency's responsibilities under Section 106 of the National Historic Preservation Act. If the scope of the undertaking changes or if the undertaking cannot be completed as proposed in the application submitted and reviewed by DHR, please contact our office for guidance on reinitiating consultation under Section 106.

If you have any questions or require any further assistance at this time, please contact me.

Sincerely,

Adrienne Birge-Wilson, Architectural Historian  
 Department of Historic Resources  
 Review and Compliance Division  
 Phone: (804) 482-6992  
 Adrienne.Birge-Wilson@dhr.virginia.gov



View From Sycolin Road



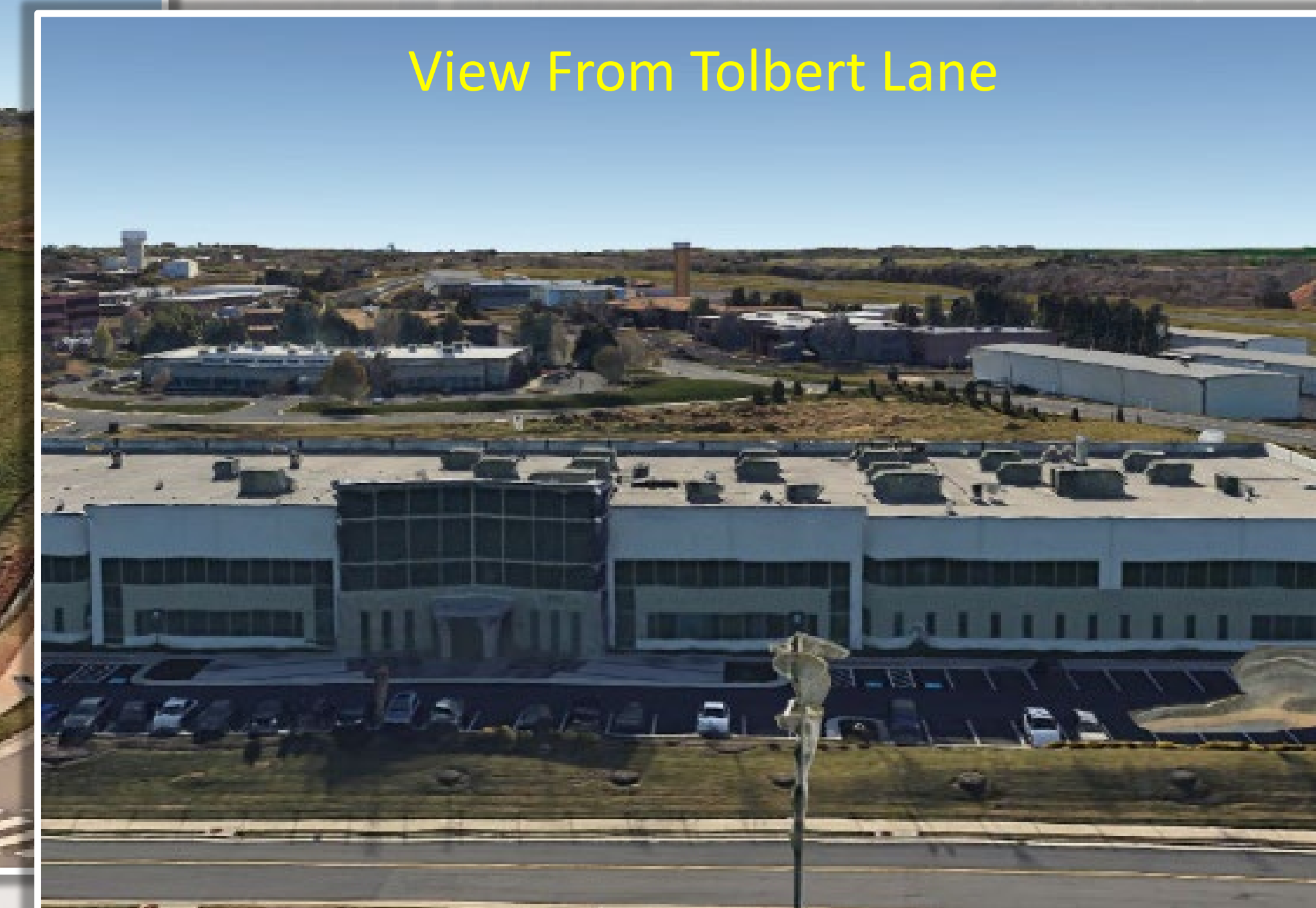
View From Sycolin Road



View From Battlefield Parkway



View From Tolbert Lane

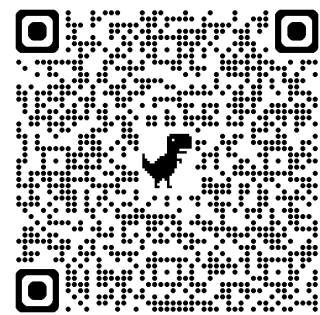


Note: Final Tower architectural design and color to be determined during project design phase.

# Environmental Impacts & Project Conclusions

The construction and operation of a permanent Air Traffic Control Tower at the Leesburg Executive Airport will not result in adverse environmental impacts.

## Next Steps

- **June 2025** - Finalize Draft Environmental Assessment & Incorporate any Public Input
- **July 2025** - Submit Environmental Assessment to the FAA and Virginia Department of Aviation for Review
- **August 2025** - Address Review Comments from the FAA, Initiate 30-Day Environmental Assessment Public Review Period. Subscribe for updates on the project webpage at [www.leesburgva.gov/airporttower](http://www.leesburgva.gov/airporttower) 
- **October 2025** - Submit Revised Environmental Assessment to FAA for Final Review and Approval
- **December 2025** - Anticipated Environmental Assessment Approval by FAA

# How to Provide Comments

If you wish to provide comments regarding the proposed Air Traffic Control Tower, please complete a comment sheet and deposit it into the comment box or email comments to:

[LeesburgTowerComments@tbiric.com](mailto:LeesburgTowerComments@tbiric.com)

**Thank You for Attending Today's  
Public Information Open House**