LOUDOUN COUNTY

LONG-TERM FORECASTS: POPULATION DISTRIBUTION MAP SERIES

COG ROUND 8.2 COOPERATIVE FORECASTS

DEPARTMENT OF PLANNING
APRIL 12, 2013

INTRODUCTION

This Loudoun County report, "Long-Term Forecasts: Population Distribution Map Series", covers Loudoun County's forecasts for COG Round 8.2, which the County submitted to the Metropolitan Washington Council of Governments (COG) on February 20, 2013. The forecasts cover the time period of 2010 to 2040 and are developed at the Traffic Analysis Zone level (TAZ). The County has 282 TAZs.

Included in this report are a series of dot maps showing the population distribution of Loudoun County from 2010 to 2040. Each dot on a dot map represents 25 people. A TAZs population is represented by the random placement of dots within the TAZ, with the exception of dots being excluded from major floodplains. For each ten-year time frame there are a series of three maps. The first map in the series of three is the population distribution at the beginning year (e.g. 2020), with the distribution shown with red dots. The second map shows where the growth is expected to occur over the next ten years (e.g. growth from 2020 to 2030), with the distribution shown with green dots. The third map shown the population at the beginning year combined with the distribution in growth over the following ten years, which in essence compares the population at the beginning and the end of the ten-year period.

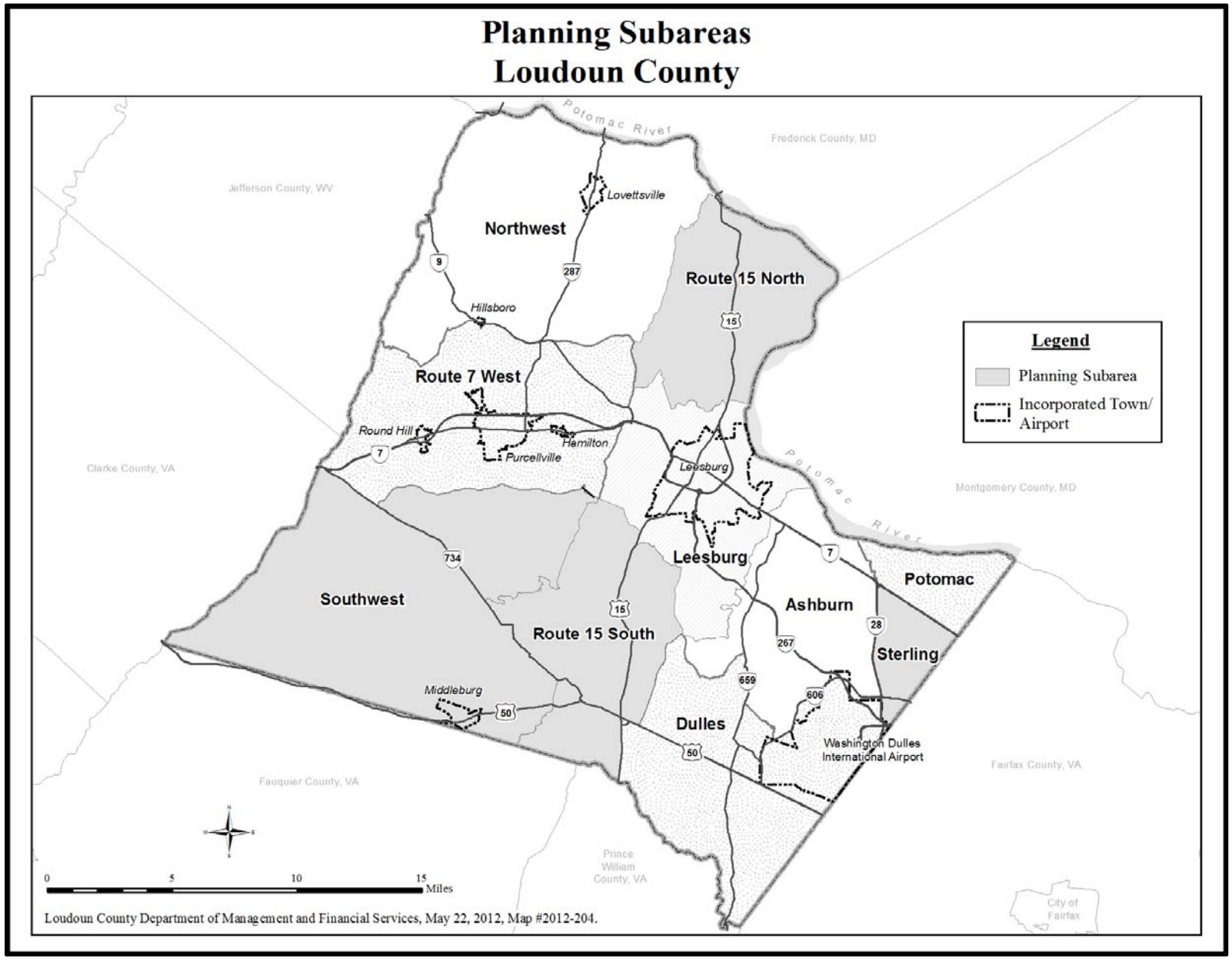
COUNTY PROFILE

Loudoun County is located 25 miles west of Washington, DC. The County is approximately 520 square miles in size. It is considered part of the Northern Virginia area and the Washington D.C. Metropolitan Statistical Area (MSA). The Washington D.C. MSA includes the Virginia Counties of Arlington, Clarke, Fairfax, Fauquier, Prince William, Spotsylvania, Stafford and Warren; the Virginia Cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas and Manassas Park; along with multiple jurisdictions in Maryland and West Virginia. Since the opening of Dulles International Airport in 1962, new business and residential development has transformed and dominated the County's historically agricultural economy; particularly in the eastern portion. Loudoun County was the fifth fastest growing county in the United States between 2000 and 2010, with its population increasing 84 percent. According to the Loudoun County Department of Planning, the County's 2013 population is estimated to be 339,123, an increase of 8.6% since 2010. Loudoun County is ranked the 17th fastest growing County in the United States between 2010 and 2012. The eastern portion of the County is developing rapidly as a result of its proximity to Dulles Airport and the Washington metropolitan area. The western portion of the County, bordered by the Blue Ridge Mountains to the west and the Potomac River to the north, maintains a rural and historical environment.

ABOUT THE COUNCIL OF GOVERNMENTS COOPERATIVE FORECASTS

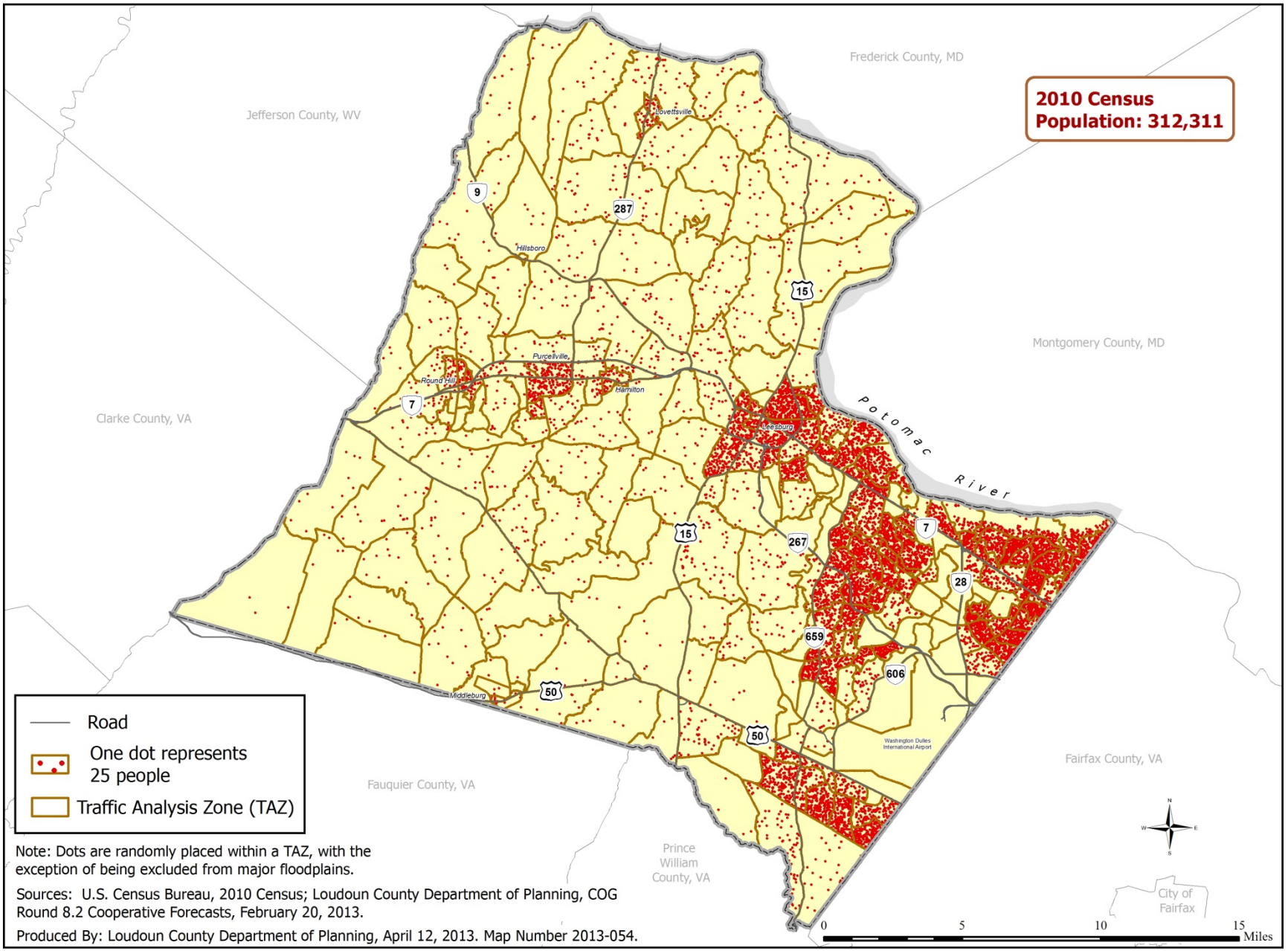
Forecasts of local and regional population, households, and employment are developed through a cooperative process involving COG and its member jurisdictions. The Washington D.C. region is divided into small TAZ geographies for the region's forecasting process. Forecasts are generally updated on an annual basis to account for changes in market conditions, rezonings, and comprehensive plan amendments. The latest forecast series is COG Round 8.2. The COG Round 8.2 TAZ forecasts for those TAZs in Loudoun were developed by Loudoun County staff and submitted to COG on February 20, 2013.

The Loudoun County Fiscal Impact Committee's County and planning subarea forecast guidelines form the basis for Loudoun's TAZ forecasts. A reference map of the planning subareas follows. The Fiscal Impact Committee and COG TAZ forecasts are based on a number of inputs: Decennial Census baseline data; Virginia Employment Commission and other employment source baseline data; existing development; future development consistent with the adopted Revised General Plan and area plans that constitute development policies for guiding future growth in the County; transportation improvements, including the proposed Metro line extension; and other approved and/or planned land and transportation developments. Using these inputs, developing the COG Round 8.2 household, population and employment forecasts for Loudoun County required the analysis of regional and historical trends; the assimilation of assumptions related to the absorption of residential and employment growth; and the anticipated market conditions that will guide the timing of future development as the forecast period through 2040 unfolds.

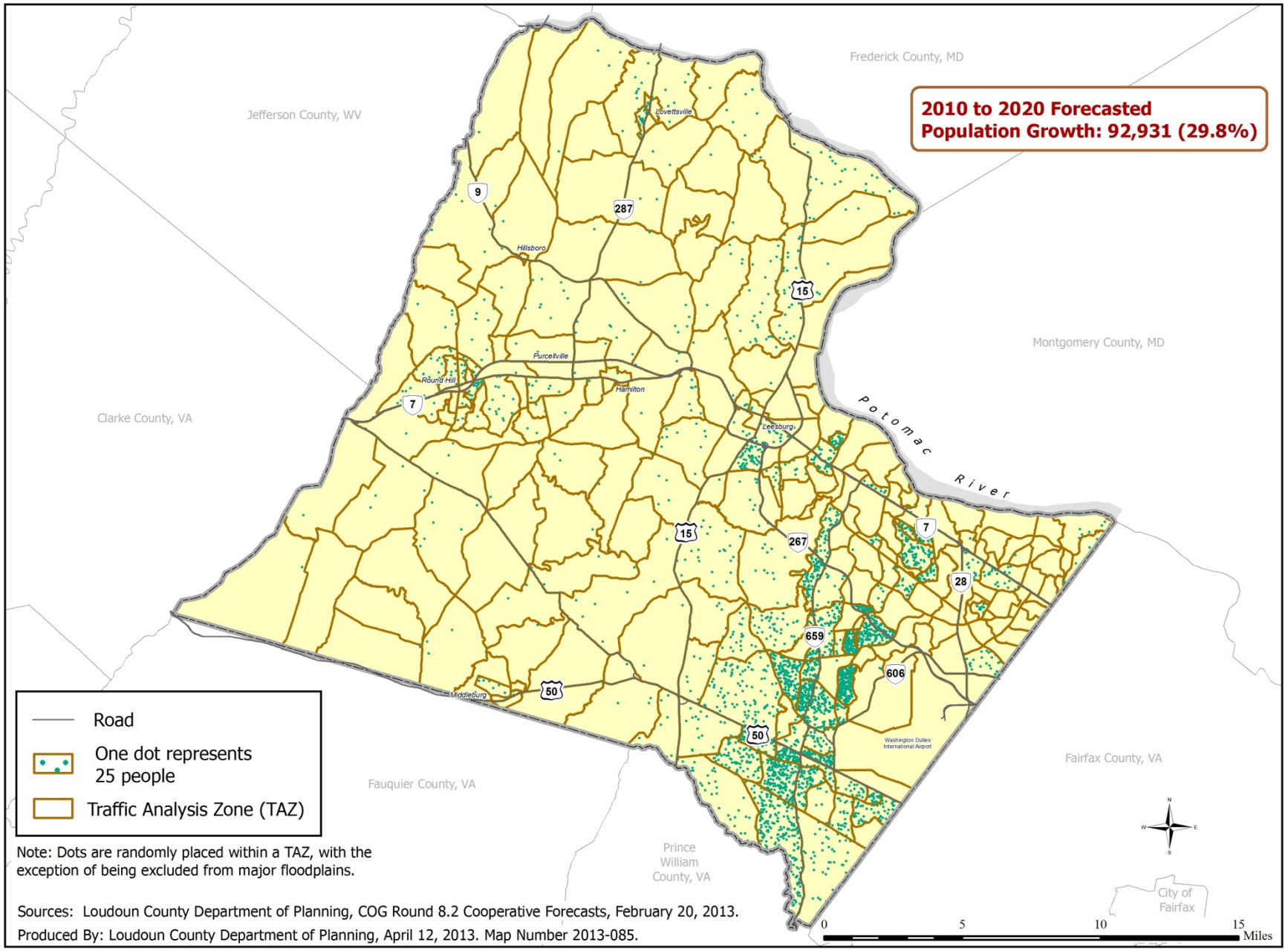

Planning Subareas
Loudoun County
Potomac River
Frederick County, MD
Jefferson County, WV
Lovettsville
Northwest
Route 15 North
Hillsboro
Route 7 West
Round Hill
Hamilton
Purcellville
Leesburg
Clarke County, VA
Potomac River
Montgomery County, MD
Leesburg
Potomac
Southwest
Ashburn
Route 15 South
Sterling
Middleburg
Dulles
Washington Dulles International Airport
Fauquier County, VA
Fairfax County, VA
Prince William County, VA
City of Fairfax
Legend
Planning Subarea
Incorporated Town/ Airport
0 5 10 15 Miles
Loudoun County Department of Management and Financial Services, May 22, 2012, Map #2012-204.

TRAFFIC ANALYSIS ZONES

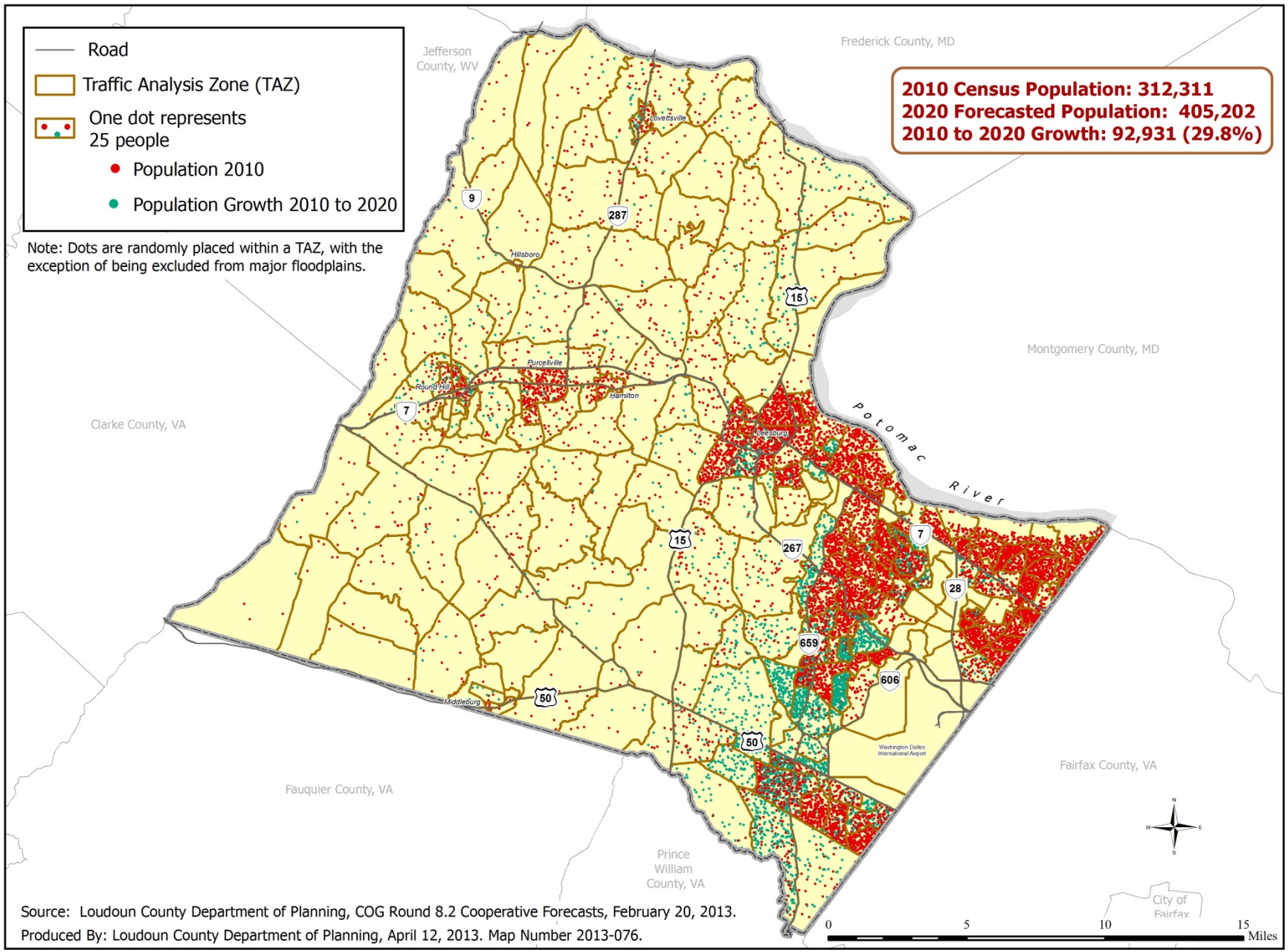
2010 Population Distribution By Traffic Analysis Zone, Loudoun County



2010 to 2020 Population Growth Distribution By Traffic Analysis Zone, Loudoun County

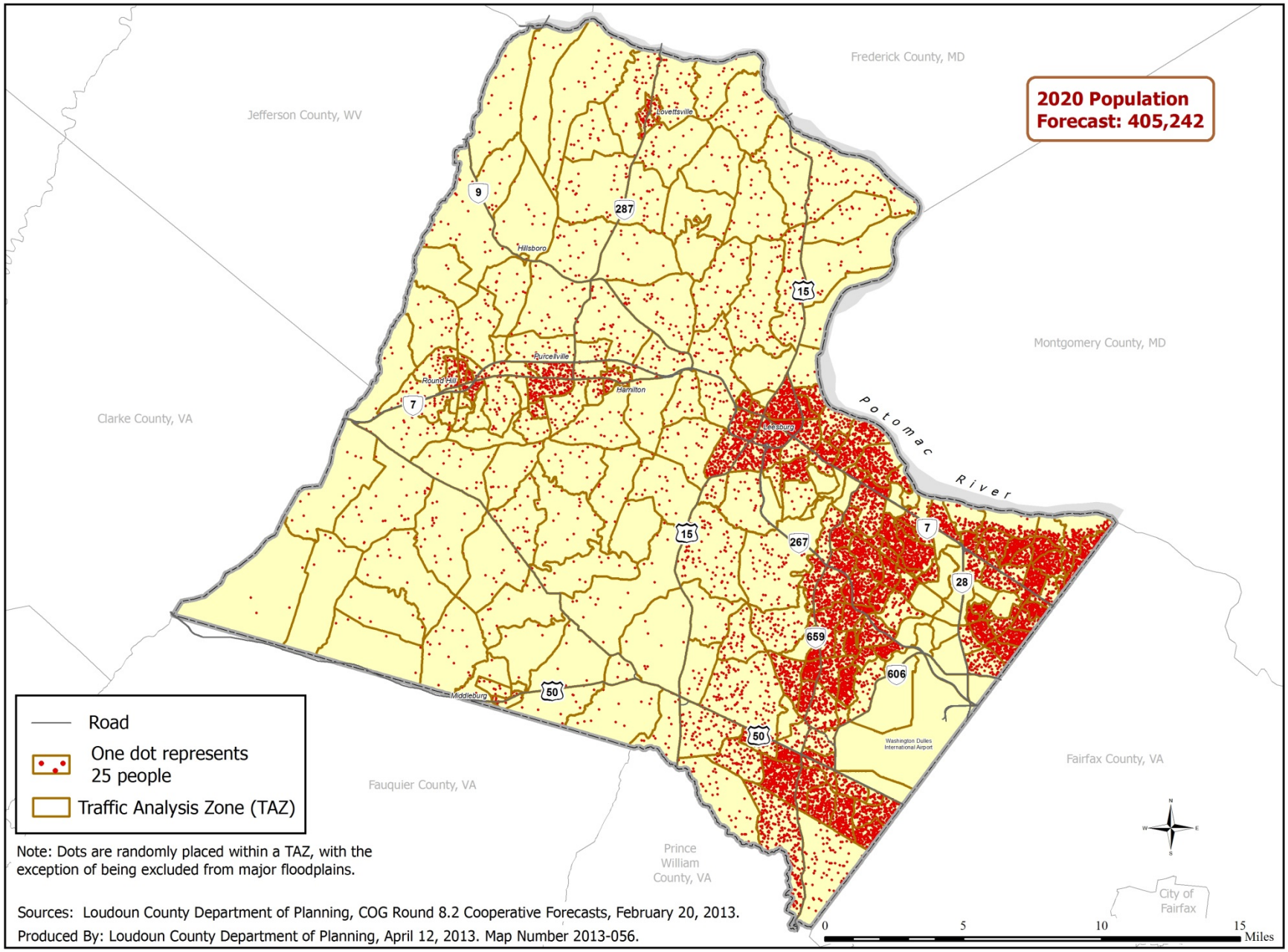


2010 to 2020 Population Distribution By Traffic Analysis Zone, Loudoun County

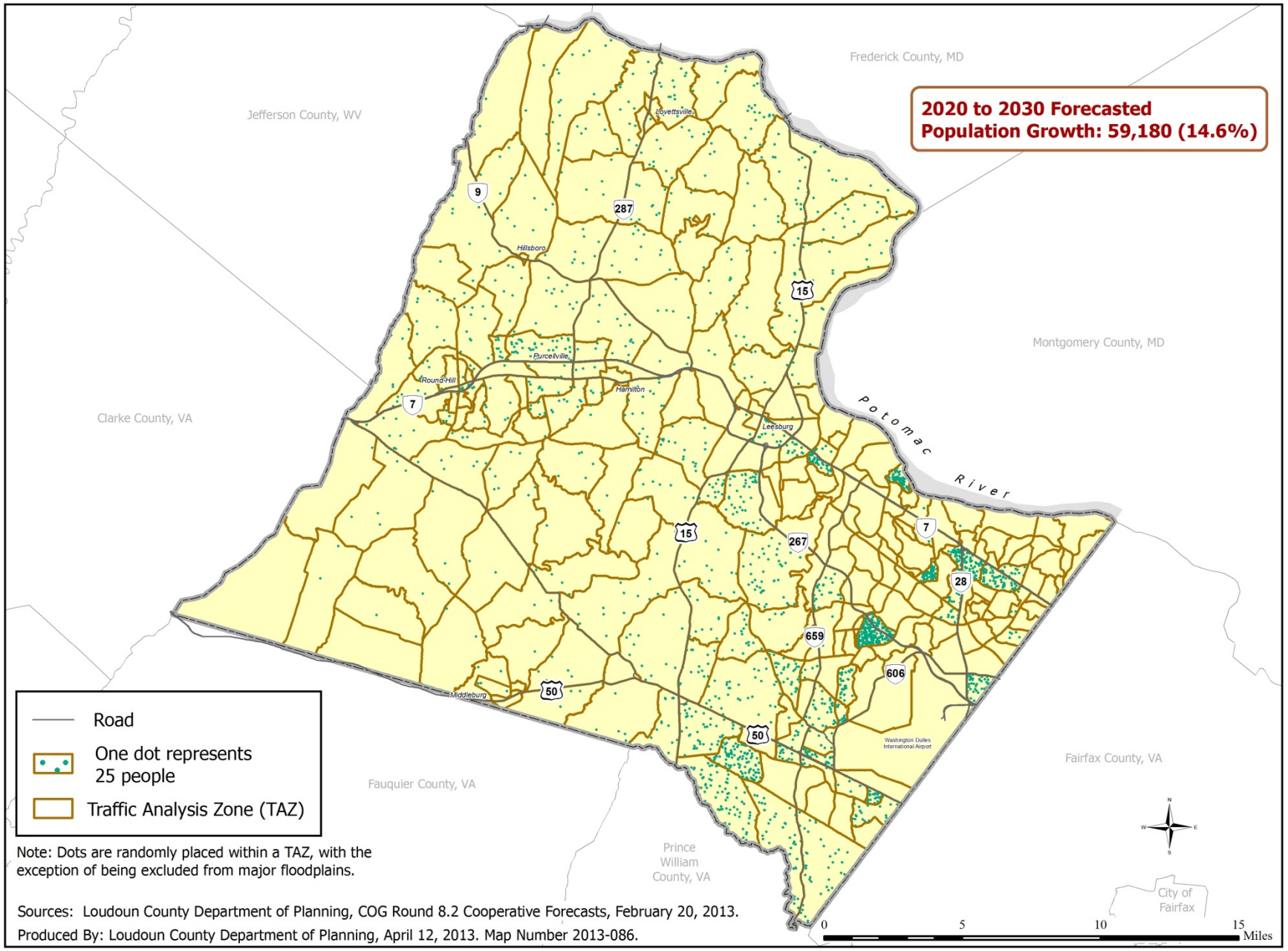


Source: Loudoun County Department of Planning, COG Round 8.2 Cooperative Forecasts, February 20, 2013.
Produced By: Loudoun County Department of Planning, April 12, 2013. Map Number 2013-076.

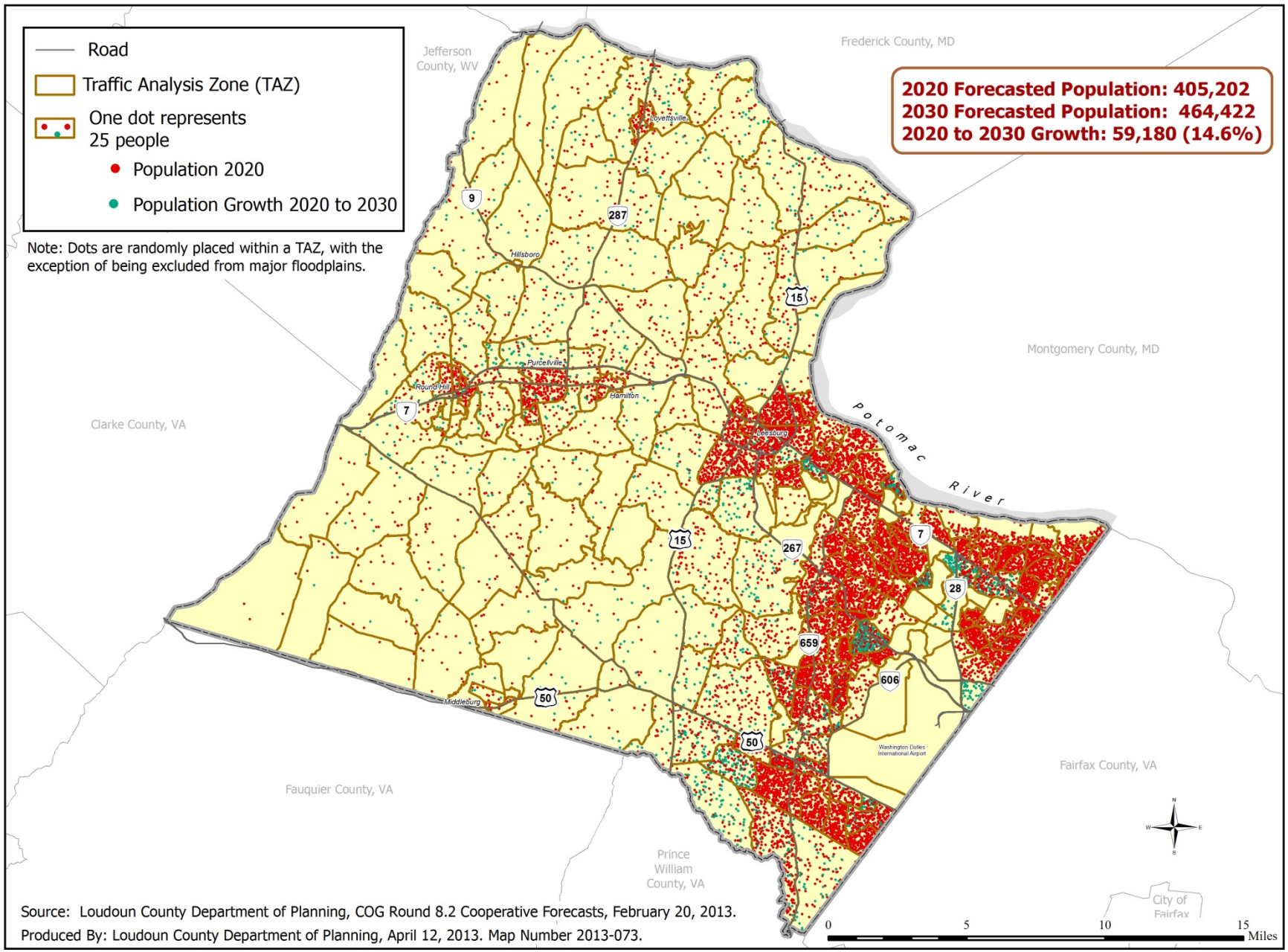
2020 Population Distribution By Traffic Analysis Zone, Loudoun County



2020 to 2030 Population Growth Distribution By Traffic Analysis Zone, Loudoun County

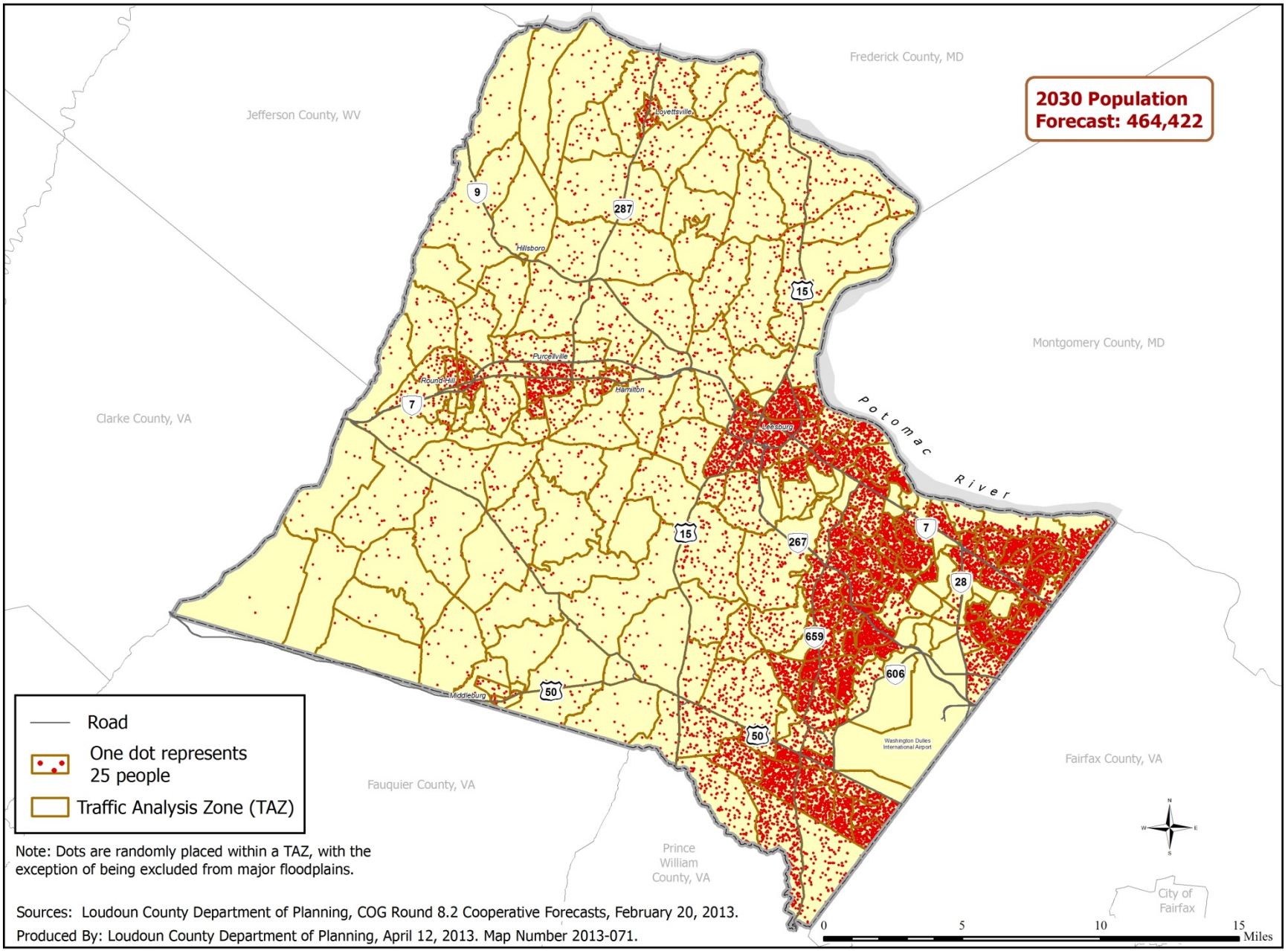


2020 to 2030 Population Distribution By Traffic Analysis Zone, Loudoun County

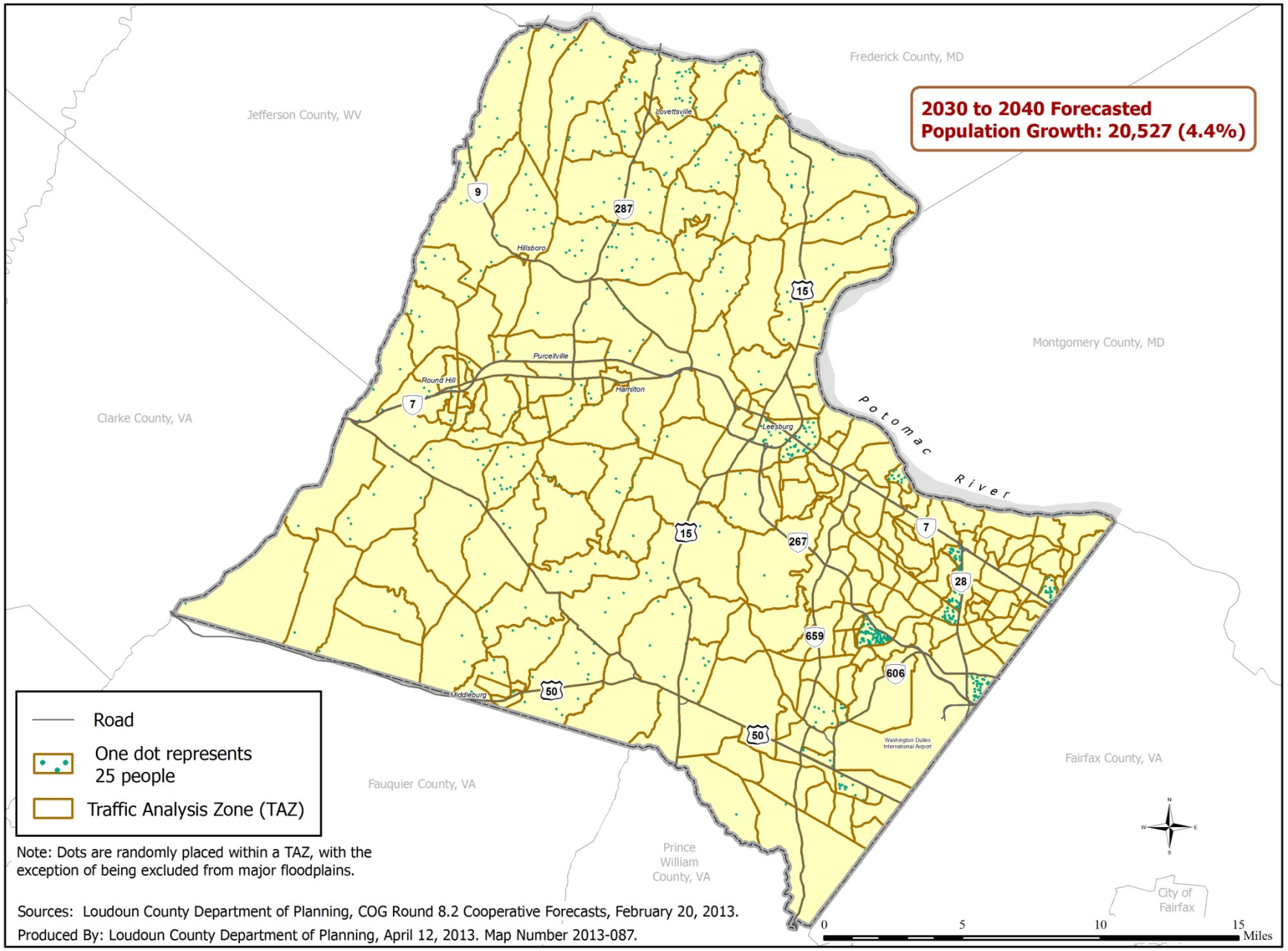


Source: Loudoun County Department of Planning, COG Round 8.2 Cooperative Forecasts, February 20, 2013.
Produced By: Loudoun County Department of Planning, April 12, 2013. Map Number 2013-073.

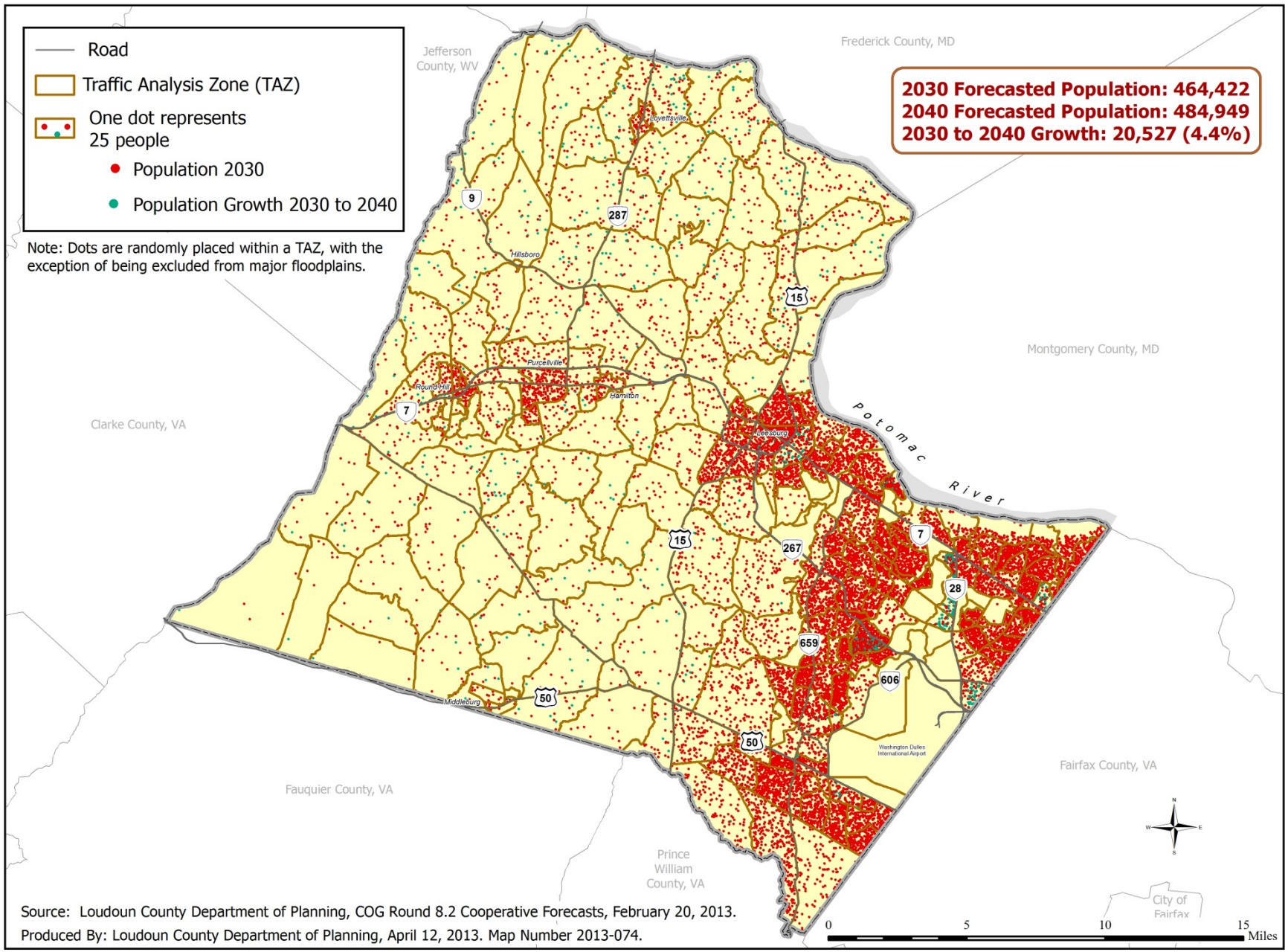
2030 Population Distribution By Traffic Analysis Zone, Loudoun County



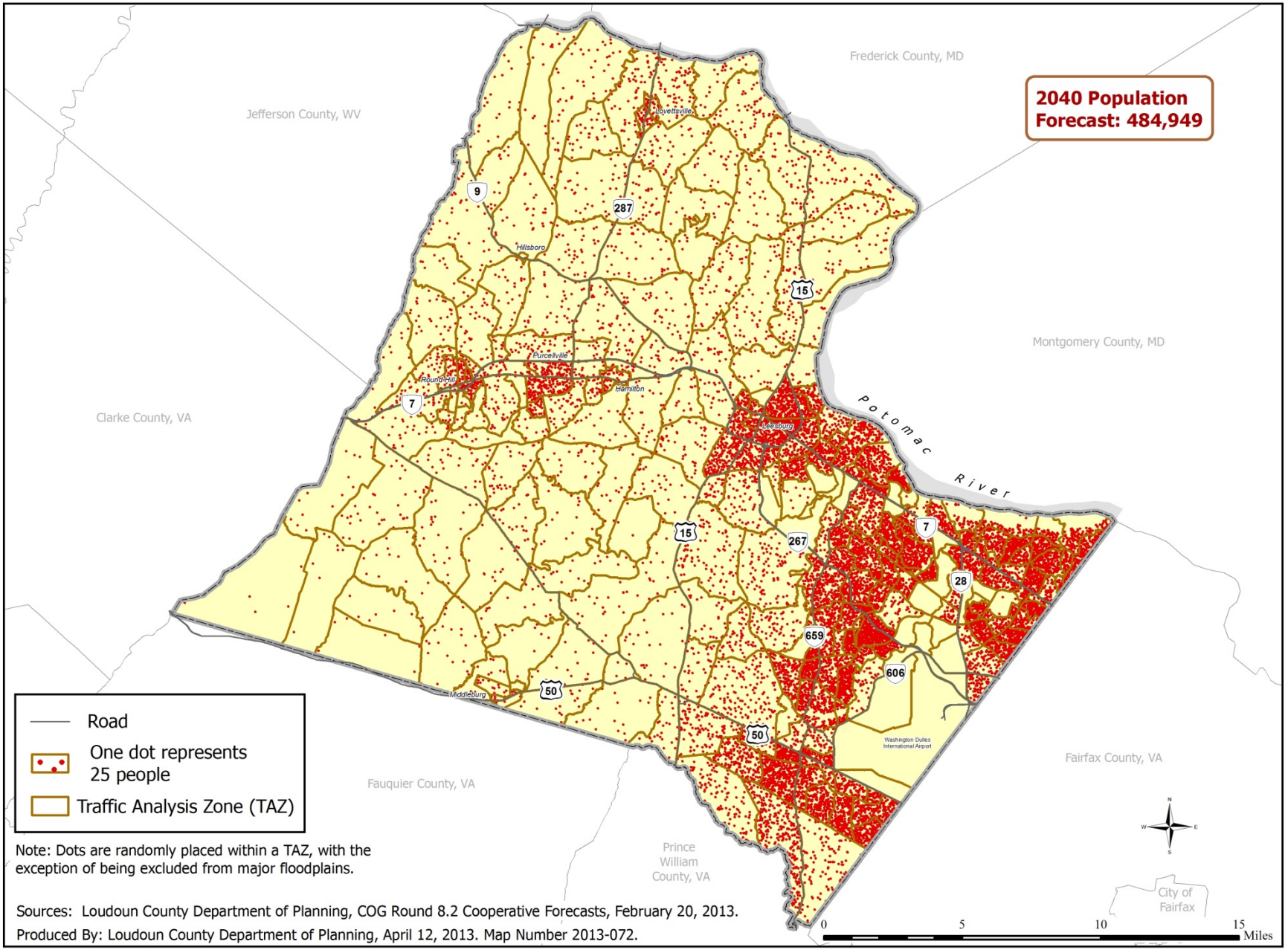
2030 to 2040 Population Growth Distribution By Traffic Analysis Zone, Loudoun County



2030 to 2040 Population Distribution By Traffic Analysis Zone, Loudoun County

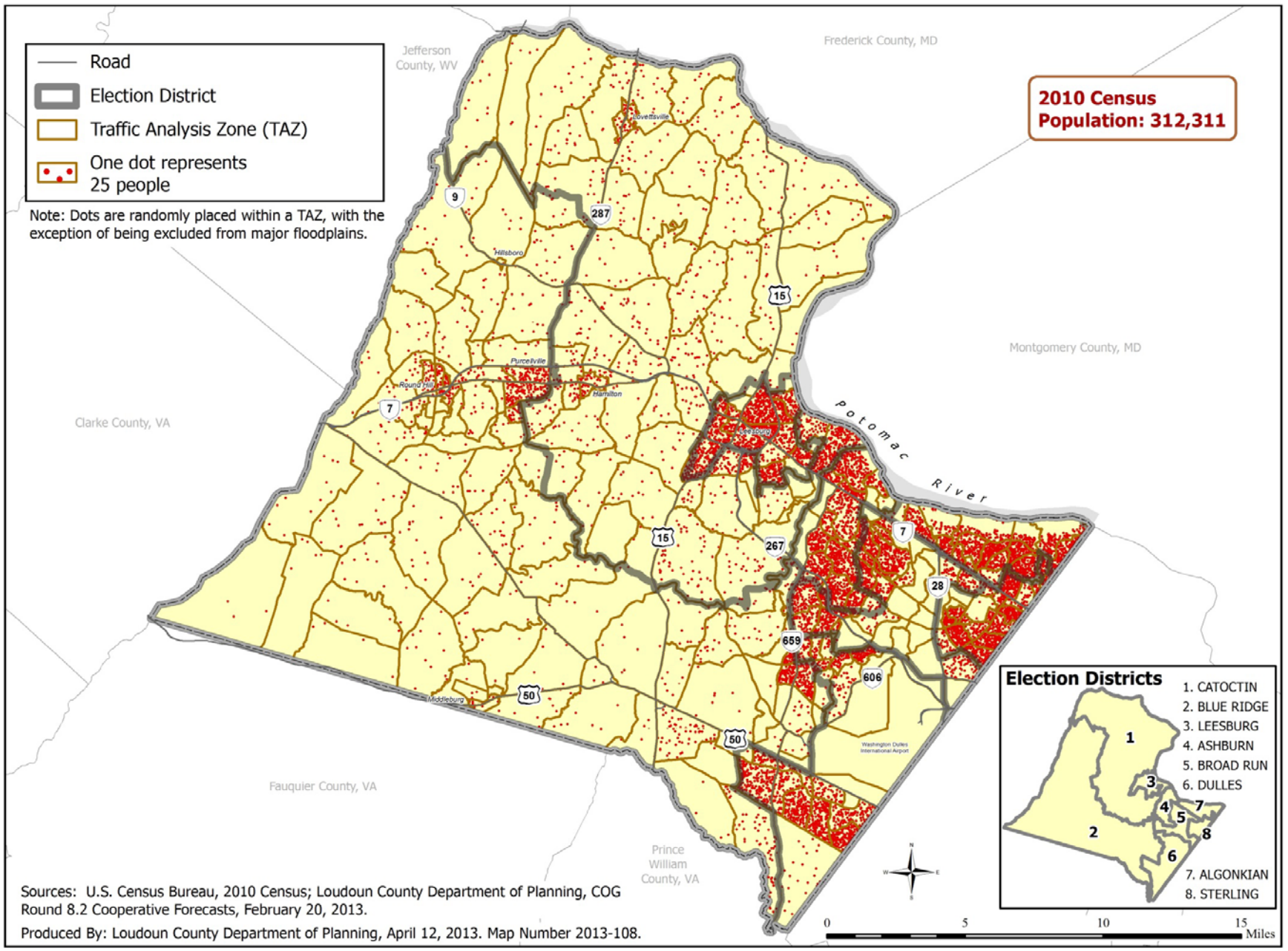


2040 Population Distribution By Traffic Analysis Zone, Loudoun County

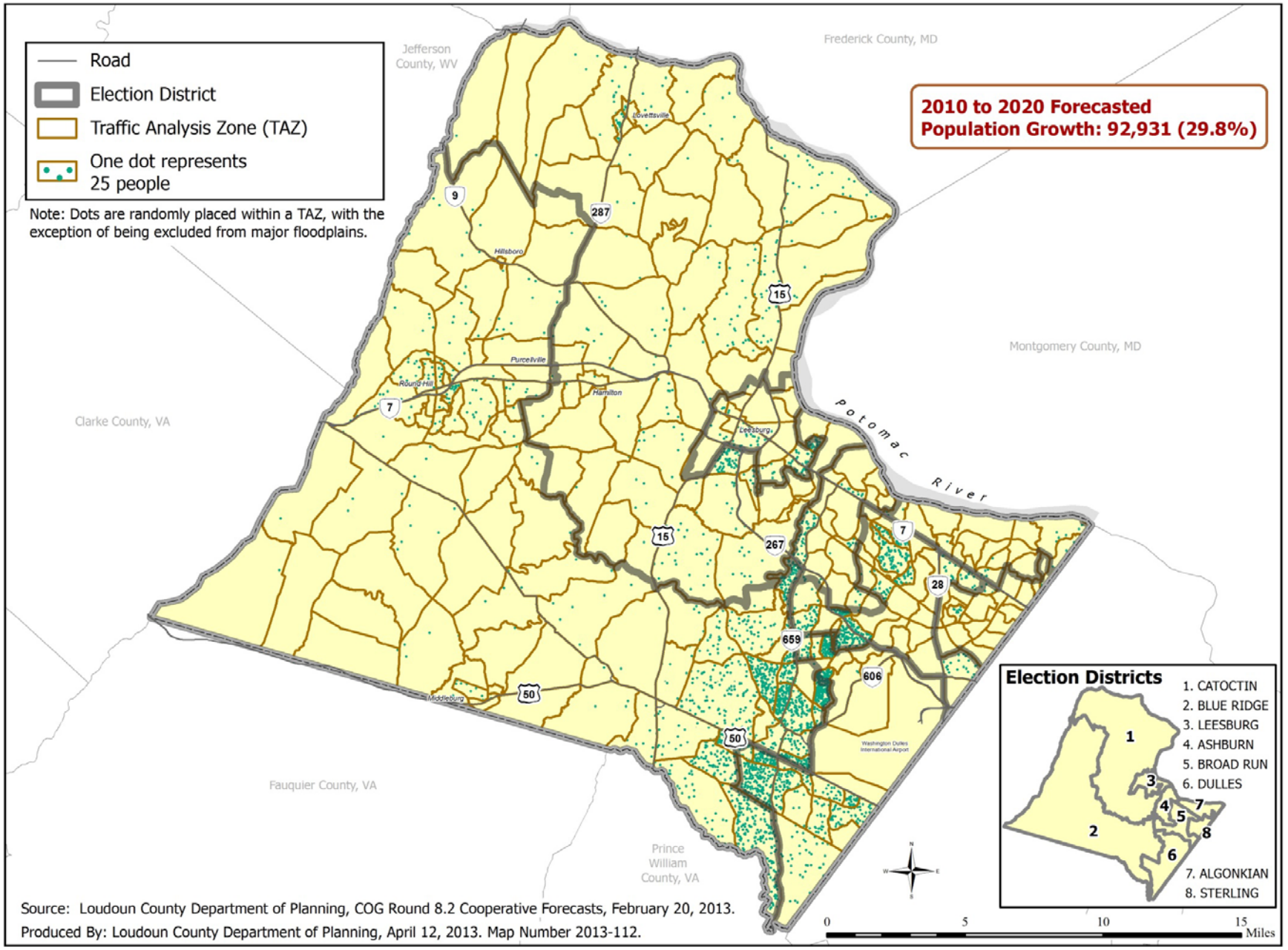


TRAFFIC ANALYSIS ZONES AND ELECTION DISTRICTS

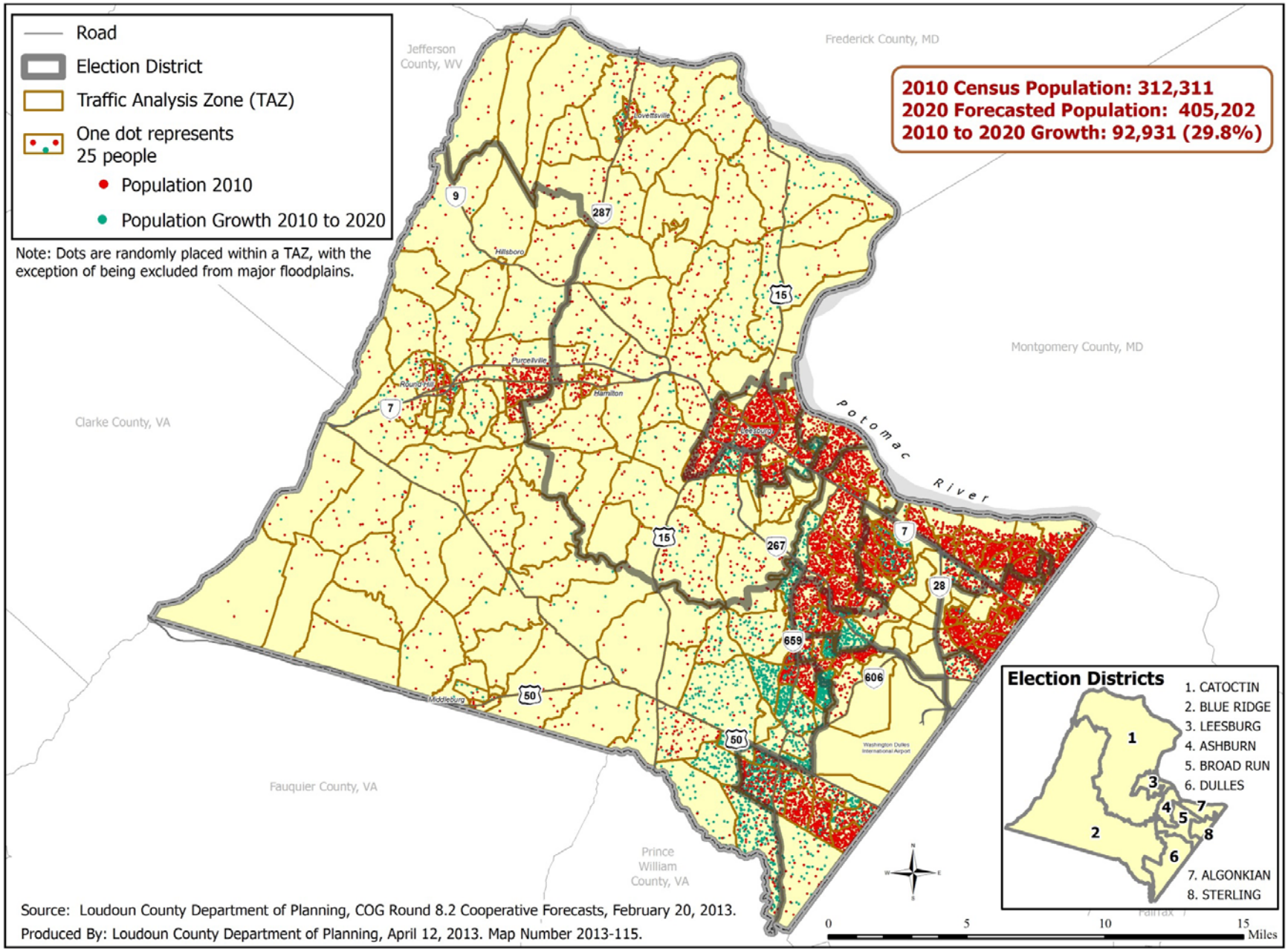
2010 Population Distribution By Traffic Analysis Zone, Loudoun County



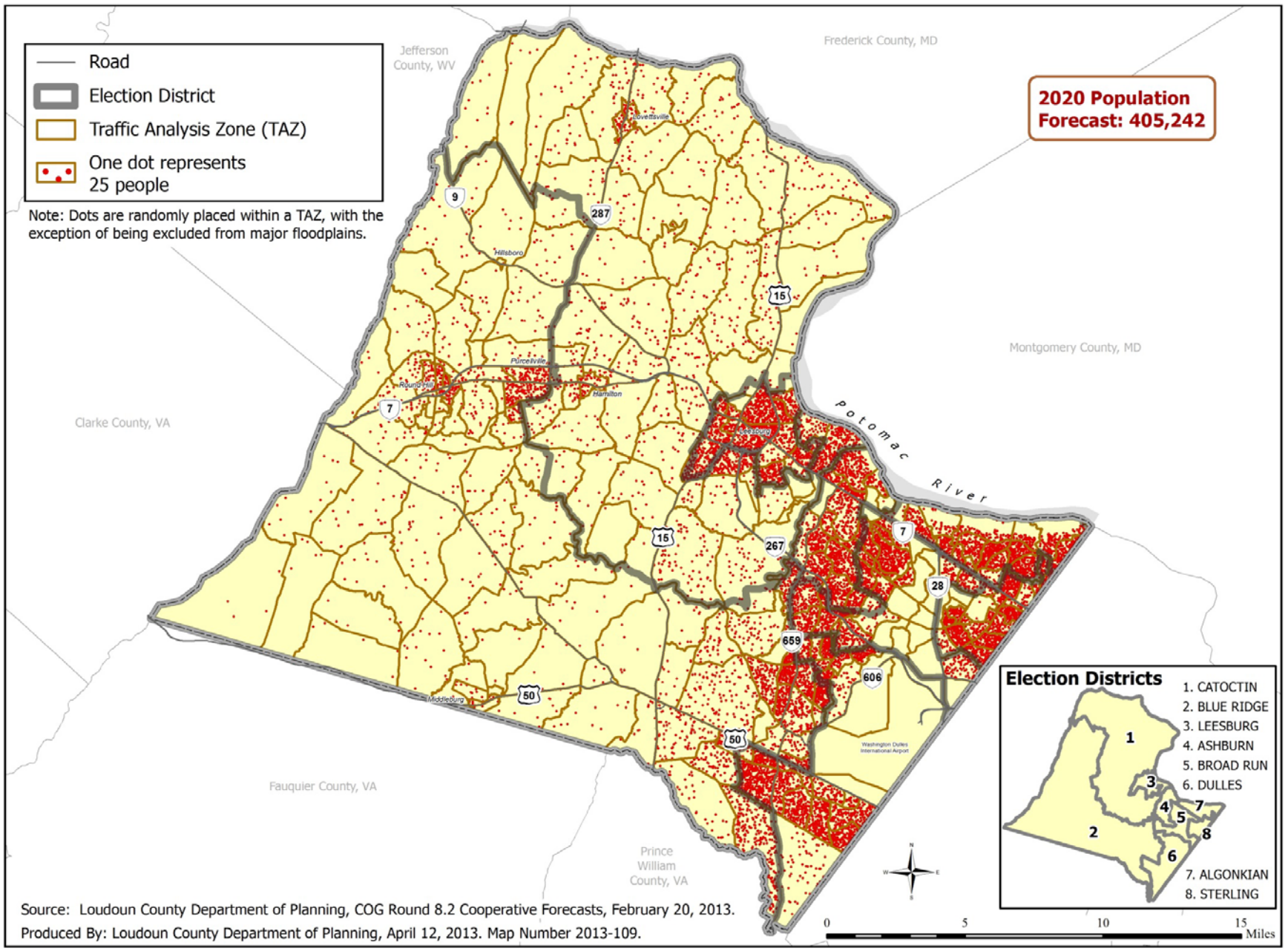
2010 to 2020 Population Growth Distribution By Traffic Analysis Zone, Loudoun County



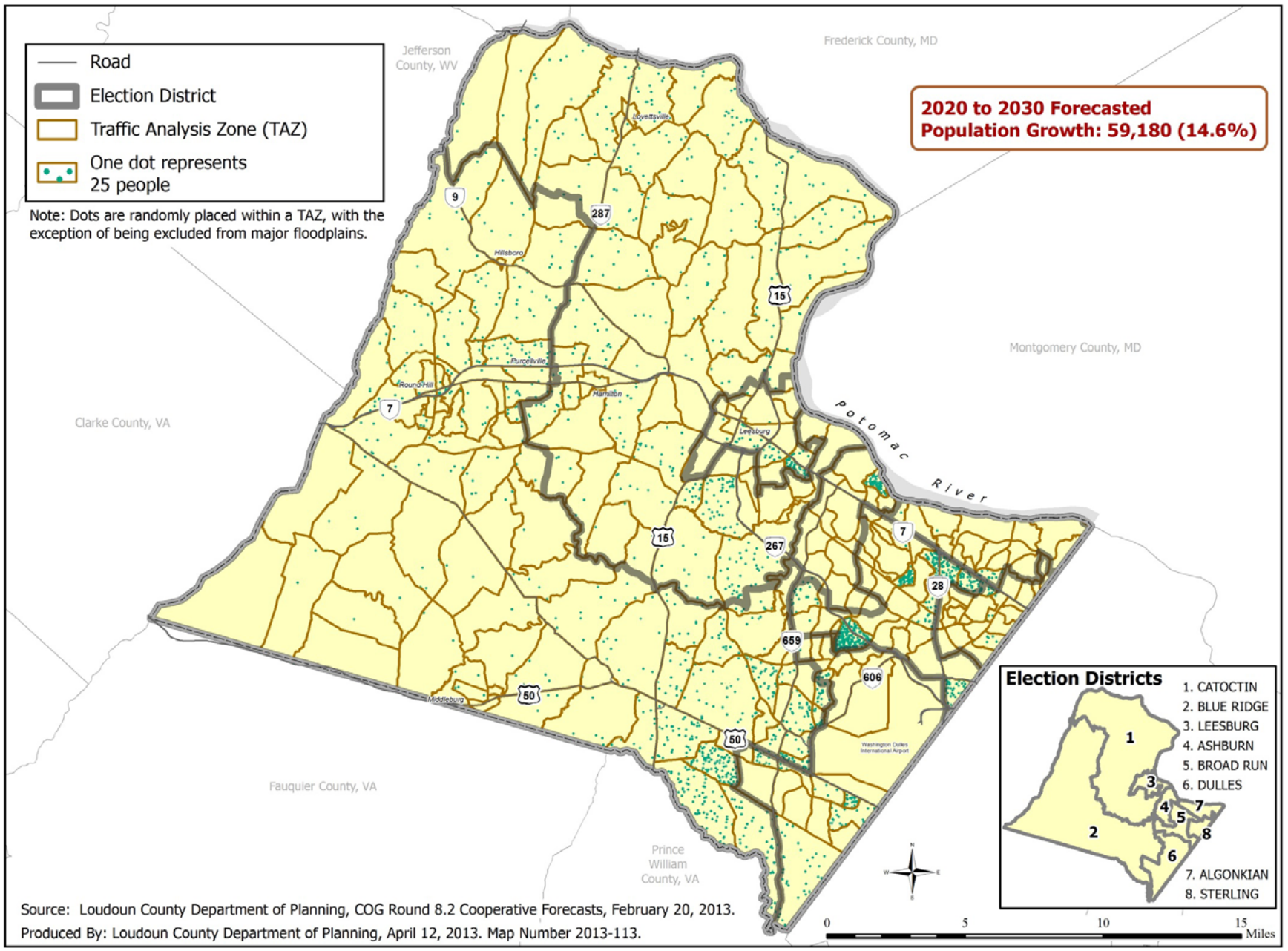
2010 to 2020 Population Distribution By Traffic Analysis Zone, Loudoun County



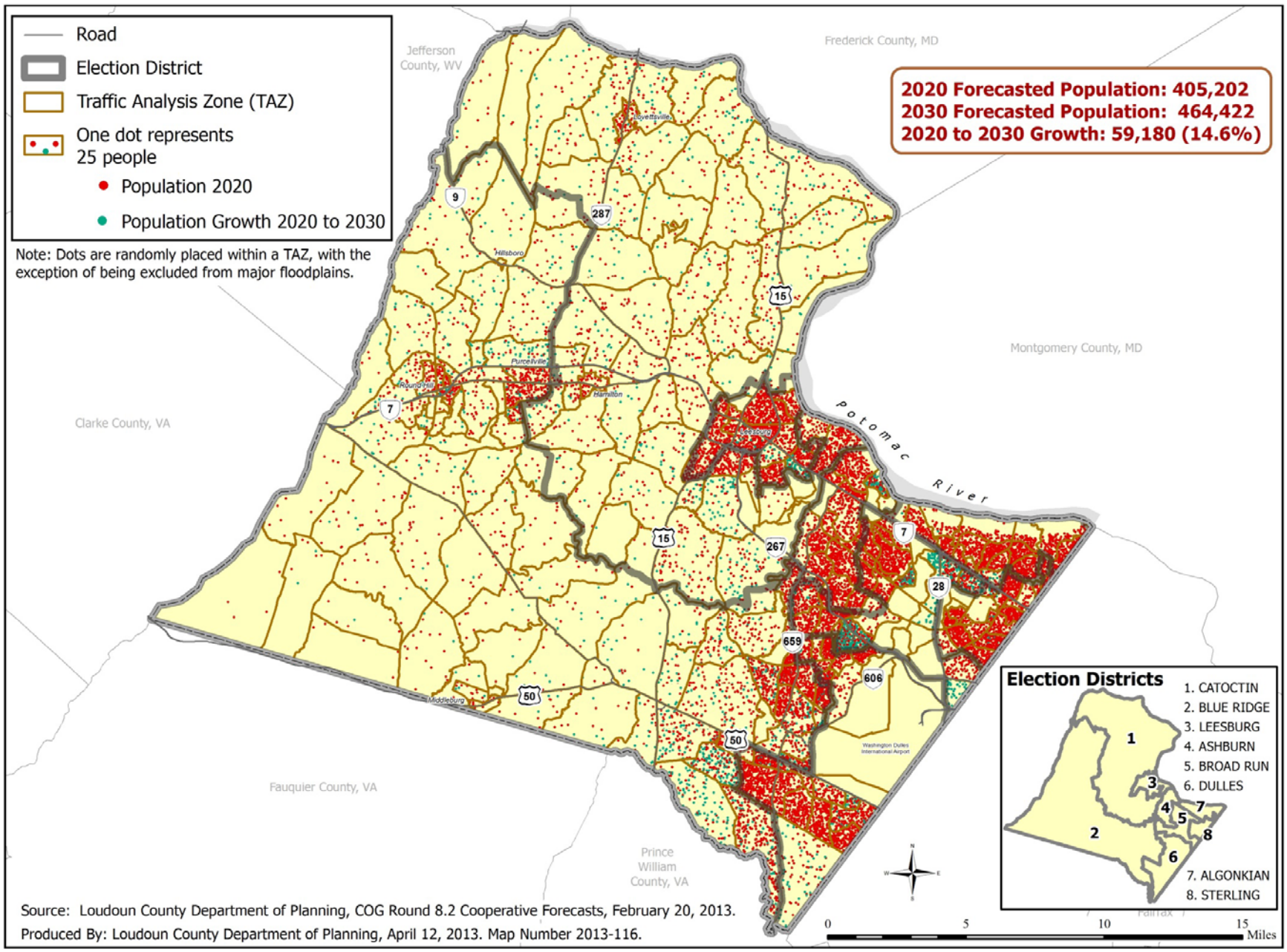
2020 Population Distribution By Traffic Analysis Zone, Loudoun County



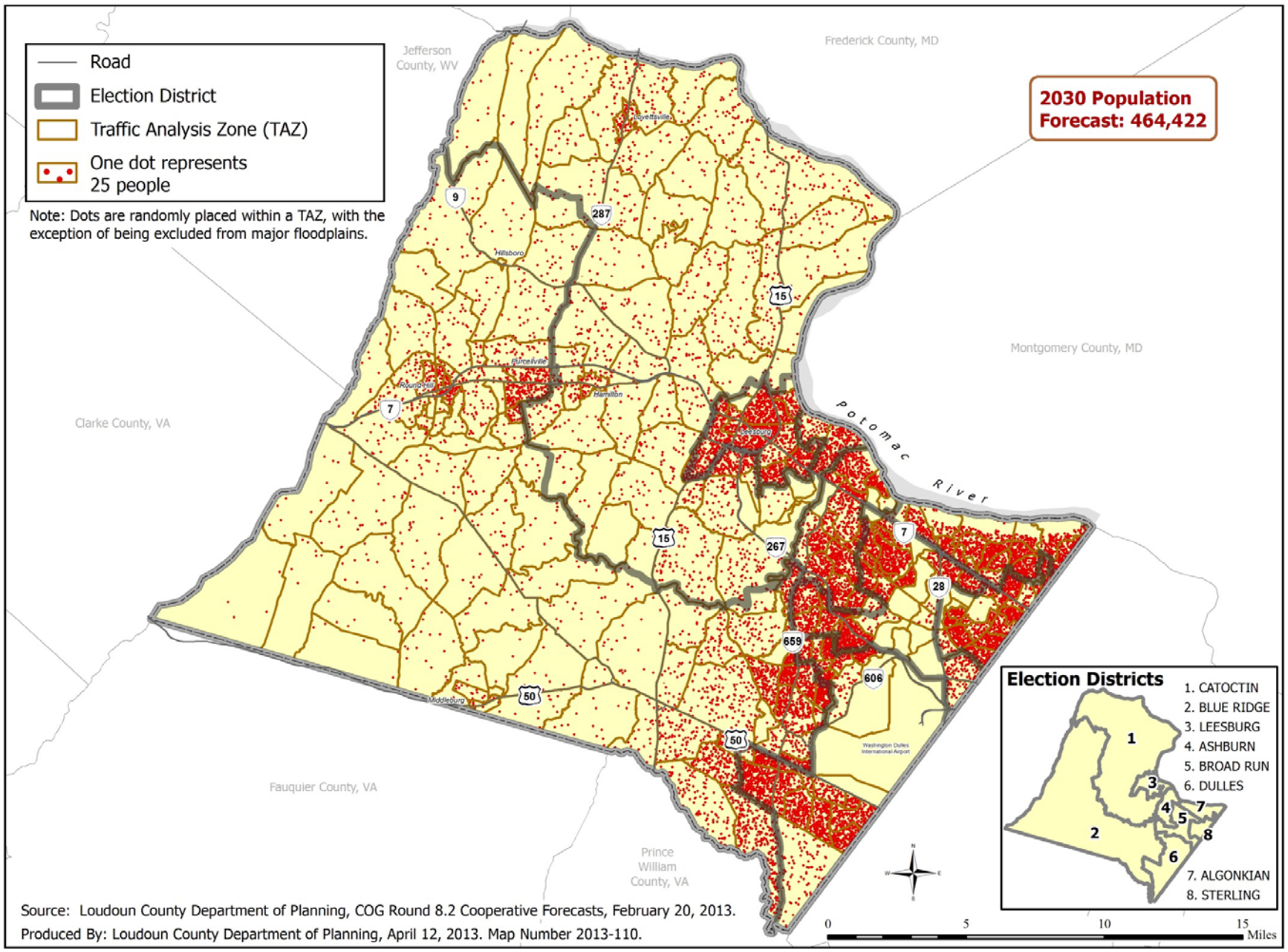
2020 to 2030 Population Growth Distribution By Traffic Analysis Zone, Loudoun County



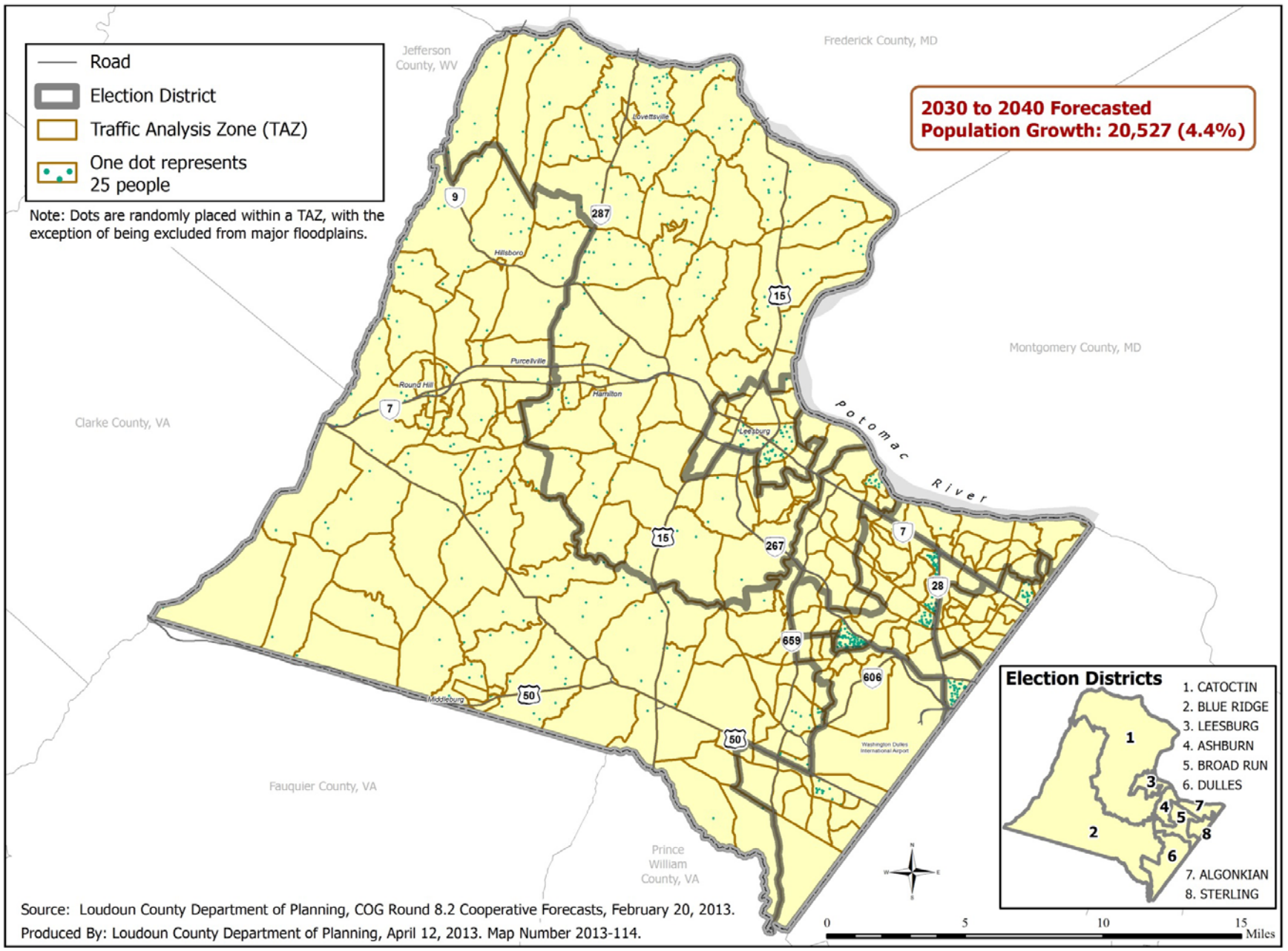
2020 to 2030 Population Distribution By Traffic Analysis Zone, Loudoun County



2030 Population Distribution By Traffic Analysis Zone, Loudoun County



2030 to 2040 Population Growth Distribution By Traffic Analysis Zone, Loudoun County



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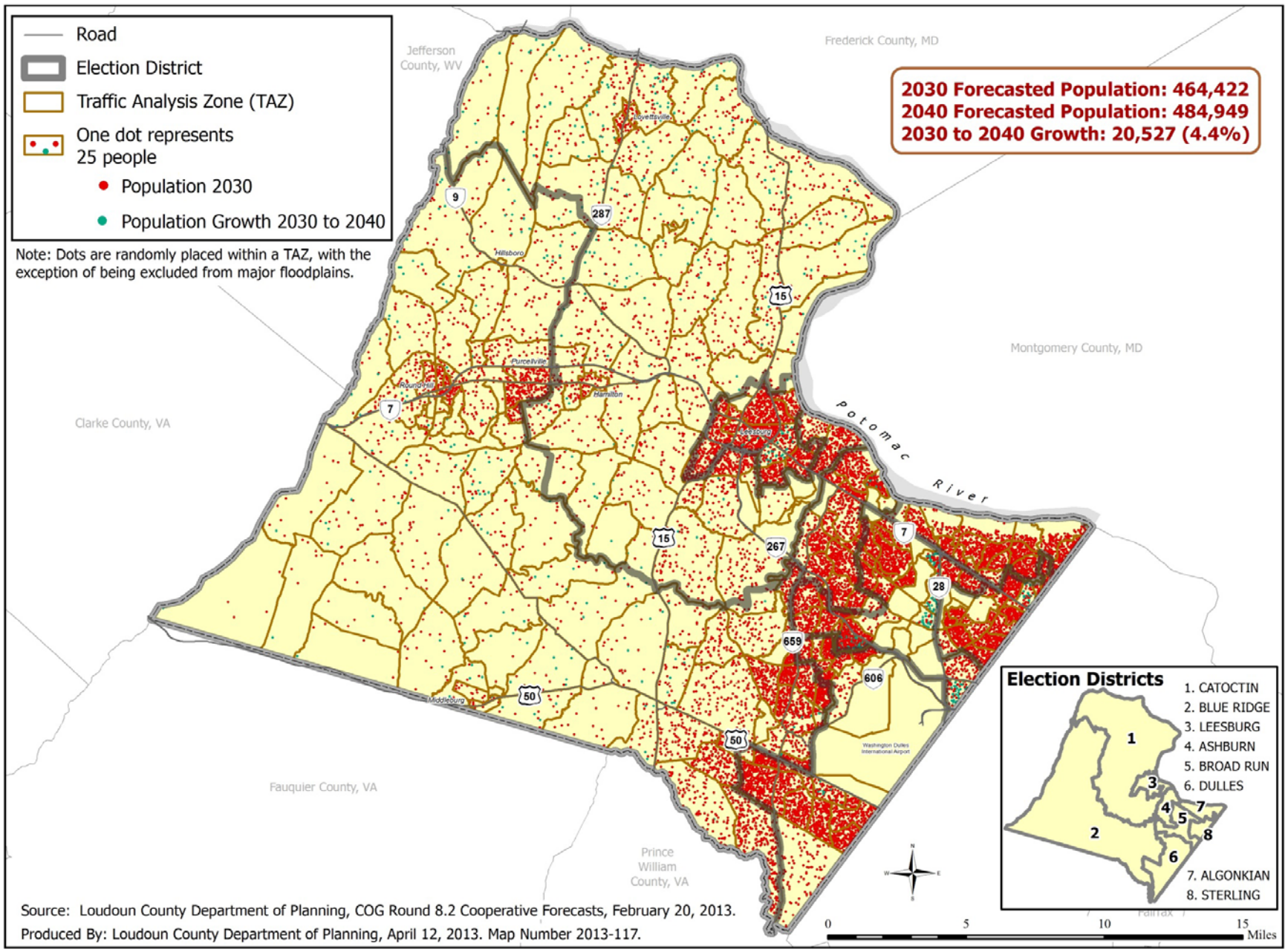
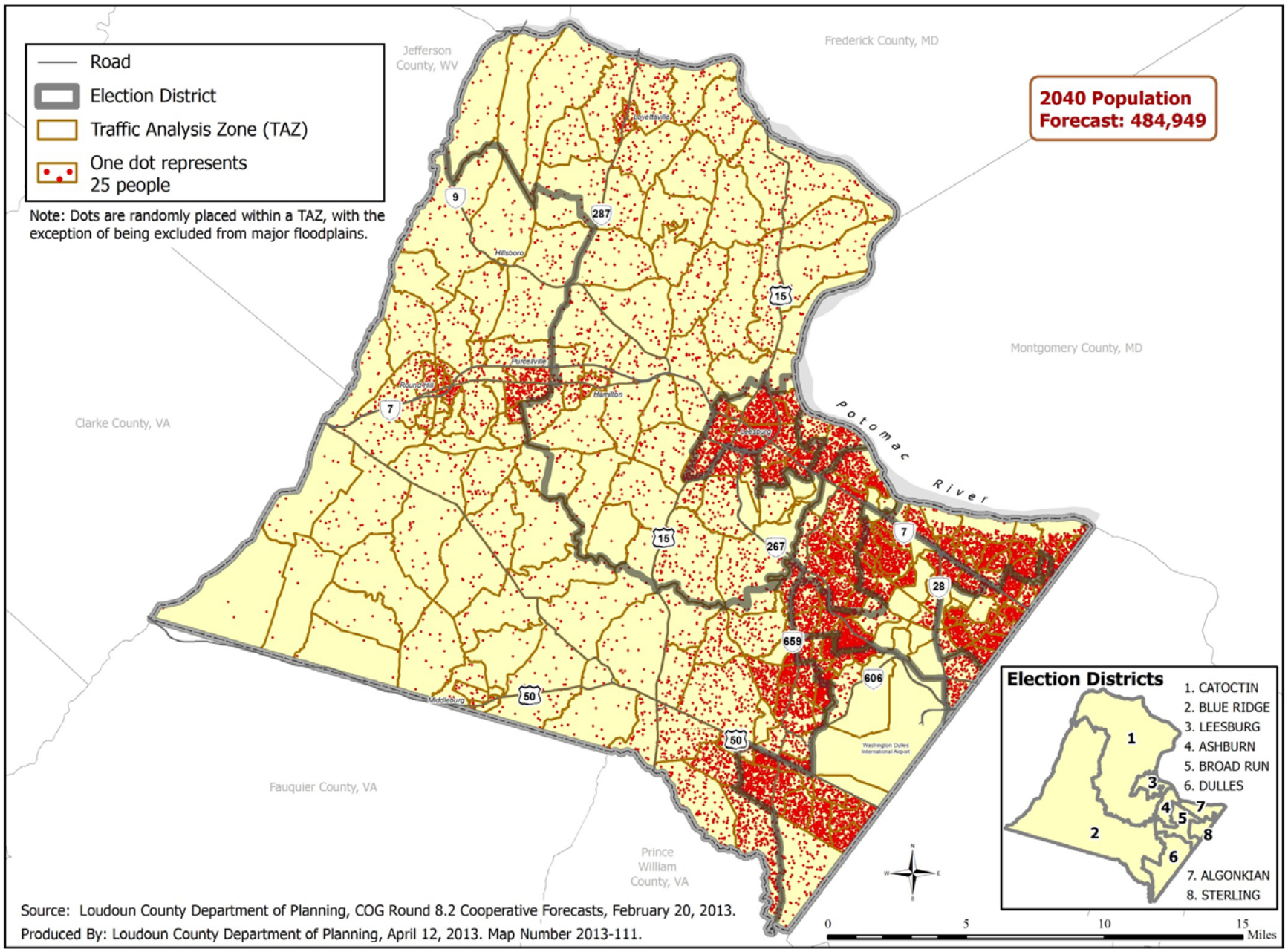


2040 Population Distribution By Traffic Analysis Zone, Loudoun County



Source: Loudoun County Department of Planning, COG Round 8.2 Cooperative Forecasts, February 20, 2013.
Produced By: Loudoun County Department of Planning, April 12, 2013. Map Number 2013-111.