



March 1, 2016

April 21, 2016

- 
- **March 1, 2016 – Board Unanimously Initiated the New Comprehensive Plan**
 - **April 21, 2016 – Board Unanimously Approved the Plan Charter for the New Comprehensive Plan**

New Comprehensive Plan: New General Plan and New Transportation Plan



A scenic landscape photograph showing rolling green hills under a clear sky. The foreground is filled with tall, golden-brown grass. In the middle ground, there are several clusters of lush green trees. The background features more distant, forested hills.

Engaging

Uniting

Balance

Predictability

Exciting

What is a Comprehensive Plan?

- **Establishes The Vision**
- **Tool for planning the future growth**
- **Policies to guide decision-making on:**
 - **Development Proposals**
 - **Guide Future Public/Private Investments**
 - **New Ordinances and Standards**
- **Typical horizon time of 10 to 20 years**

The Power of a Vision Statement

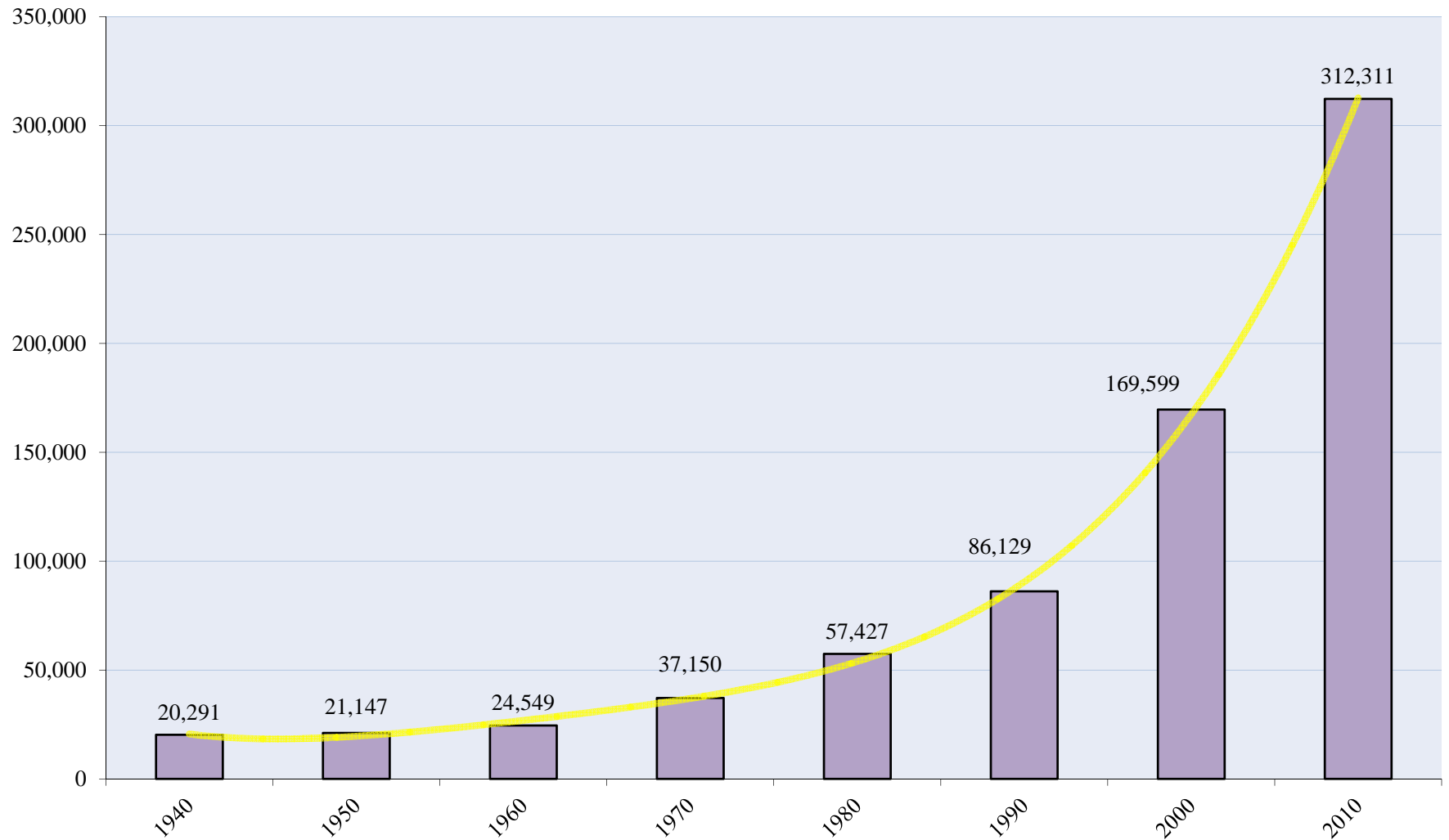
“At the start of this new millennium, we, the Loudoun County Board of Supervisors (BOS), envision Loudoun County as:

- a prominent, sustainable community;*
 - at the global crossroads of the information technology industry and with a vibrant rural economy;*
 - preserving our historic and environmental heritage and the character of our towns and neighborhoods;*
 - fostering a strong sense of community, with robust economic, educational and recreational activity, recognized as a superb place for families and individuals to live, learn, work, worship, invest and visit.”*
- 2001 Revised General Plan**

Where Are We Today?



Population Trend 1940 to 2010, Loudoun County



Source: U.S. Census Bureau, 1940 to 2010 Census.

Population Growth

2000: 169,699

2010: 312,311

2016: 373,694

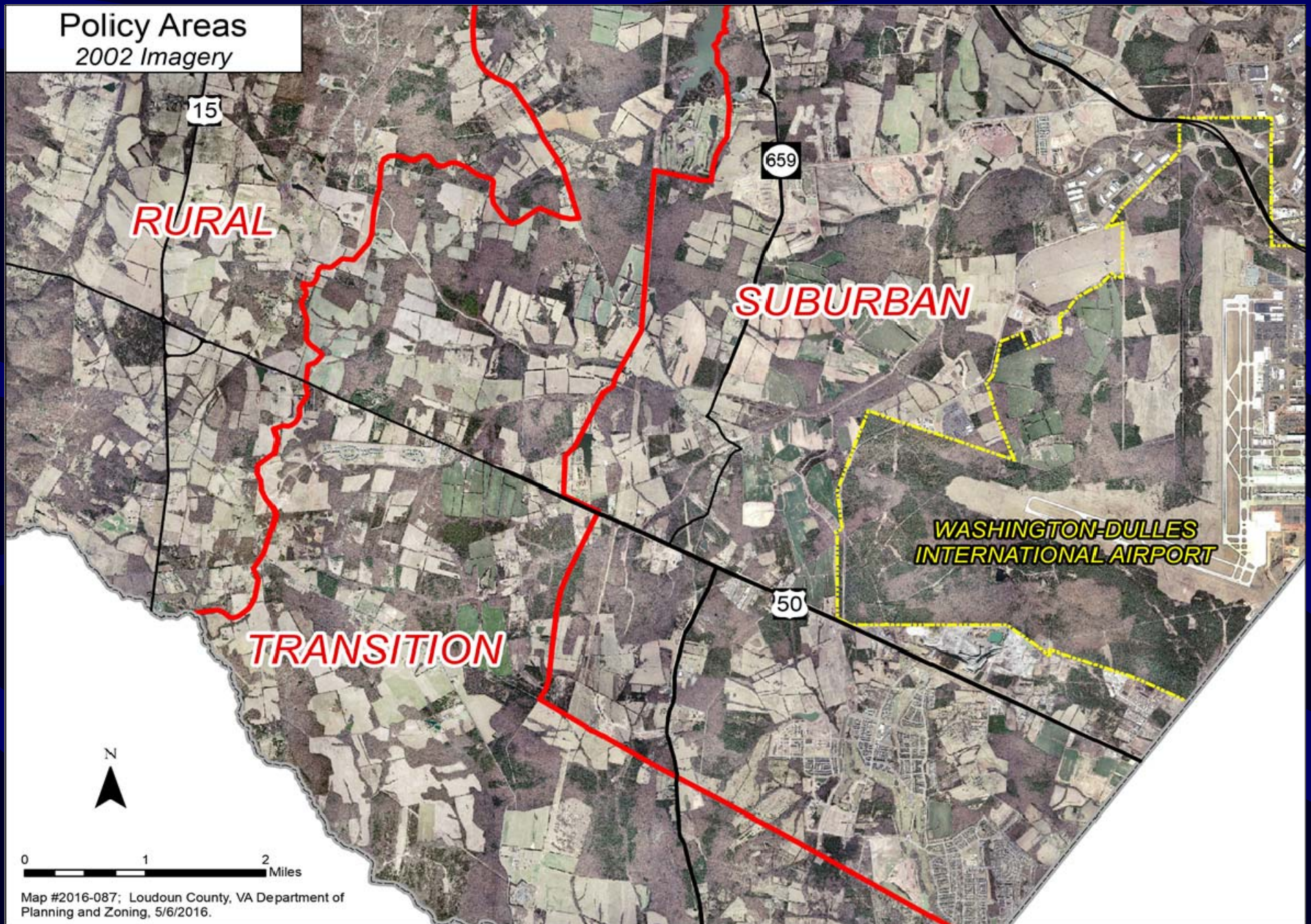


Loudoun's National Growth Rankings (By County)

Years	Counties with a Pop of 100,000 or More	All Counties
2000 – 2010	#2	#5
Since 2010	#5	#14

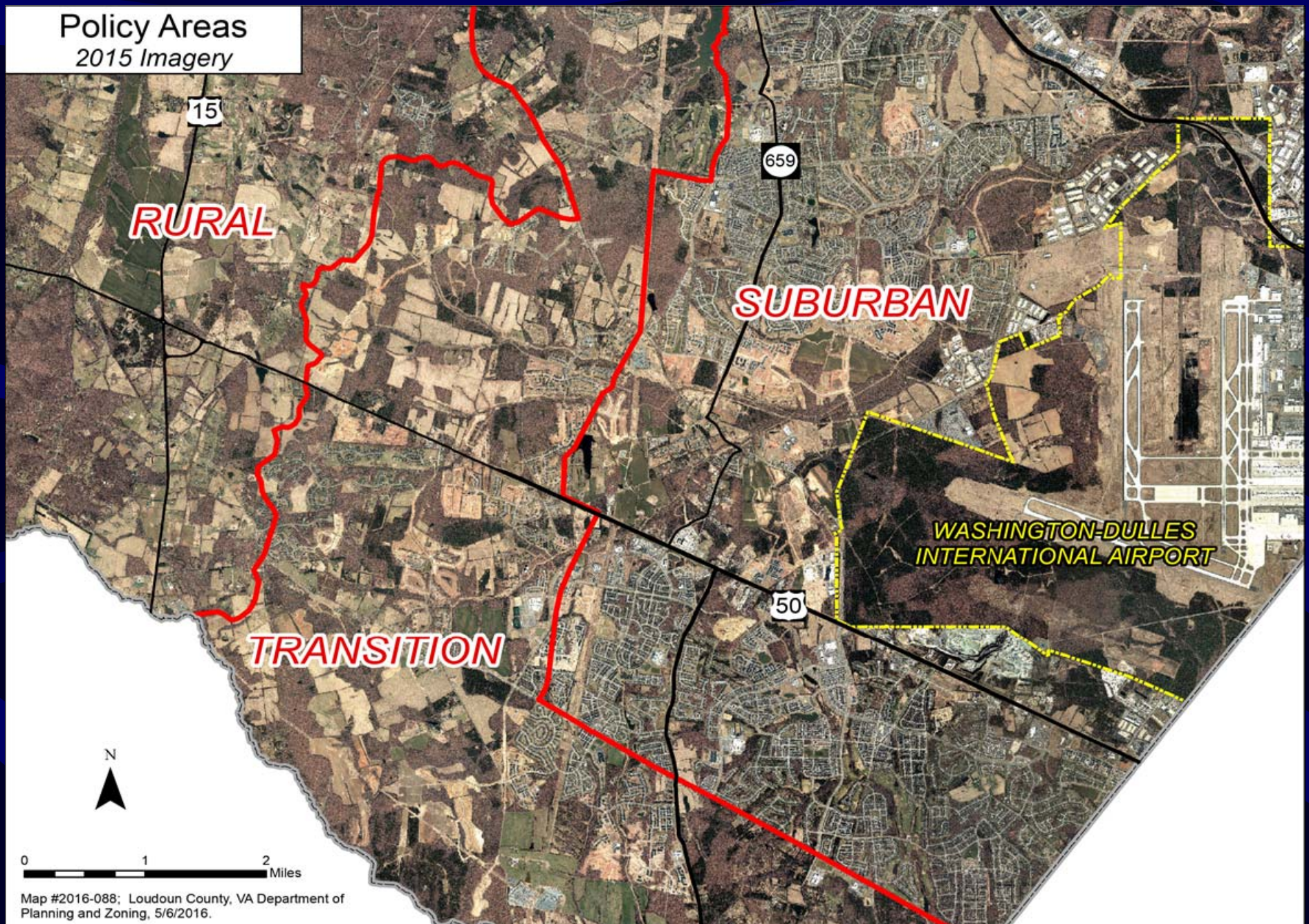
Loudoun County

2002



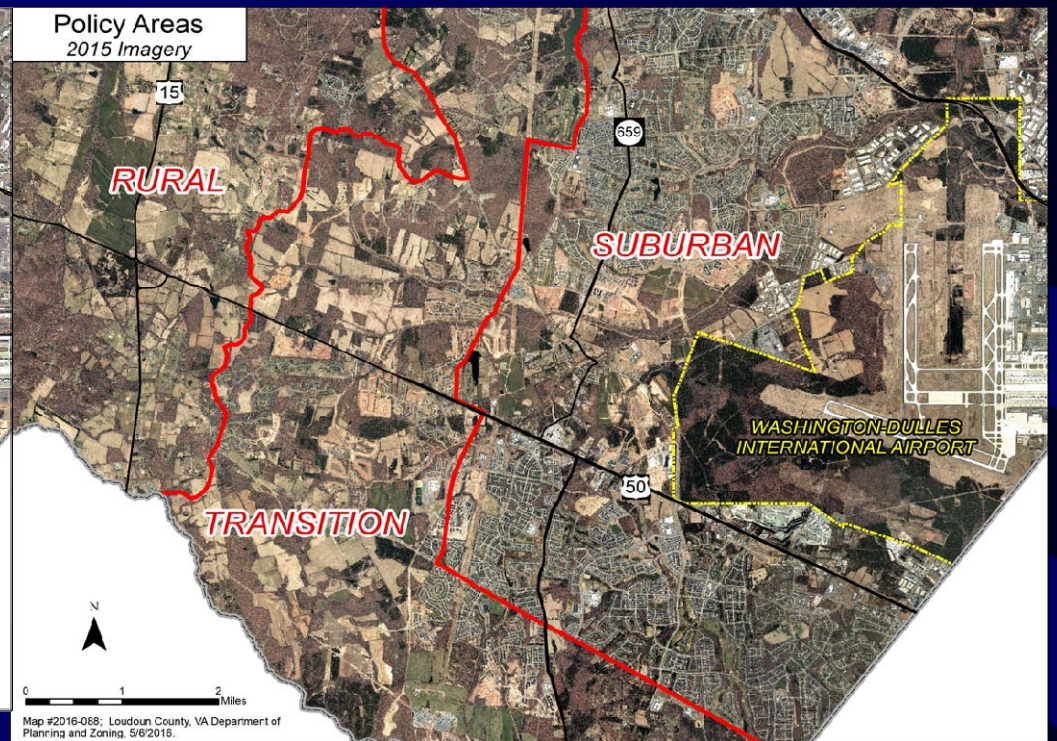
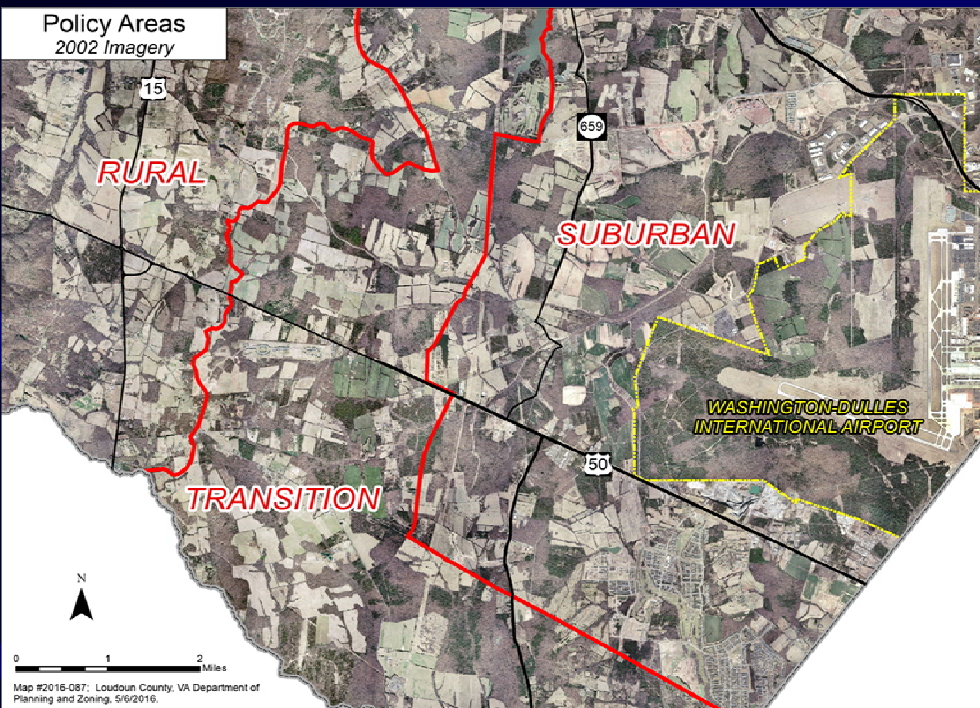
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2015



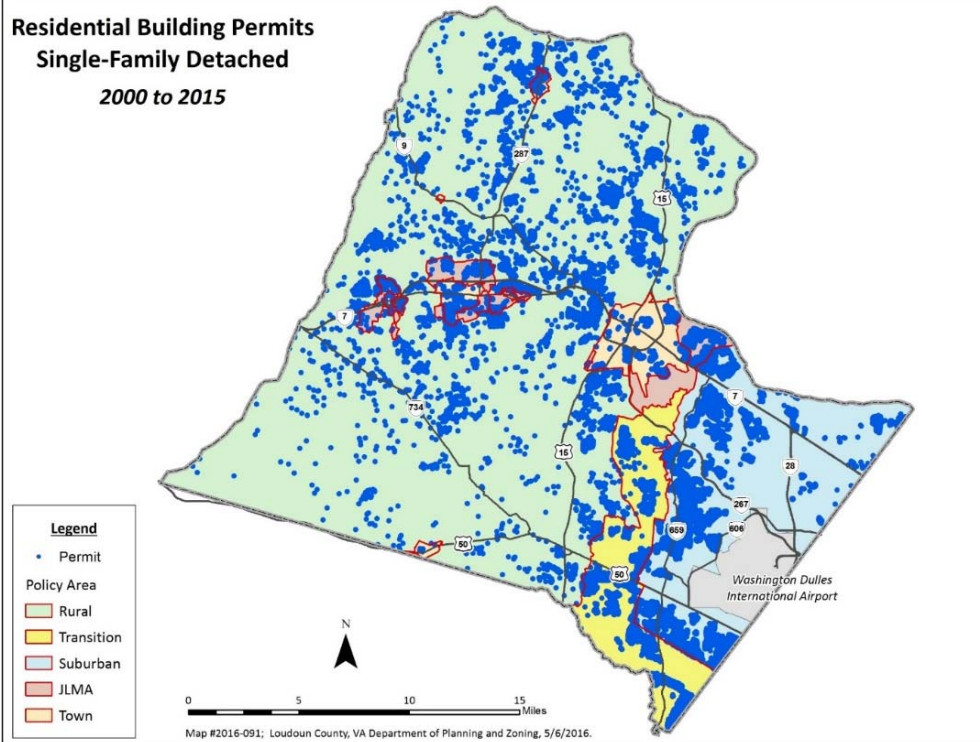
Loudoun County

2002 and 2015

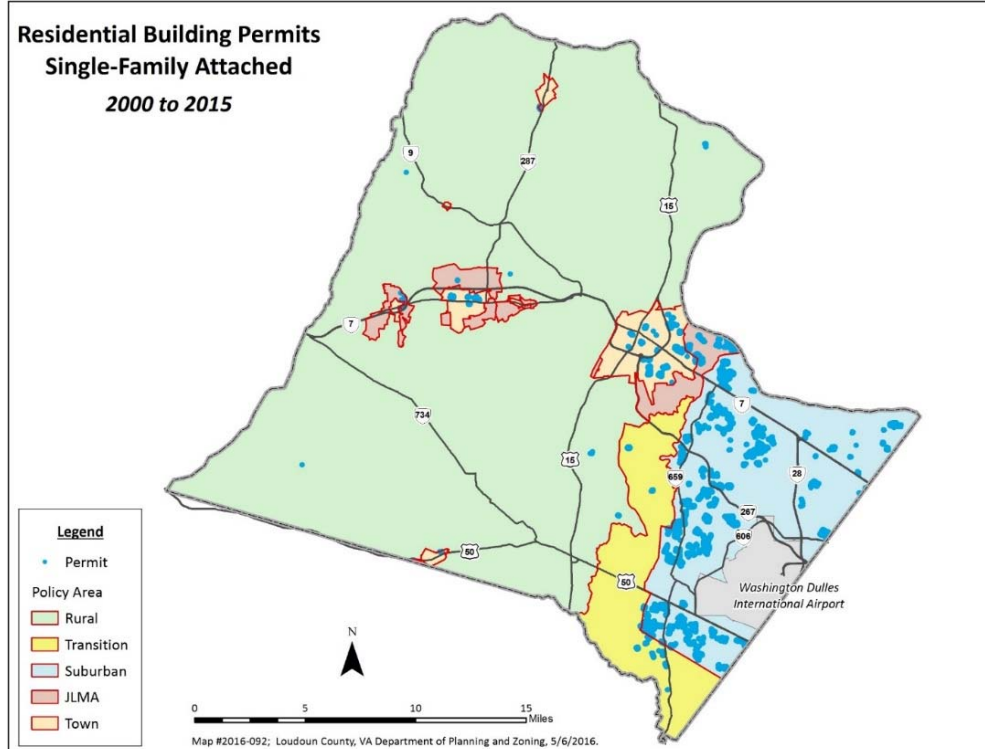


Single Family Residential Growth

**Residential Building Permits
Single-Family Detached
2000 to 2015**



**Residential Building Permits
Single-Family Attached
2000 to 2015**

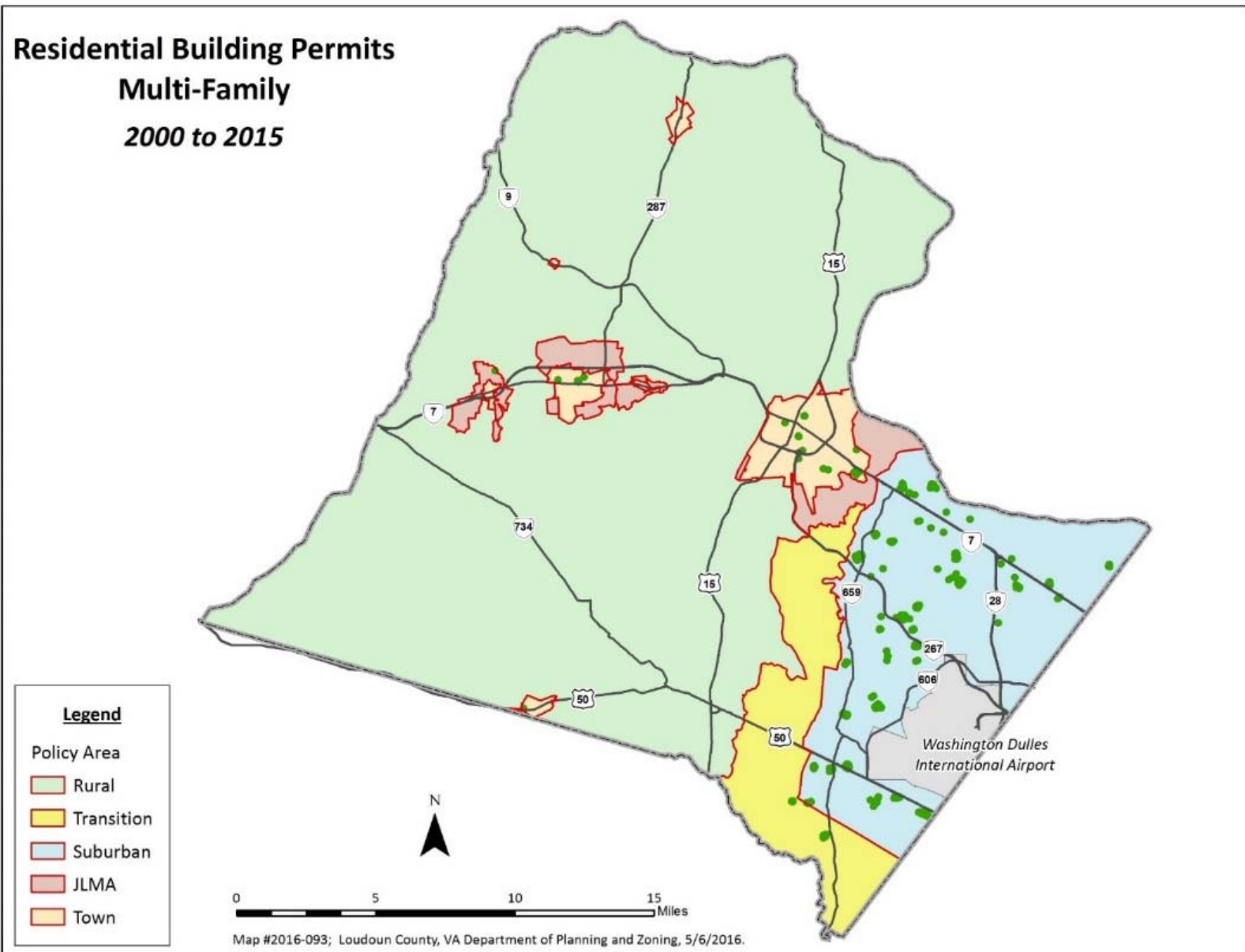


Housing Growth Type



Loudoun County

Multi-Family Residential Growth

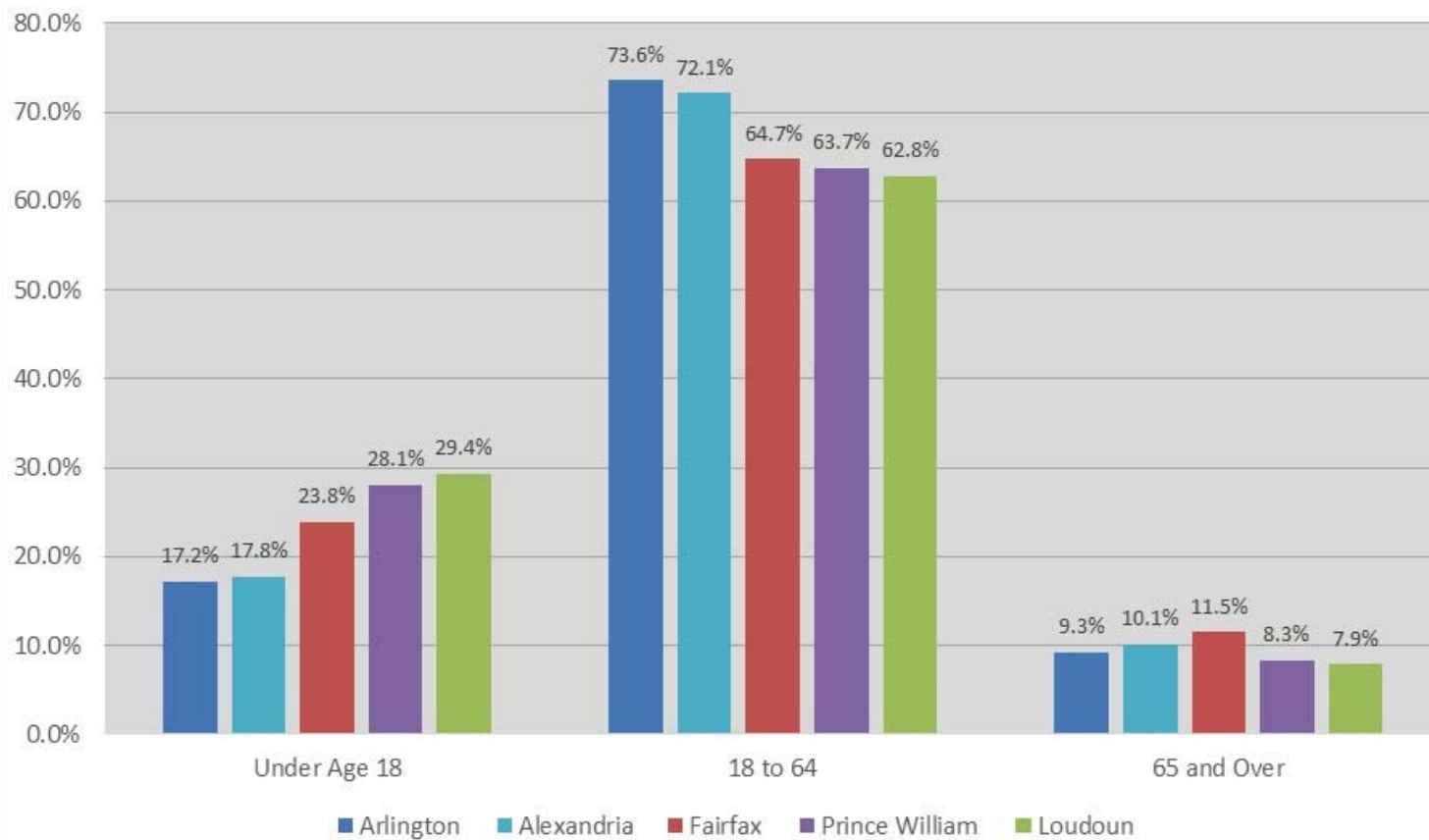


Age and Ethnic Makeup

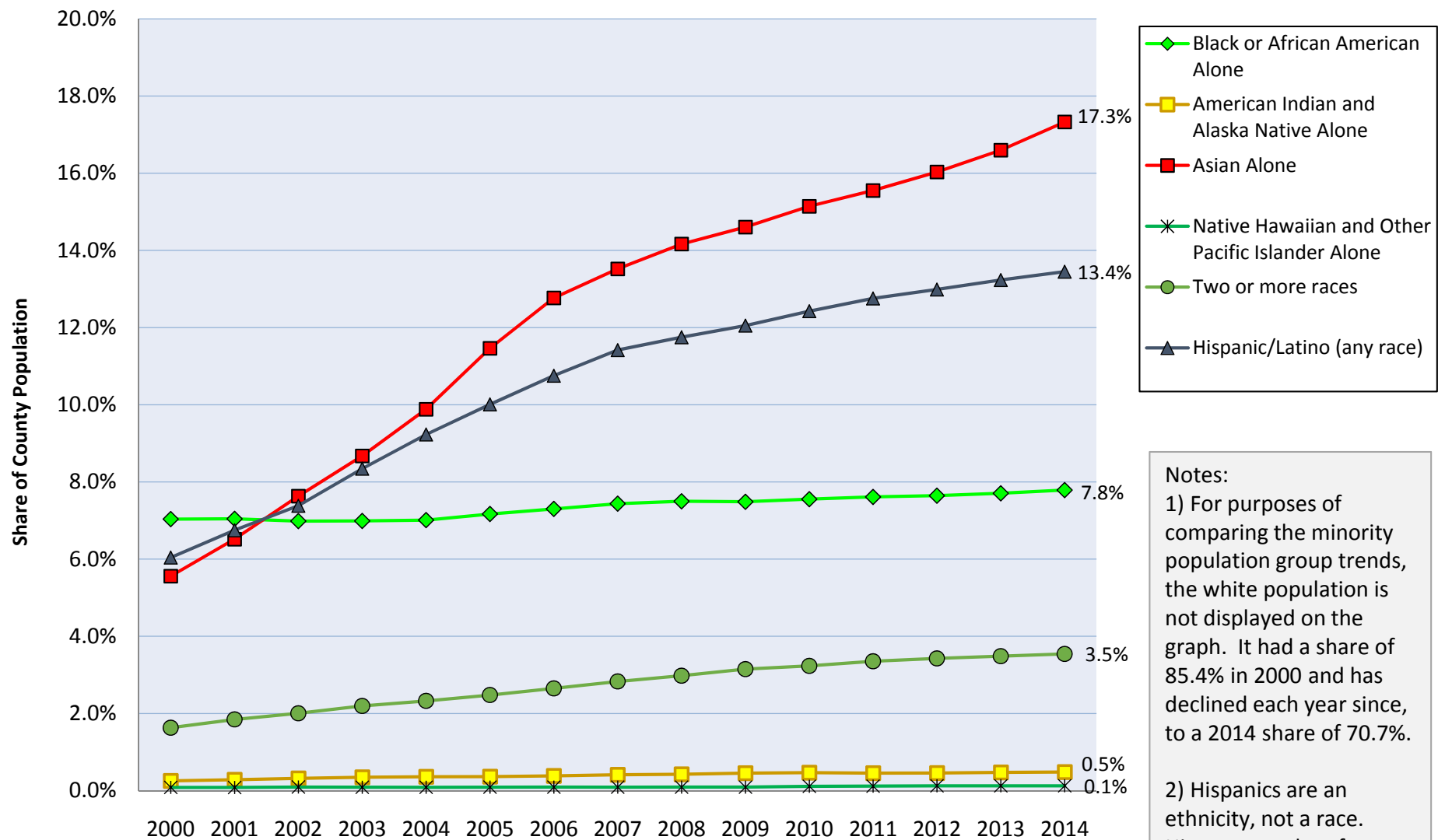
- **Median Age**
 - **Loudoun**
 - 2000: 33.6
 - 2014: 35.2
 - **USA**
 - 2000: 35.3
 - 2014: 37.7



Share of Population by Age Group



Races and Ethnicity of Loudoun County



Notes:

1) For purposes of comparing the minority population group trends, the white population is not displayed on the graph. It had a share of 85.4% in 2000 and has declined each year since, to a 2014 share of 70.7%.

2) Hispanics are an ethnicity, not a race. Hispanics can be of any race.

Sources:

2000-2009: U.S. Census Bureau, Intercensal Estimates Series 2000 to 2010, September 2011.

2010-2014: U.S. Census Bureau, Intercensal Estimates Series 2010 to 2014, June 2015.

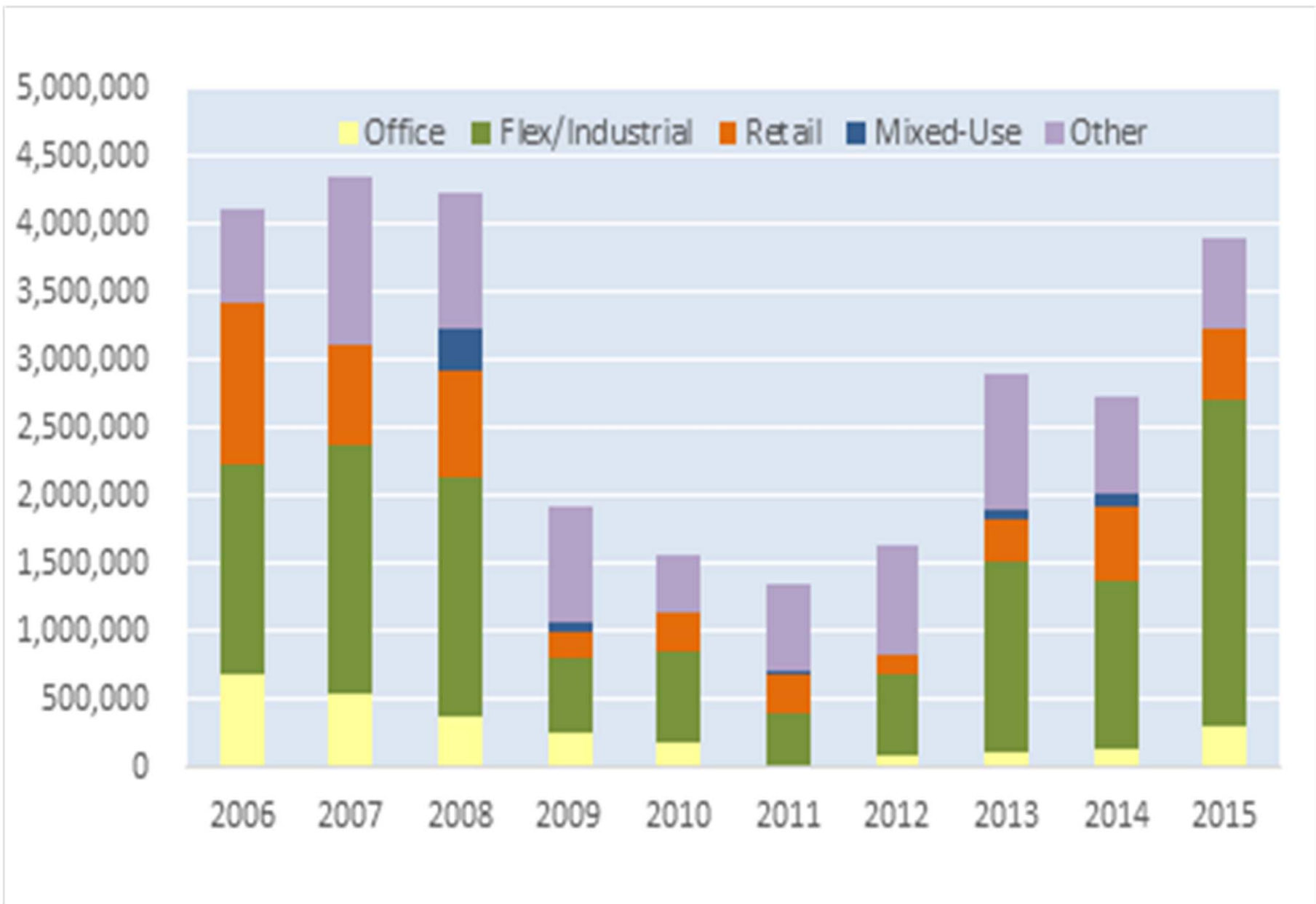
Produced By: Loudoun County Department of Planning and Zoning, August 18, 2015.

Employment Growth

- **Last Decade**
 - 33,500 net new jobs (28% increase)
 - 154,000 total jobs located in Loudoun (2015)
- **Diverse Business Base**
 - 4 of 11 industry sectors have a 10% or greater share of employment



Non-residential Square Footage Permitted by Year



Commuting Patterns

- Loudoun Residents who work in the County

- 2000: 41.5%

- 2014: 49.4%



Regional Commuting Patterns

Worked in county of residence (Age 16 and Over)	Arlington	Fairfax	Loudoun	Prince William	Alexandria
2000	29.6%	52.7%	41.5%	33.5%	25.2%
2005	30.4%	52.4%	43.8%	37.1%	28.8%
2008	32.6%	53.7%	47.5%	36.5%	24.8%
2011	32.4%	51.5%	46.4%	35.6%	27.7%
2014	31.4%	54.5%	49.1%	36.9%	24.8%

New Plan Charter

- Plan on how to create the plan
- Roadmap for success
- Components:
 - Topics to be addressed
 - Organizational structure
 - Community outreach / engagement
 - Process and schedule
 - Resources/support required

1. Topic Area: Economic Development

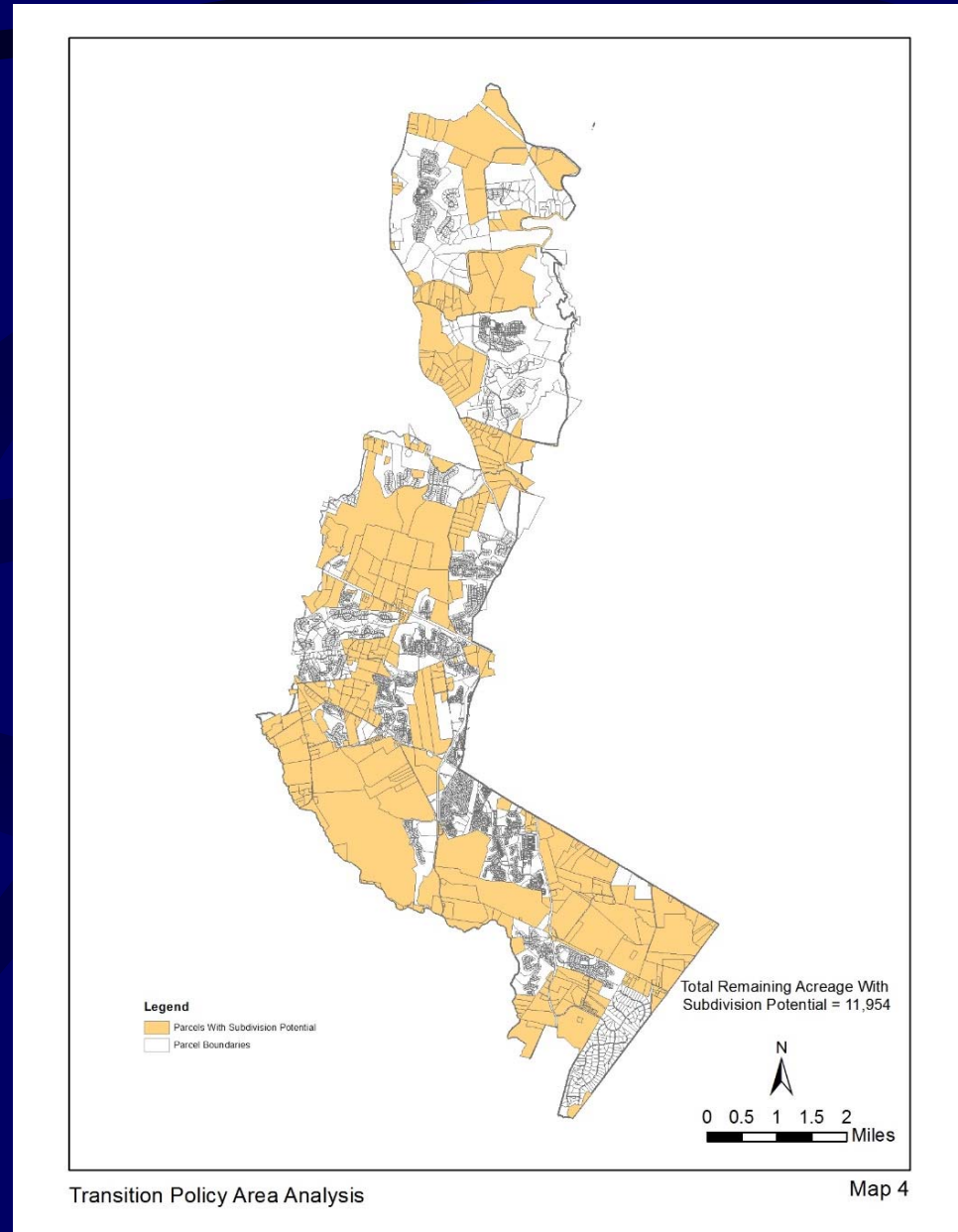


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2. Transition Area

- **Gray Areas Already Developed**
- **Vacant (Mustard):**

12,000 Acres



3. Topic Area: Housing Choice and Diversity



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4. Topic Area: Redevelopment & Revitalization



5. Topic Area: Suburban Policy Area



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6. Topic Area: Community Facilities and Infrastructure



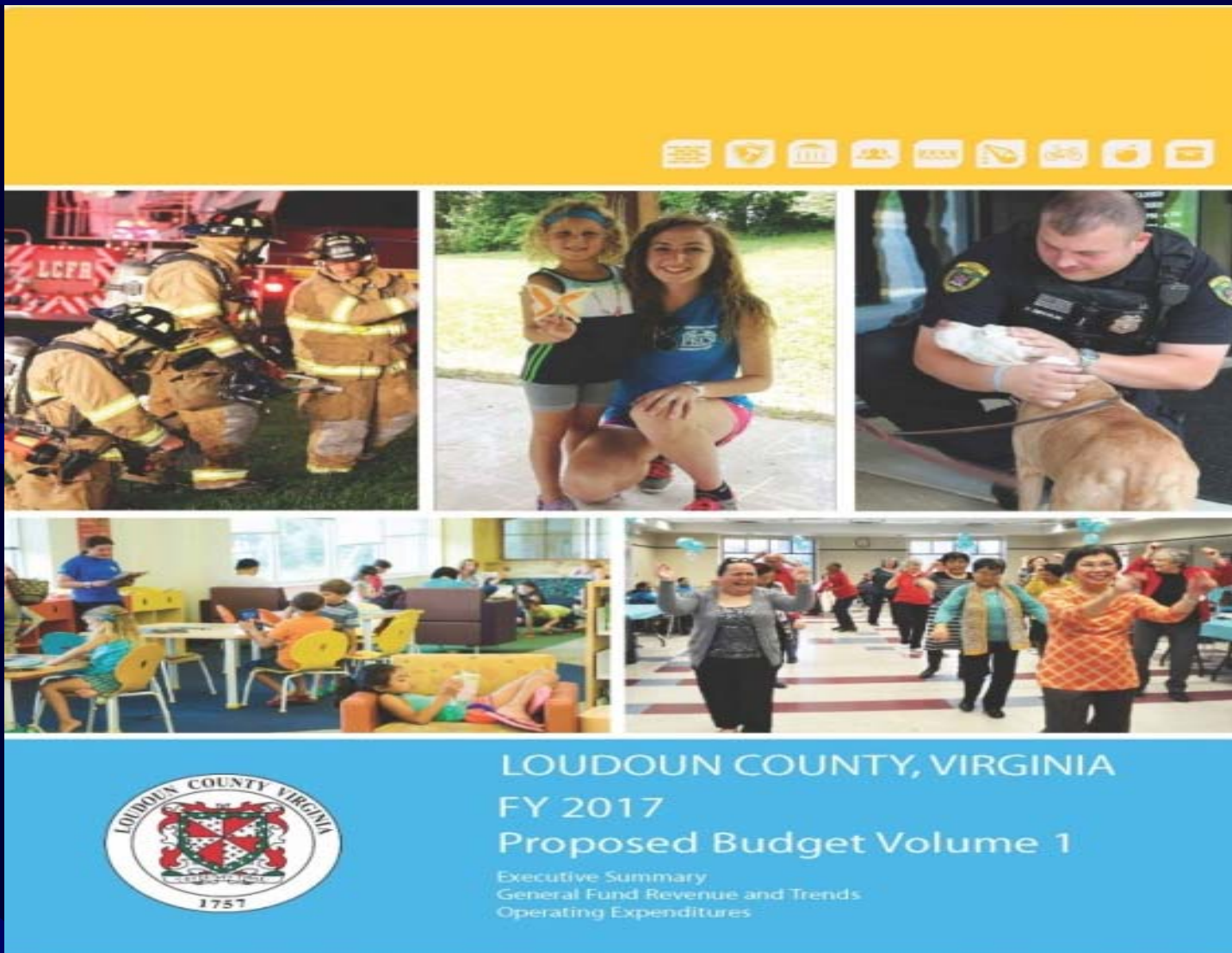
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7. Topic Area: Quality Development



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8. Topic Area: Fiscal Management



9. Topic Area: Growth Management



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9. Topic Area: Growth Management



Stakeholders Committee

Stakeholder Committee consisting of approximately 26 representatives:

- **Two (2) Planning Commissioners (Chair and Vice Chair of the Task Force)**
- **Nine (9) Board-appointed citizens**
- **Fifteen (15) interest-specific members**

Second Decision Point Stakeholder Committee

- 1. Chamber of Commerce**
- 2. Commercial Real Estate Development Association (NAIOP)**
- 3. Dulles Area Association of Realtors (DAAR)**
- 4. Economic Development Advisory Commission**
- 5. Housing Advisory Board**
- 6. Loudoun Preservation and Conservation Coalition**
- 7. Northern Virginia Regional Parks Authority**
- 8. Northern Virginia Community College Board**
- 9. Northern Virginia Transportation Alliance**
- 10. Rural Economic Development Council (REDC)**
- 11. Northern Virginia Building Industry Association (NVBIA)**
- 12. Piedmont Environmental Council**
- 13. Visit Loudoun**
- 14. Washington Airports Taskforce (WATF)**
- 15. Zoning Ordinance Action Group**

Process/Schedule

• Process and Timeline:

Phase I – Project Preparation (4 Months)

- Plan Charter
- Plan Evaluation
- Stakeholders Committee Formation
- Consultant selection/procurement

Phase II – Plan Development (Months 1 – 13)

- Public Input
- Visioning
- Issues Identification
- Plan /Policy Development
- Public Review
- Plan Refinement

Phase III – Plan Recommendation / Adoption (Months 14-18)

- PC Recommendation
- Board of Supervisors Consideration / Adoption

Phase IV – Plan Implementation

- Comprehensive Zoning Ordinance Amendment
- Small Area Plans
- Capital Improvement Projects
- Design Guidelines

***Board Decision
Point to proceed
with Plan
Development***

Community Engagement Characteristics

- **Open and inclusive (Equal Opportunity To Participate)**
- **In-Person and On-Demand input opportunities (On-Line Public Meetings)**
- **Three sets of four meetings at key locations (12 Total Outreach Meetings)**

Resources / Support Needs

- **Use of consultants and resources to support:**
 - **Transportation Planning**
 - **Technical Planning Assistance**
 - **Economic Analysis & Fiscal Impacts**
 - **Outreach / Public Engagement**



One County
Our Future

Get Engaged
Stay Engaged



QUESTIONS?