



Leesburg District News

Kristen C. Umstatt
Leesburg District Supervisor



Dear Leesburg Resident,

I hope everyone enjoyed the 29th Annual Leesburg Flower & Garden Festival last weekend! It is a great way to celebrate the beginning of spring.



[Ride Free on Loudoun Transit to Metro Stations in May](#)

Beginning Wednesday, May 1st and continuing through May 31st passengers will ride free on Loudoun Transit buses that provide connections to the Wiehle-Reston East and West Falls Church Metrorail stations. The free rides

will be available on all Loudoun Transit routes that serve Metrorail stations. Bus schedules can be found [online](#).

Anyone interested in exploring better ways to commute to work is encouraged to contact Loudoun Commuter Services, which provides personalized trip planning for anyone looking to save time, money, or reduce the stress of commuting. Complete a brief survey so that we can help you find the best commute possible to and from work. For filling out the survey, you will be eligible to win one of five \$100 nursery gift cards. The deadline to enter is May 15th. More information is [online](#) or by calling 703-771-5665.

[Loudoun 2019 Comprehensive Plan](#)

We had a good turnout at the two comprehensive plan public hearings on Wednesday, April 24th and Saturday, April 27th. The vast majority of the 220 speakers expressed opposition to key parts of the draft plan, especially the proposed significant increase in housing. Even many of those who acknowledged Loudoun's lack of affordable or workforce housing questioned whether the additional housing being proposed would be affordable for households making Loudoun's median income or less. A few speakers pointed out that in the last 30 years, housing in Loudoun has increased by much more than the regional average, but it has become less and less affordable. Thank you to all who attended and voiced their opinions.

At the April 24th meeting, the Board of Supervisors changed the name of the draft Loudoun 2040 Comprehensive Plan, dated March 13th, which was prepared and recommended by the Planning Commission, to the draft Loudoun County 2019 Comprehensive Plan. The name change was to remove the assumption that this plan is for the next 20 years. Per state code, the Board should be reviewing the comprehensive plan every 5 years.

If you could not attend the scheduled public hearings, you can still speak to the Board at the business meetings on May 7th and May 23rd at 6:30 pm. These sessions are limited to 60 minutes total so advanced sign-up is recommended by calling the Clerk at 703-777-0200. At the May 23rd business meeting, an additional public input session is included at the beginning of the agenda at 5:00 pm, which is limited to 8 speakers who must sign up in advance by calling the Clerk. Another way to reach the Board is to e-mail us at bos@loudoun.gov with your comments. I appreciate and read all of your comments.

The work session on the Loudoun 2019 Comprehensive Plan Urban Policy Area is Wednesday, May 1st at 6:00 pm in the Board Room of the Government Center, 1 Harrison Street in Leesburg. The Board documents

can be found [here](#). Residents are welcome to attend and listen but there will be no public input.

Loudoun 2019 Comprehensive Plan April 3rd Work Session

The development forecasts, travel demand model results, and fiscal impact analysis results were presented and discussed at this work session.

Development Forecasts

Our longstanding, current Revised General Plan uses build out numbers vs. forecasts. The Loudoun 2019 Comprehensive Plan is based on forecasts to reflect a better picture of what to expect for residential and nonresidential development over the next 20 years (2021-2040). Staff says this provides more flexibility in the plan to respond to changing markets, economies, and community needs reducing the need to make major amendments to the plan. But residents have been skeptical about putting too much flexibility in the plan, because they wouldn't know what kind of development could happen and when.

The countywide residential forecast from 2021 to 2040 is depicted in the table below. The numbers are based on the October 23, 2018 draft plan from the Planning Commission compared to the current Revised General Plan. As you can see from the chart below, the projected increase in housing is 91% from the old, existing Revised General Plan to the October 23rd draft of the new plan. This is some of what concerned many of the speakers at the public hearings.

Countywide	SFD	SFA	MF	Total
October 23 Draft Plan	20,260	17,420	18,690	56,370
Revised General Plan	10,510	4,140	14,810	29,460
Difference	9,750	13,280	3,880	26,910

SFD=Single Family Detached, SFA=Single Family Attached (townhomes), MF=Multi-Family (condos)

The countywide nonresidential forecast from 2021 to 2040 is depicted in the table below. Again, the numbers are based on the October 23, 2018 draft plan from the Planning Commission compared to the current Revised General Plan.

Countywide Non-Residential Forecast 2021 through 2040

	Total Square Footage
Revised General Plan	39,412,800
October 23 Draft Plan	50,054,100
Difference	10,641,300

The Metropolitan Washington Council of Governments (COG) predicts the region will need approximately 108,000 more residential units above those units already forecasted under the jurisdiction's current comprehensive plans, by 2040. The Transportation Planning Board informed us that Loudoun County encompasses 8% of the COG region (there are 24 jurisdictions in the COG region). If Loudoun were to accept its "fair share" of regional growth over the next 20 years, we'd be looking at 8,640 new residential units, not the 26,910 recommended in the October 23rd draft.

Kimley Horn completed an unconstrained market demand study in January 2018 that showed the County's future demand for residential units is 30,660 above the current Revised General Plan. This difference constitutes approximately 28% of the regional housing shortage through 2040. The growth in the western regions like Jefferson County, West Virginia is not included in the COG region but it would be helpful to include a projection because there will be significant growth in these jurisdictions.

Travel Demand Model Results

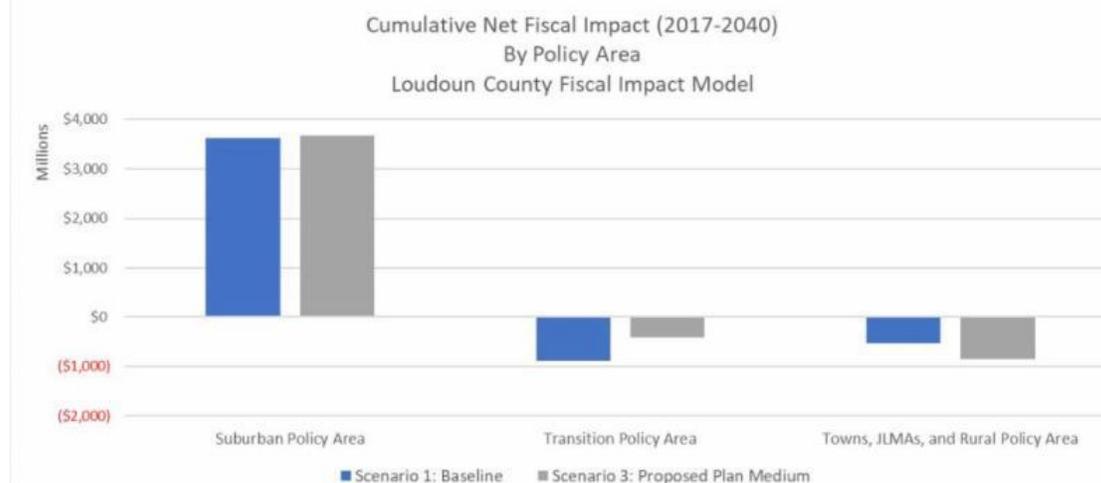
The conclusion from the Kimley Horn study is that the draft Countywide Transportation Plan consists of improvements to an already robust network that largely addresses the travel demand of the October 23rd draft plan. Planned limited access and capacity improvements on Route 7, Route 15, Route 50, and Route 606 will allow corridors to operate with few constraints.

The model made the assumption that all improvements to the network would be completed by 2040. Improvements include roads in the Suburban/Transition Policy Areas that border Fairfax and Prince William Counties which are dependent on neighboring jurisdictions. Board members questioned the notion that the entire transportation network would be built out in 20 years and requested incremental data that does not assume roads will be completed in another County. Kimley Horn will scope out another analysis

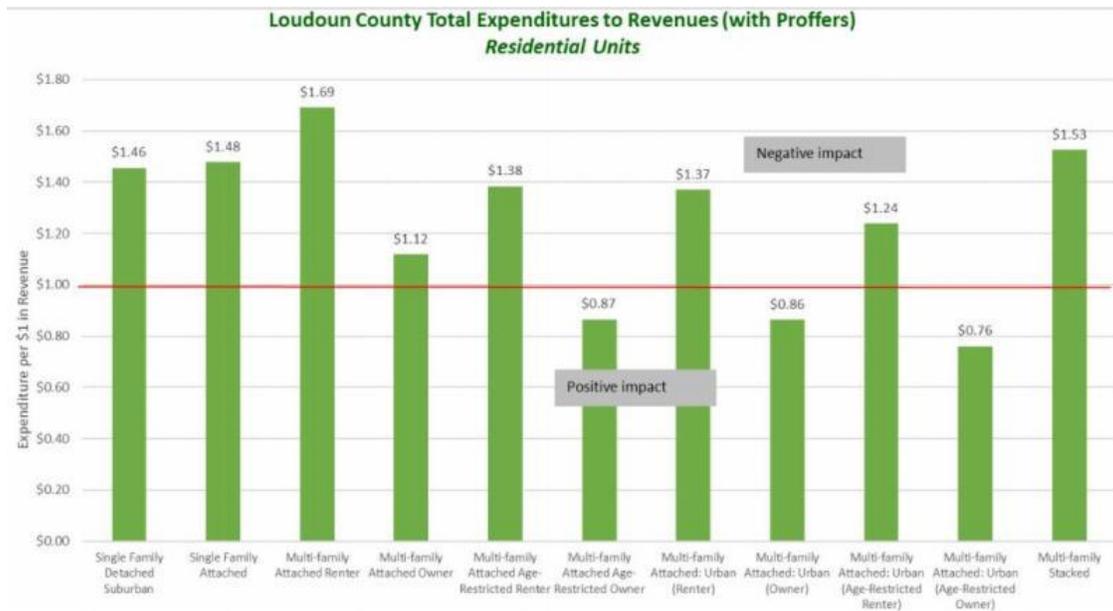
that excludes regional roads and present this data at the Transition Policy Area work session on May 20th.

Fiscal Impact Analysis Results

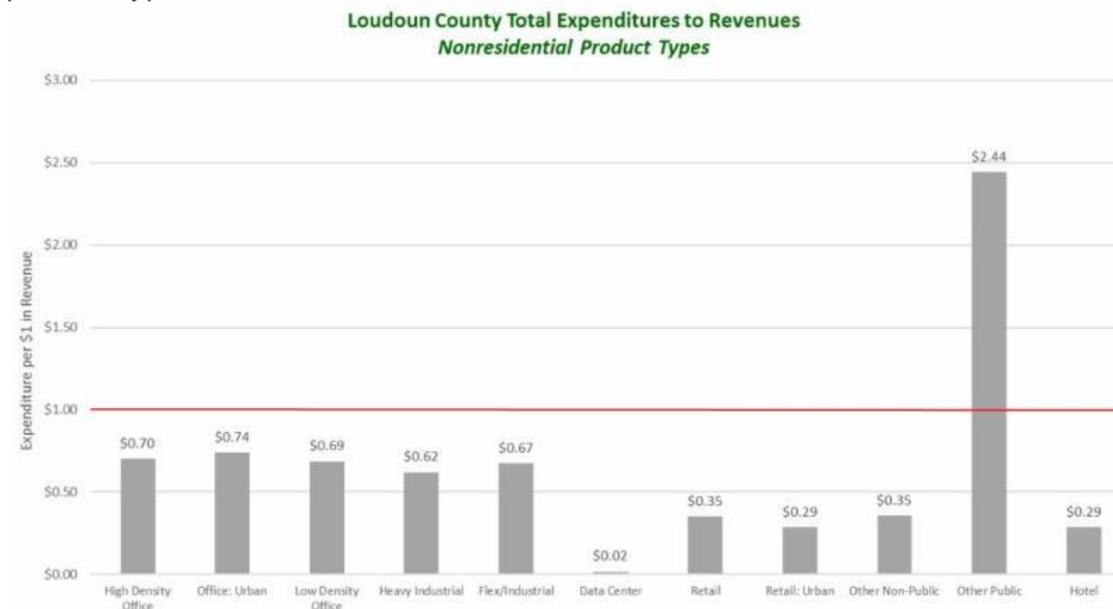
Countywide cumulative net fiscal impacts are positive, with the Suburban Policy Area offsetting the Transition Policy Area and the remainder of the County (Rural Policy Area, Towns and JLMA), where expenditures exceed revenues (see table below). A key driver of the cumulative fiscally positive result is the assumed collection of adequate proffers in the Transition Policy Area and those portions of the Rural Policy Area proposed to move to the Transition Policy Area. Without adequate proffers, the fiscal impact on the County would be negative. It is also assumed that proffers will recover 100% of the capital facilities costs, with the exception of affordable housing units and by-right development, and that these proffers are collected up front at the time development occurs.



Included in this analysis was a white paper that calculated the fiscal impacts of different types of residential and commercial development. The table below shows the total expenditures to revenues of different residential unit types with proffers. Almost all residential units are fiscally negative mainly due to the presence of school children (an exception is owned multi-family units that are age restricted or close to Metro). Even when you include the positive economic impacts of jobs, commercial development and economic output (spending), it does not completely offset the costs to serve residential development.



All nonresidential development generates more in revenues to the County than it requires in expenditures on services, except for governmental tax exempt buildings. I questioned why this product type is included in the fiscal impact analysis. You will see in the table below that data centers generate the most revenues to expenditures compared to all other nonresidential product types.



Transition Policy Area North

In the current Revised General Plan, the Transition Policy Area is a permanently defined policy area to provide a visual and spatial transition between the Suburban Policy Area in the east and the Rural Policy Area to the west with 50 to 70 percent of the land being open space. The Loudoun 2019 Comprehensive Plan, dated March 13th, defines it as visually distinct from adjoining policy areas providing expansive open space with recreational opportunities while accommodating a development pattern that promotes environmental protection, housing diversity, quality design, and economic growth.

The northern part of the Transition Policy Area is located south of the Town of Leesburg Joint Land Management Area (where the Town and County have an agreement to work together on any proposed changes) and the map depicts the following land bays proposed for change in the Loudoun 2019 Comprehensive Plan.

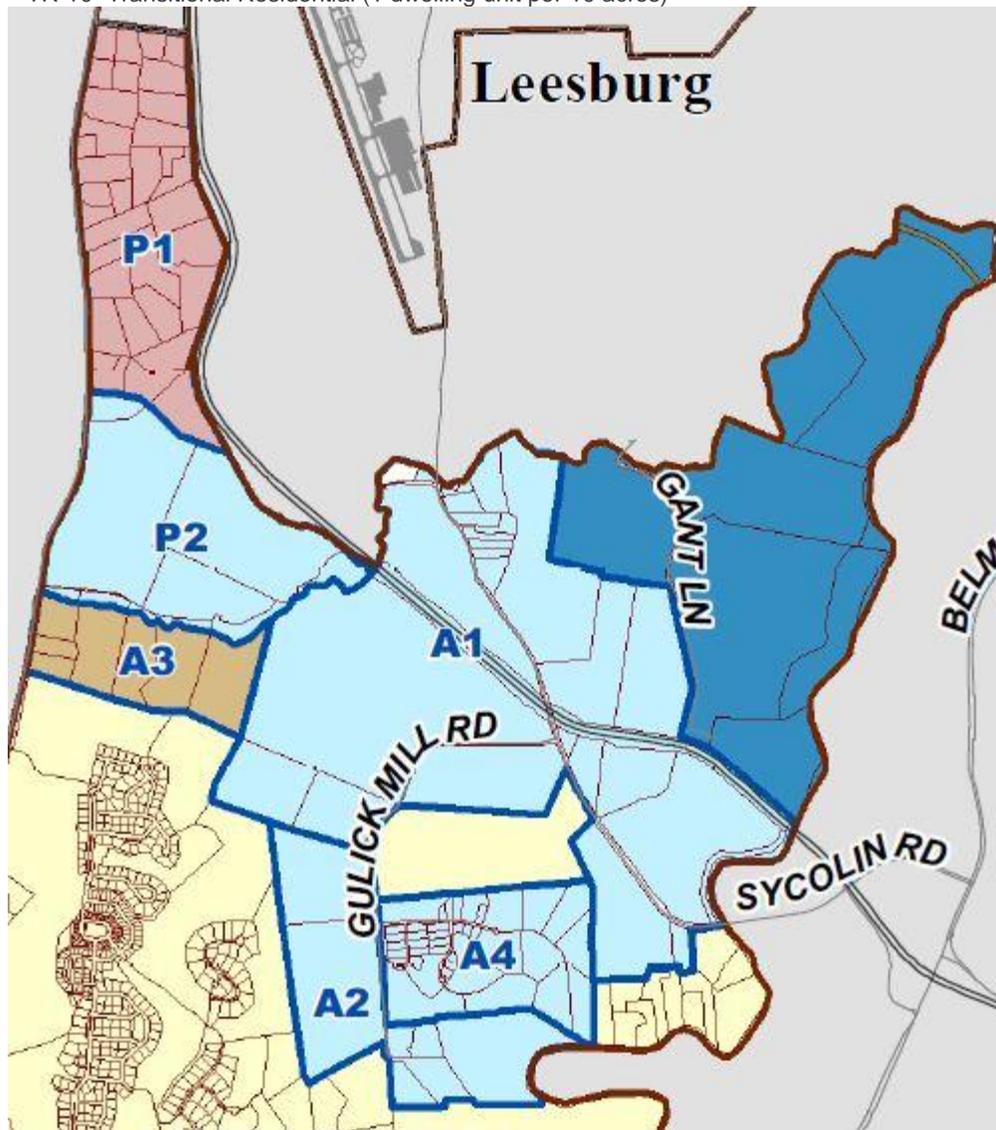
- **Land bay P1:** zoned AR-1* (10 acres per residential unit/house) and proposed to be changed to 4 to 8 units per acre. This would increase the density by 40-80 times, so the number of planned houses would go from the currently allowed 30 homes to 1,200-2,400 homes. It is located east of Evergreen Mills Road just south of Heritage High School. Currently, there are about 30 farms that average 10 acres.
- **Land bay P2:** zoned AR-1 and proposed to be changed to light industrial to allow data centers. It is located off Evergreen Mills Road between Shreve Mill Road and Hogeland Mill Road. Currently, there are 3 parcels that total 276 acres.
- **Land bay A3:** zoned TR-10** (10 acres per unit) and proposed to be changed to 4 units per acre, taking the planned build-out from 10.7 homes to 428 homes. It is located off Evergreen Mills Road between Hogeland Mill Road and Loudoun Country Day School. Currently, there are 6 vacant parcels that total 107 acres.
- **Land Bay A1:** zoned TR-10 and proposed to be changed to light industrial to allow data centers. It is the largest land bay that is split by the Dulles Greenway and Sycolin Road. I have let several groups of area residents know that I am supportive of the light industrial designation, and data centers, north of the Dulles Greenway and north/northeast of Sycolin Road in this land bay.
- **Land bay A2:** zoned TR-10 and proposed to be changed to light industrial to allow data centers. It is located off Gulick Mill Road across from the Academies of Loudoun. Currently, there are 2 parcels that total 174 acres.
- **Land bay A4:** zoned TR-10 and proposed to be changed to light industrial to allow data centers. It is located off Creek Bend Place in

the Goose Creek Bend neighborhood. Currently, there are 24 existing homes with a permanent conservation easement. This easement was created through the community development process to preserve the use of the open space associated with the development.

- **Unlabeled land bay below A4:** zoned TR-10 and proposed to be changed to light industrial to allow data centers. It is located off Gulick Mill Road. Currently, there are 5 farms that total 90 acres.

*AR-1=Agricultural Rural (1 dwelling unit per 10 acres)

**TR-10=Transitional Residential (1 dwelling unit per 10 acres)



The Board work session for the Transition Policy Area is scheduled for Monday, May 20th at 6:00 pm in the Board Room of the Government

Center. We will take straw votes on these land bays and questions will be debated like do we want to convert rural zoned land to transition zoned land (P1 and P2) and where do we want to draw the line on light industrial zoning. The Transition Policy Area has generated the most comments from the public because of the amount of light industrial and residential being proposed. I believe it should be a permanently defined policy area that has low density residential, a 50% open space minimum, and some light industrial mainly to the north of Sycolin Road and the Greenway. The Planning Commission plan overwhelms the TPA with high density residential, mixed use suburban development, and light industrial that encroaches on existing residential neighborhoods.

2019 Small Business Week

The 8th Annual Small Business Week will be held May 6th to May 10th with a theme of "Shaping Your Future" in Loudoun County. What do you want to be when you grow up? What will your business accomplish in the next several years? What does it take to get there? Loudoun Small Business Week is the perfect place to answer those questions. The full-day Small Business Conference on Monday, May 6th features valuable seminars and presentations from industry experts to help small business owners, startups and entrepreneurs take their business to the next level. Visit [here](#) to register for the full-day conference and the many events offered during the week.



small business
LOUDOUN
week 2019
CONFERENCE

NETWORKING BREAKFAST
16 EDUCATIONAL SESSIONS
RESOURCE EXHIBITORS
LUNCH KEYNOTE BY:

MAY 6, 2019
8:30a - 5:00p
Washington Dulles
Airport Marriott



SHARON VIRTIS
FOUNDER, FCI FEDERAL

BREAKOUT TOPICS INCLUDE:
How to Think (and Act) Like a CEO
GoPlaceless: Benefits of a Remote Workforce
Woofie's: Business Innovation One Walk at a Time
Discovering New Customers for Your Business
Using Podcasts to Reach Your Audience
Plus a whole lot MORE!



LoudounConference.com

On Wednesday, May 22th, Chair Phyllis Randall will be giving her annual State of the County Address at 6:30 pm in the Board Room of the Government Center, 1 Harrison Street in Leesburg. All residents are invited and encouraged to attend. Please RSVP to Elizabeth Bennis at elizabeth.bennis@loudoun.gov if you can make it. Thank you!

Warm Regards,



Kristen C. Umstatt
Leesburg District
Loudoun County Board of Supervisors
kristen.umstatt@loudoun.gov
703-777-0203

Valerie Suzdak
Chief Legislative Aide
Supervisor Kristen Umstatt, Leesburg District
valerie.suzdak@loudoun.gov



Mayor Kelly Burk's Corner

The Town Council voted 7 to 0, on Tuesday, April 23rd, to utilize goats for the removal of vegetation at three flood-way channels within the Town. For years, Leesburg has been using an herbicide, which has created some environmental concerns. Goats can quickly clear plant growth and will be relatively cheap compared to other options that were being considered. The priority stream bank is Town Branch, just behind the Dry Mill town homes. The Town hopes to have this area under contract by early June.

The Leesburg Utilities Department recently released the Town's Water Quality Report for 2018. The full report can be viewed on the Town [website](#). It provides customers with information about the sources, treatment, and testing of their drinking water as well as an overview of federal drinking water regulations. A limited number of print copies of the report are available. Customers who would like a print copy or have questions about their drinking water quality can contact the Town's Department of Utilities Water Supply Division at 703-737-7110.

The Academies of Loudoun will present the 32nd annual Leesburg Car Show on Saturday, May 11th in downtown Leesburg from 5 to 8:30 pm. Historically, the Leesburg Car Show has

placed an emphasis on displaying "classic" cars (25+ years). While all high-quality vehicles are welcome to participate (regardless of age), only classic class cars will be eligible for voting/awards in 16 different categories. Downtown streets will close at 4:00 pm for car show staging and the awards ceremony will take place at 8 pm. Streets will reopen to the public by 9 pm. For more information, visit [here](#) or call 571-252-2080.

On May 8th, the Leesburg Economic Development Commission will host the 18th Annual Leesburg Business Awards Reception at ChefScape in the Village at Leesburg. The Leesburg business awards are the premier event for Leesburg's business community. This year, 26 businesses and individuals were nominated for awards in seven categories. Please join us for the announcements of the winners and complimentary light-fare and beverages. To RSVP to this event, please visit [here](#).

The fourth annual "\$50 Friends 5x7ArtWorks!" sale will take place on Saturday, May 4th at Tryst Gallery (312 E Market Street) from 3 to 7 pm. The exhibit is a fundraiser, which benefits public arts initiatives for the Town of Leesburg while providing a venue for local artists and the Leesburg community to meet. Artwork will represent a variety of media and subject matter and will be priced at \$50 per piece. All works will be sold on a first-come, first-buy basis. Proceeds from the sale will benefit public arts initiatives in the Town of Leesburg, which have included the bike mural in the Town garage and the Sculpture Garden in Raflo Park. For questions regarding the event, please call 571-252-3336 or email info@trystgallery.com.



Business of the Month [7x24 Exchange](#)

This is what data center executives and employees do in their spare time: they band together across different sectors of the industry to partner with Loudoun Hunger Relief to distribute food to the Leesburg children and families who need it. The community outreach arm

of the data center industry's [7x24 Exchange](#) organized the event. Mayor Kelly Burk and I got to hang out with the generous Leesburg and Loudoun residents like Christine Kopp of Tate, Ross Rebraca of HITT, Phil Baroody of TechnoGuard, Will Melissa of Potomac Testing, and forty other good souls who came out to The Fields in Leesburg to give fresh veggies and other healthy food to the residents who can't always afford to buy it. Jennifer Montgomery, the Executive Director of Loudoun Hunger Relief, was there to help and thank the volunteers from the data center industry's 7x24 Exchange for spending their afternoon volunteering in the community.

Events & Info



Create Experiences That Attract Customers: Leesburg retailers are invited to attend a Loudoun Small Business Week event to learn how to create retail experiences that attract customers on Tuesday, May 7th from 8:30 am to 10:00 am at the award-winning Belfort Furniture, 22250 Shaw Road in Sterling. In a world where shoppers can buy almost everything online, they need a reason to visit a business in person. Only 40 retailers can be accommodated; for details and registration, visit [here](#).

90 minute "Seussical" performance: May 4th at 11:00 am at Tuscarora High School. This performance will be more accessible for patrons with disabilities. With the generous award of a \$5 k grant from the Wolf Trap Foundation, Director Justin Daniel invited Mr. Scott Turner of Imagination Stage to train students in the process of planning and implementing accessible performances. Student leaders learned how to plan accommodations such as reduced stimuli, modification of traditional audience seating, transportation to the venue, and other means. Interested individuals, programs, and schools, (& transportation requests) please contact: Justin Daniel, THS Theatre Instructor/Director Justin.daniel@lcps.org.

Real Estate Assessment 101 Workshop: How is real estate valued for local tax purposes? This question will be answered at the presentation from the Commissioner of the Revenue scheduled on the following times and locations. These dates were selected because the deadline for filing an appeal with the Board of Equalization is June 3rd.

Monday, May 13th at 7:00 pm - Cascades Library Room B
Wednesday, May 22nd at 7:00 pm - Bluemont Community Center
Monday, May 20th at 7:00 pm - Dulles South Senior Center

Loudoun Museum recently released its spring calendar of events with programs that support the museum's most recent exhibit "Caught in the Maelstrom of Civil War: Loudoun County Divided."



SPRING 2019 EVENTS



CAUGHT IN THE MAELSTROM OF

CIVIL WAR

LOUDOUN COUNTY DIVIDED



THURSDAY, APRIL 25

LECTURE

HOW CIVIL WAR MEDICINE KILLED PRESIDENT JAMES GARFIELD

Jake Wynn, Director of Interpretation, Clara Barton Missing Soldiers Office Museum and the National Museum of Civil War Medicine

6 P.M. RECEPTION

6:30 PM LECTURE

LOUDOUN MUSEUM

16 LOUDOUN ST. SW

LEESBURG VA



SATURDAY, MAY 11

BUS TOUR

IN THEIR FOOTSTEPS: THE 8TH VIRGINIA INFANTRY AT GETTYSBURG

Tour Guide: Dr. Joseph Rizzo, Executive Director, Loudoun Museum

8:30 AM - 5:30 PM

BEGINS AND CONCLUDES AT THE LOUDOUN MUSEUM



THURSDAY, JUNE 6

LECTURE

A VIEW FROM THE GROUND: CONFEDERATE SOLDIERS' CIVIL WARS

Dr. James Broomall, Assistant Professor of History at Shepherd University and Director, George Tyler Moore Center for the Study of the Civil War

6 P.M. BOOK SIGNING AND RECEPTION:

6:30 P.M. LECTURE

LOUDOUN MUSEUM

16 LOUDOUN ST. SW

LEESBURG VA

Space is limited!

Follow us on Facebook and Instagram for Registration updates
or contact us at info@loudounmuseum.org

Leesburg's First Friday: Stroll around historic downtown Leesburg on the First Friday of each month to enjoy numerous live music performances throughout the town, art exhibits, wine tastings, lectures, and so much more! Over 45 specialty shops, art galleries, antique shops and restaurants are open until 9 pm or later, many offering

free refreshments and/or special sales. Mark your calendar for the next First Friday event on May 3rd.



Leesburg District, 1 Harrison St, S.E., 5th Floor, PO Box 70000, Leesburg, VA 20177

[About our service provider](#)

Sent by kristen.umstatt@loudoun.gov in collaboration with



Try it free today