



Loudoun County Land Use Scenario Planning Study

Development Scenario Resource Book

Board of Supervisors Presentation – September 16, 2015



Trend Development Scenario

Loudoun County Land Use Scenario Planning Study

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Development Scenario Resource Book

TREND DEVELOPMENT SCENARIO

SCENARIO SUMMARY SHEET

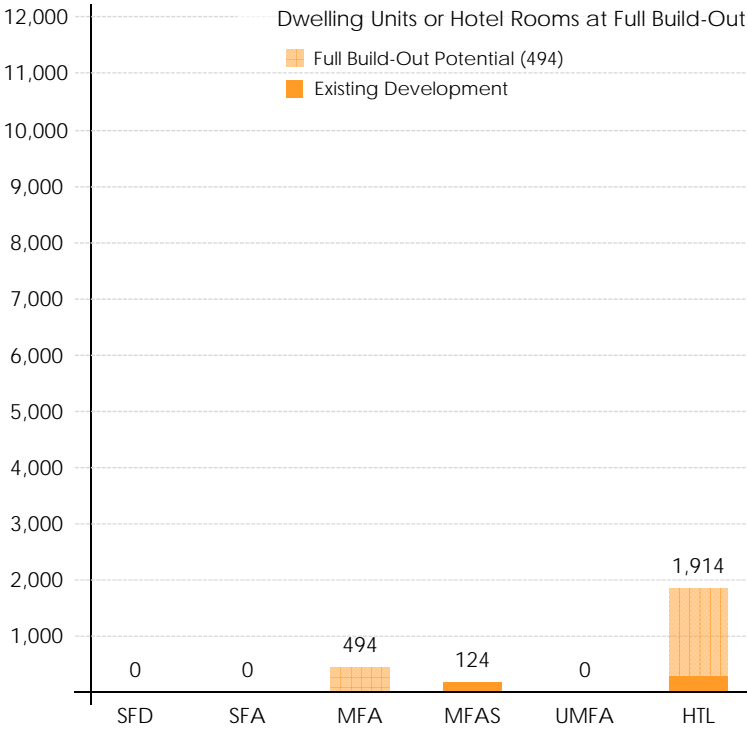
The trend development scenario contemplates a future for the study area based on preferred development types, patterns, and intensities presented in the Loudoun County Comprehensive Plan and Zoning Ordinance. Suburban-scale, auto-dependent buildings on large lots generally support one or more “keynote” employment uses: corporate headquarters, office towers with parking decks, and mid-rise office buildings surrounded by surface parking lots. Data centers with security gates are also permitted under current zoning.

Residential development is not permitted in most of the study area under today’s “trend” policies. A special activity center identified north of the Loudoun Gateway Station (specific uses to be determined, but limited to non-residential categories) will be a future centerpiece for the area. Land in the floodplain for the Broad Run is preserved as open space.

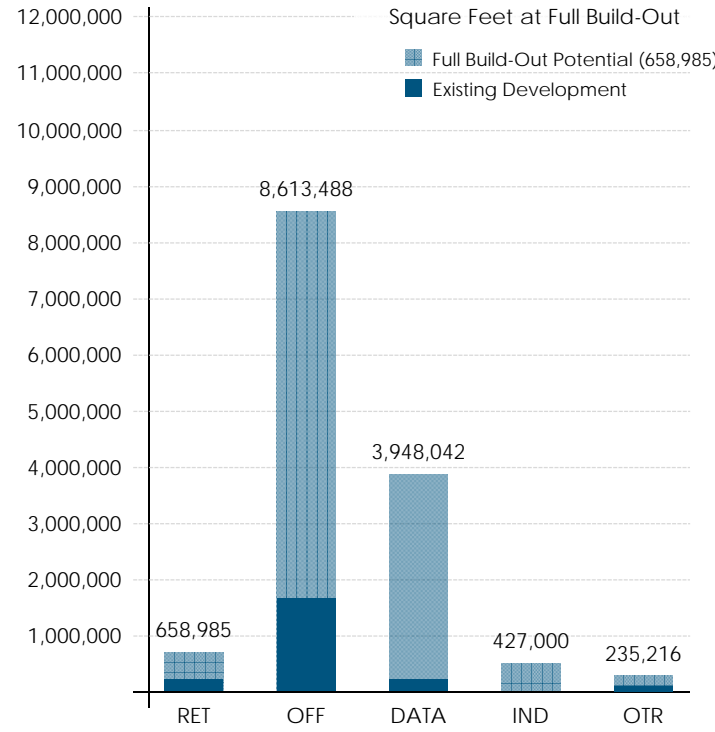
Transportation investments in the study area follow closely the Loudoun Countywide Transportation Plan. Low-density development patterns and the physical distance between complementary uses (home – work – shopping) promote automobile travel.

Site design and building types assumed for vacant land in the study area were influenced largely by approved development plans and concept master plans available from Loudoun County. Market conditions anticipated through 2040 would not result in significant or widespread activity throughout the study area for the development types, patterns, and intensities called for in the Loudoun County Comprehensive Plan and Zoning Ordinance.

Development Program:

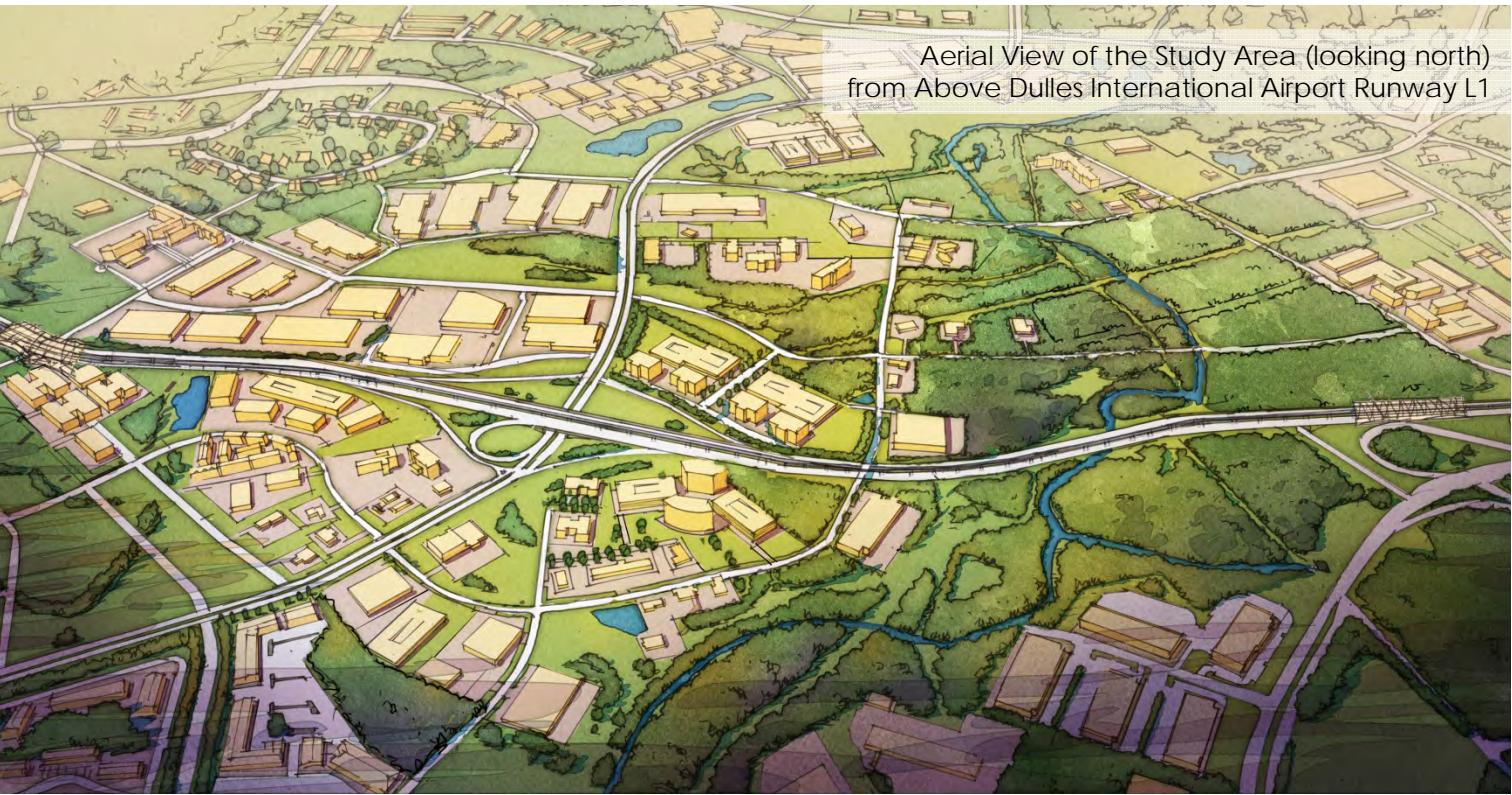


BYT (2015)	0	0	0	124	0	271
HYT (2040)	0	0	494	124	0	271

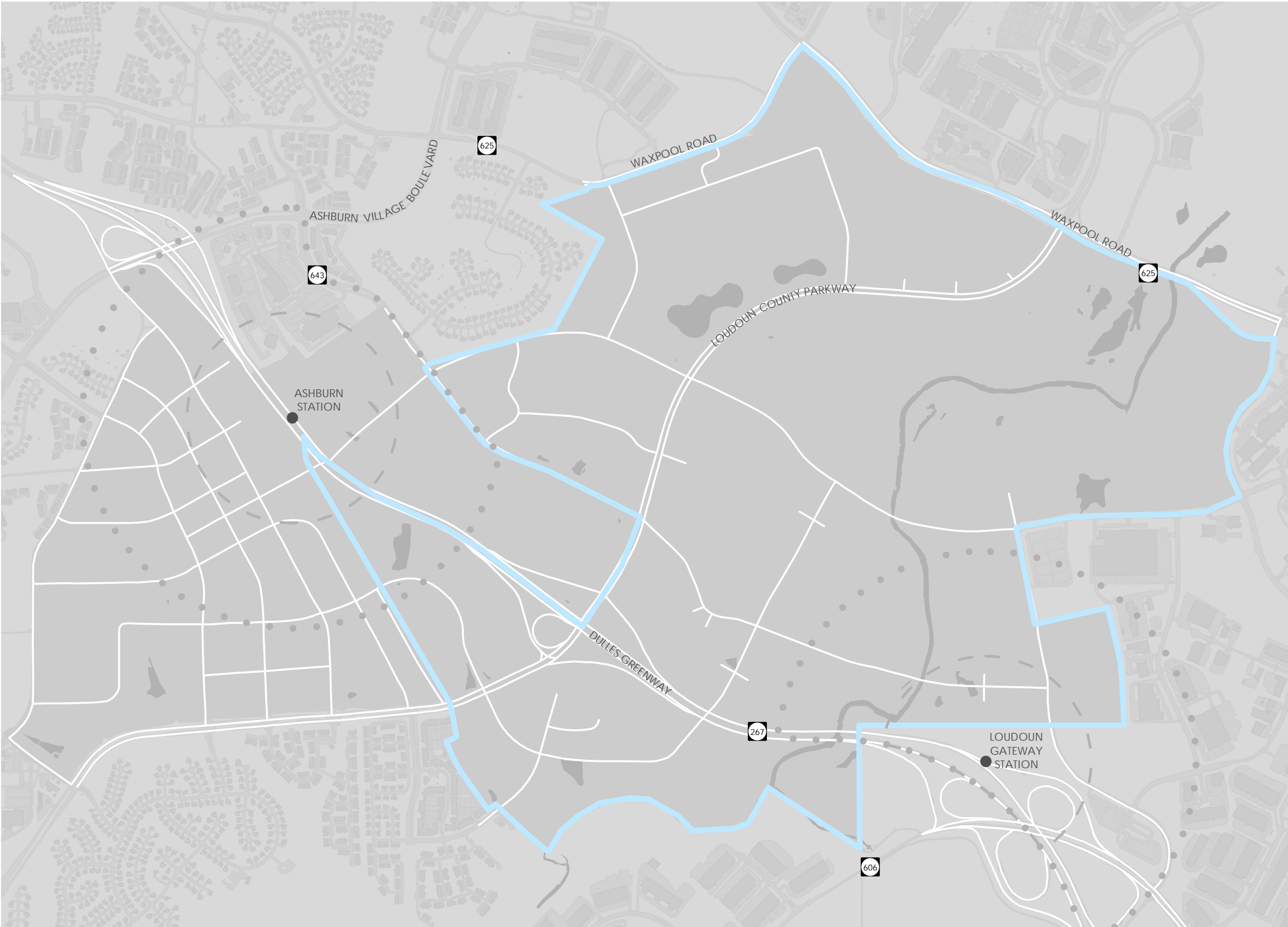


RET	118,685	1,843,586	108,336	0	52,216
OFF	118,685	2,318,286	1,108,336	427,000	235,216

Loudoun County Land Use Scenario Planning Study



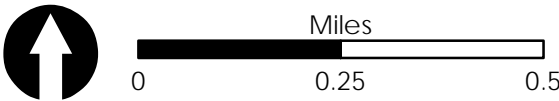
STREET NETWORK CONCEPT MAP



Legend

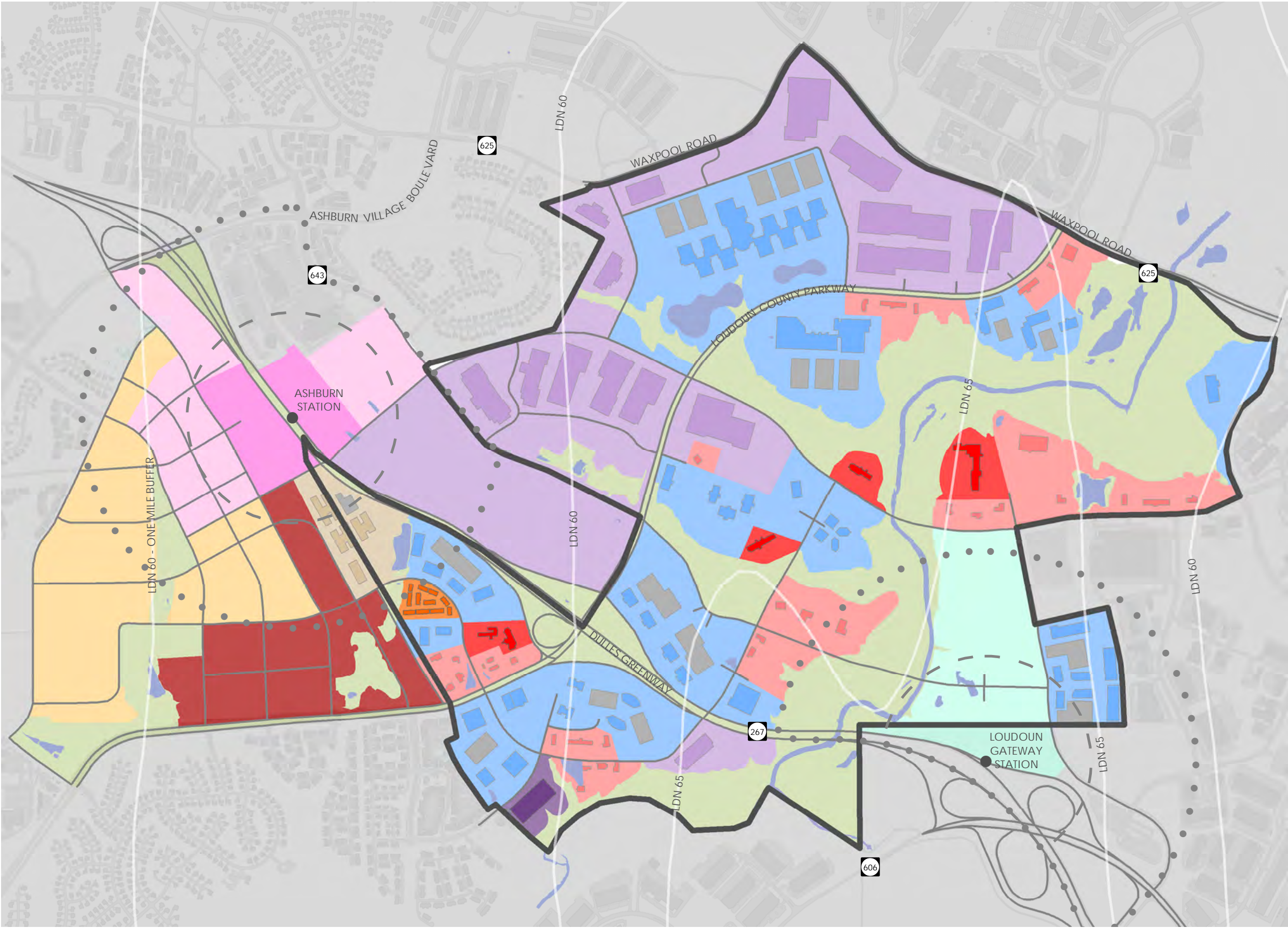
- Study Area Boundary
- Future Metrorail Station
- Station Area Buffer (Quarter Mile)
- Station Area Buffer (Half Mile)
- Major Water Bodies
- Future Street Network

Note:
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TREND DEVELOPMENT SCENARIO

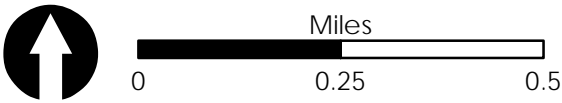
GROWTH CONCEPT MAP



- Legend
- Natural Areas & Open Space
 - Suburban Single Family Attached
 - Suburban Multifamily Attached
 - Suburban Multifamily Stacked
 - Suburban Commercial
 - Suburban Hotel
 - Compact, Walkable Commercial
 - Data Center
 - Flex / Industrial
 - Suburban Office
 - Urban Mixed Use, Medium Buildings (4-6 Stories)
 - Urban Mixed Use, Tall Buildings (10-12 Stories)
 - Special Activity Center (Non-Residential Uses Only)
 - Parking Deck

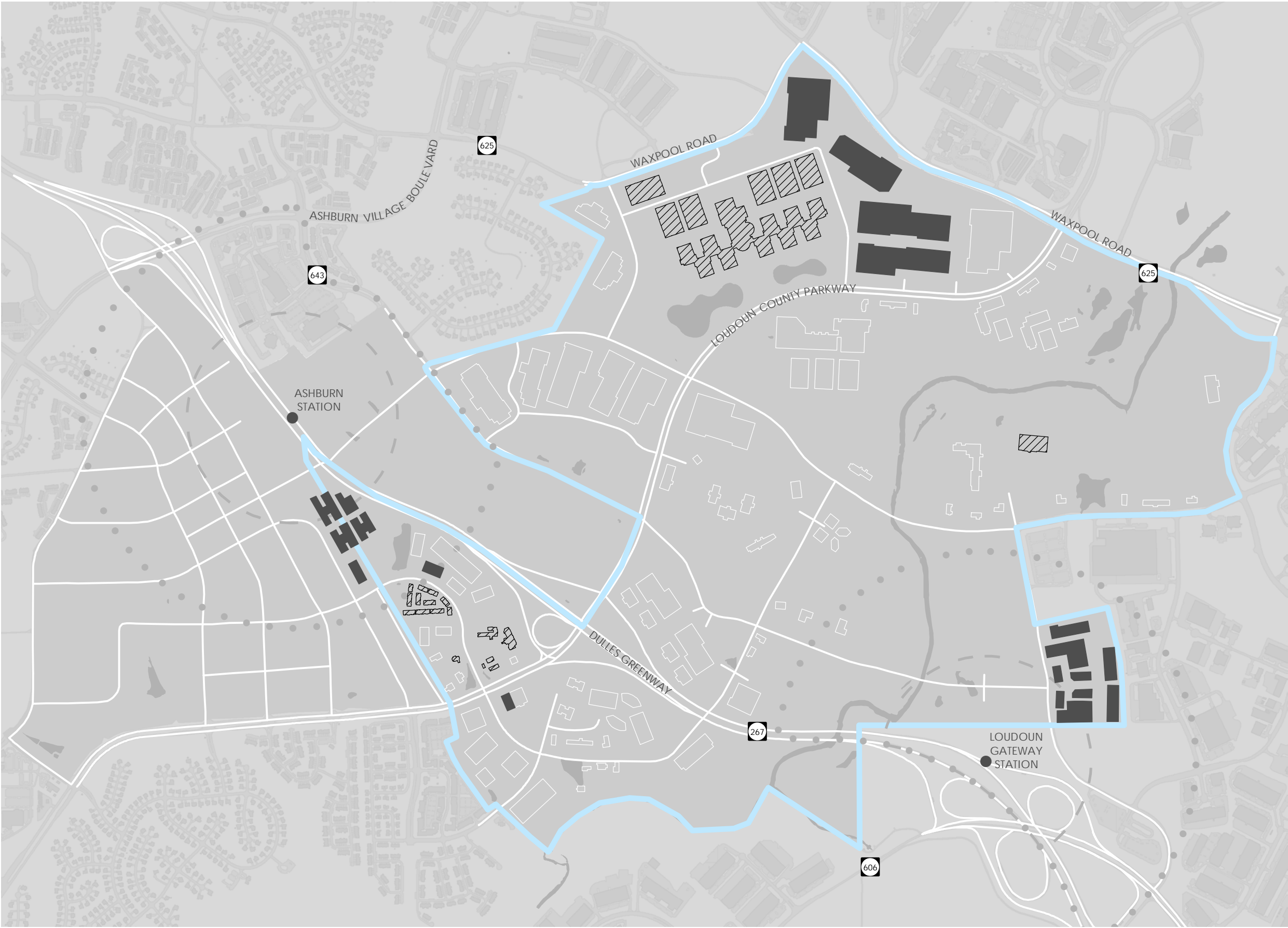
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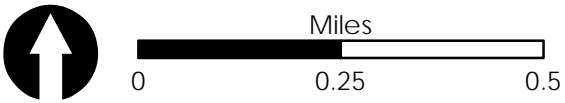
GROWTH ALLOCATION MAP (2040)



Legend

-  Base Year (2015)
-  Allocation Year (2040)
-  Future Years (Beyond 2040)

Note:
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Loudoun County Land Use Scenario Planning Study

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Compact Development Scenario

Loudoun County Land Use Scenario Planning Study

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Development Scenario Resource Book

COMPACT DEVELOPMENT SCENARIO

SCENARIO SUMMARY SHEET

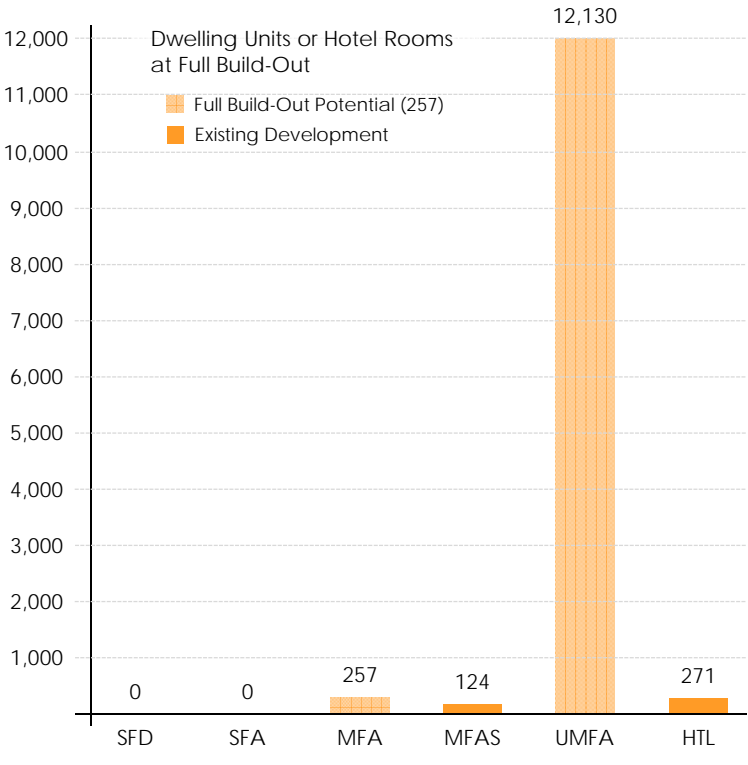
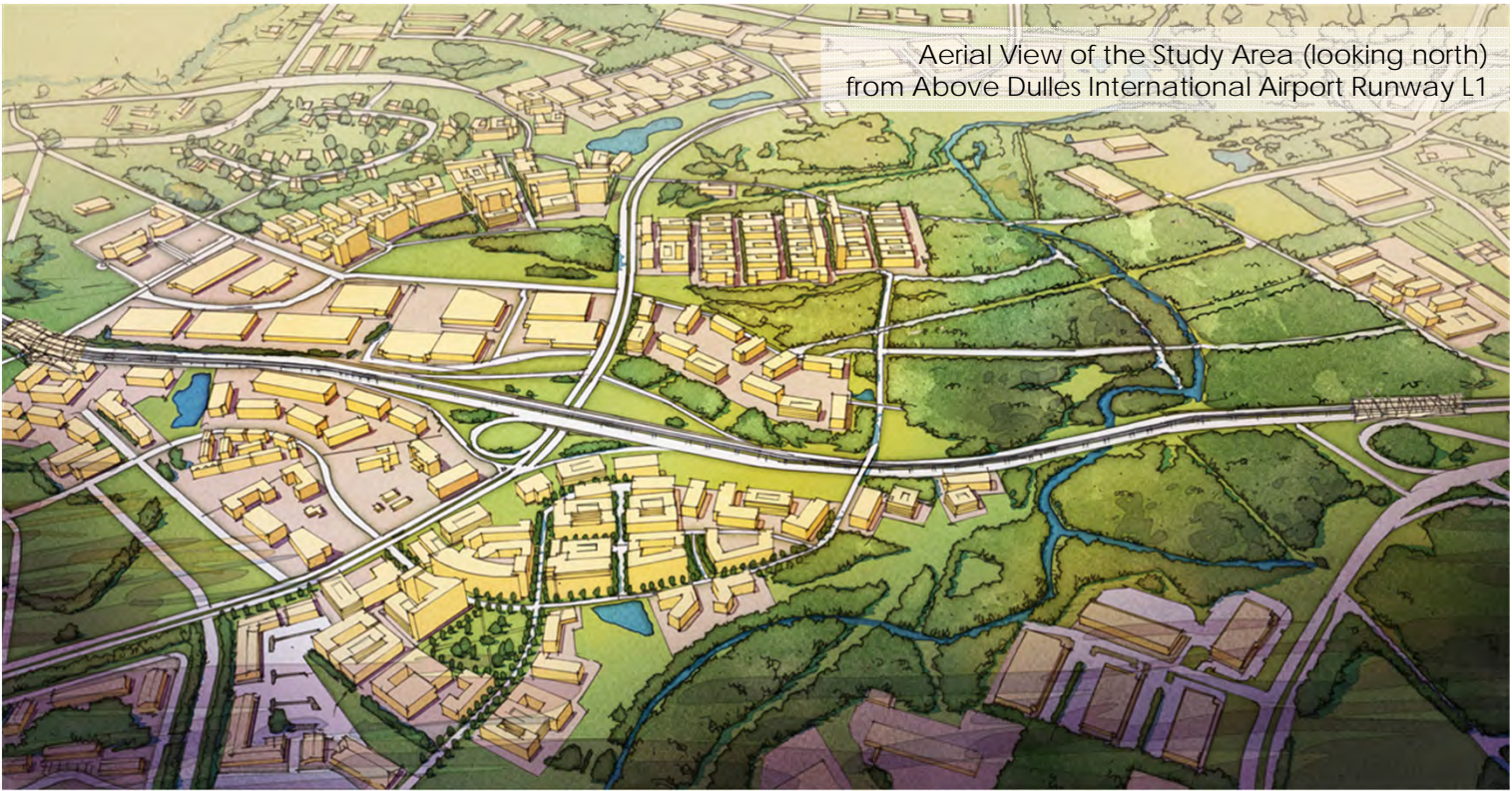
The compact development scenario represents a paradigm shift in planning philosophy for the study area — one that transitions to compact activity centers or “town centers” with a mix of uses and densities throughout. The design and scale of development in the centers encourages active living, with many opportunities to live, work, shop and play in one community. The scenario also provides an environment more favorable to office tenants seeking a mixed-use environment.

A complete network of walkable streets supports multiple modes of transportation, including efficient transit service to Metro Stations. The diversity of close-by, complementary uses and local travel options within the activity centers encourages better distribution of trips and shorter trip lengths (although higher densities and increased activity at some intersections in the centers may result in increased congestion). Many residents and employees are expected to use Metrorail service to satisfy home-to-work and work-to-home trips into and out of the study area.

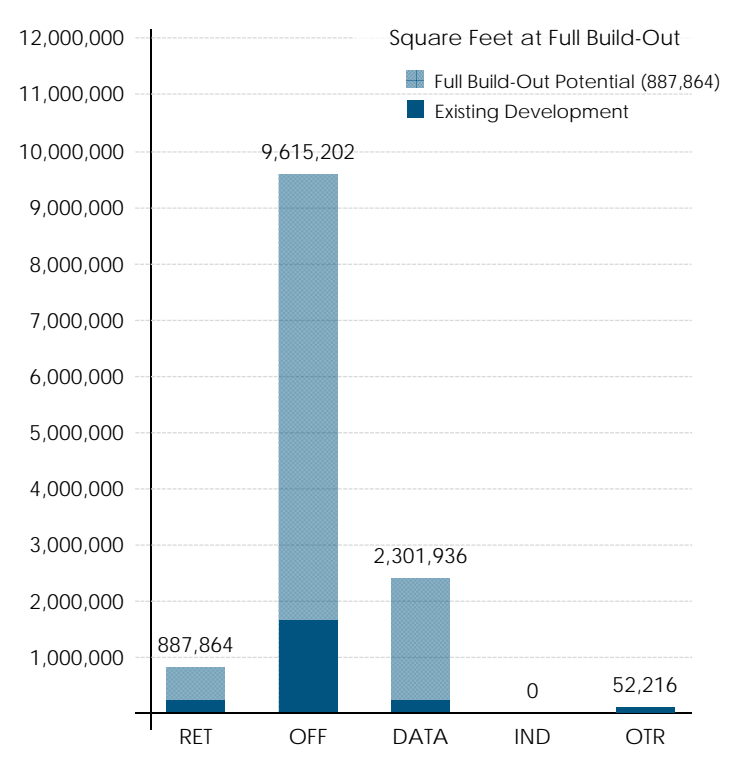
Undeveloped land surrounding one or more of the activity centers may be developed in the future or reserved for natural areas, open space, parks, county facilities, or future activity centers. A special activity center identified north of the Loudoun Gateway Station (specific uses to be determined, but limited to non-residential categories) will be a future centerpiece for the area.

All three activity centers presented in the scenario would become “unique places” over an extended period of time, which means county officials may need to take the long view for their full development. However, the current investment market for the Washington Region shows a strong preference for mixed-use, walkable, urban locations through 2040 (especially for areas near Metrorail service).

The compact development scenario implements many of the thoughts, ideas, and recommendations from the ULI Technical Assistance Panel Report dated May 8, 2014.



BYT (2015)	0	0	0	124	0	271
HYT (2040)	0	0	257	124	8,671	271



118,685	1,843,586	108,336	0	52,216
504,164	3,600,817	1,173,436	0	52,216

Mid-Rise Mixed Use Buildings Surround Main Street in Designated Activity Centers



Tall Mixed-Use Buildings in Each Designated Activity Center (Main Street)



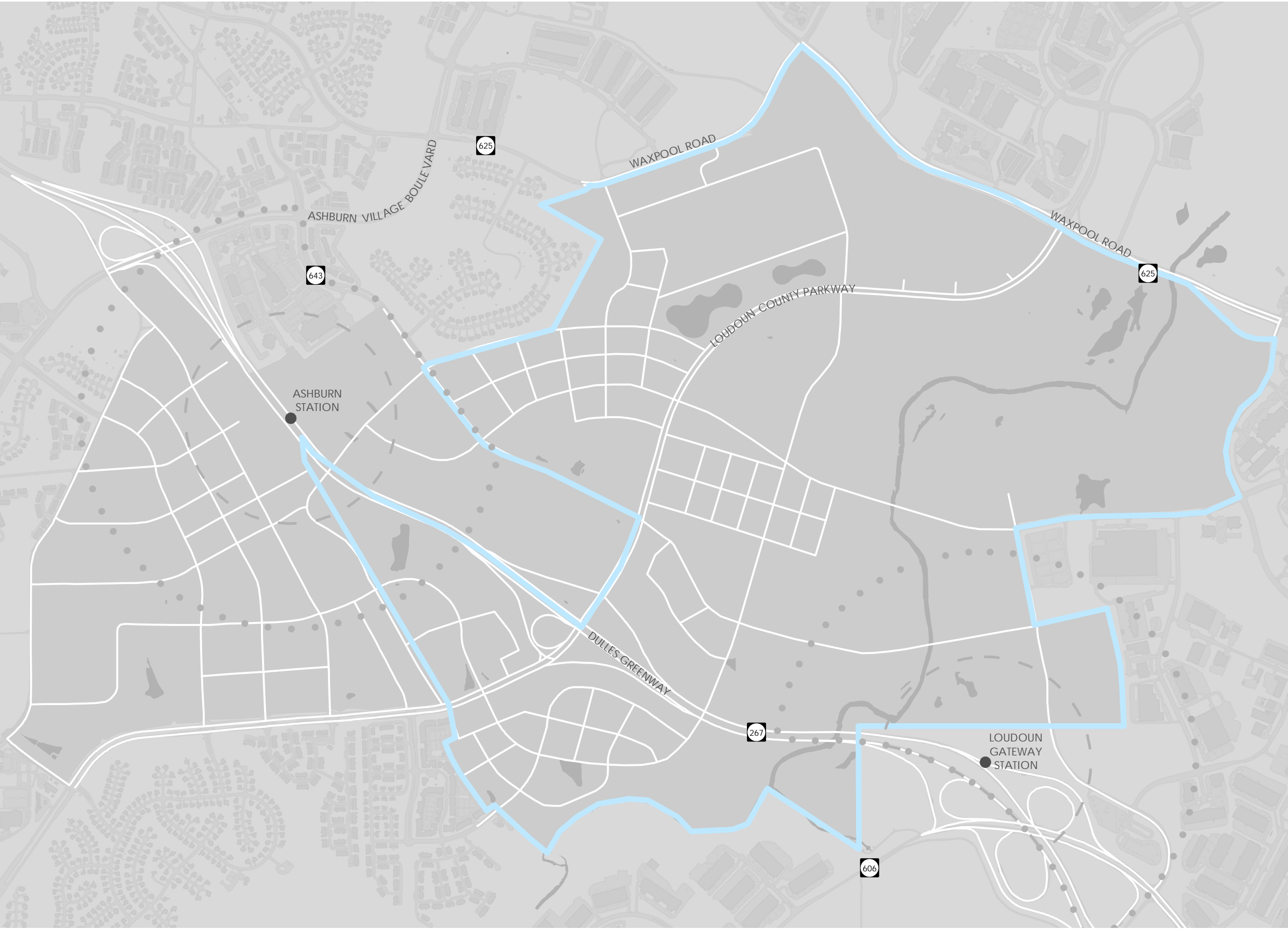
Parks & Public Plazas in Between Buildings



Abundance of Greenspace Throughout



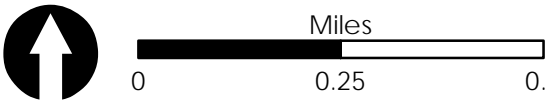
STREET NETWORK CONCEPT MAP



Legend

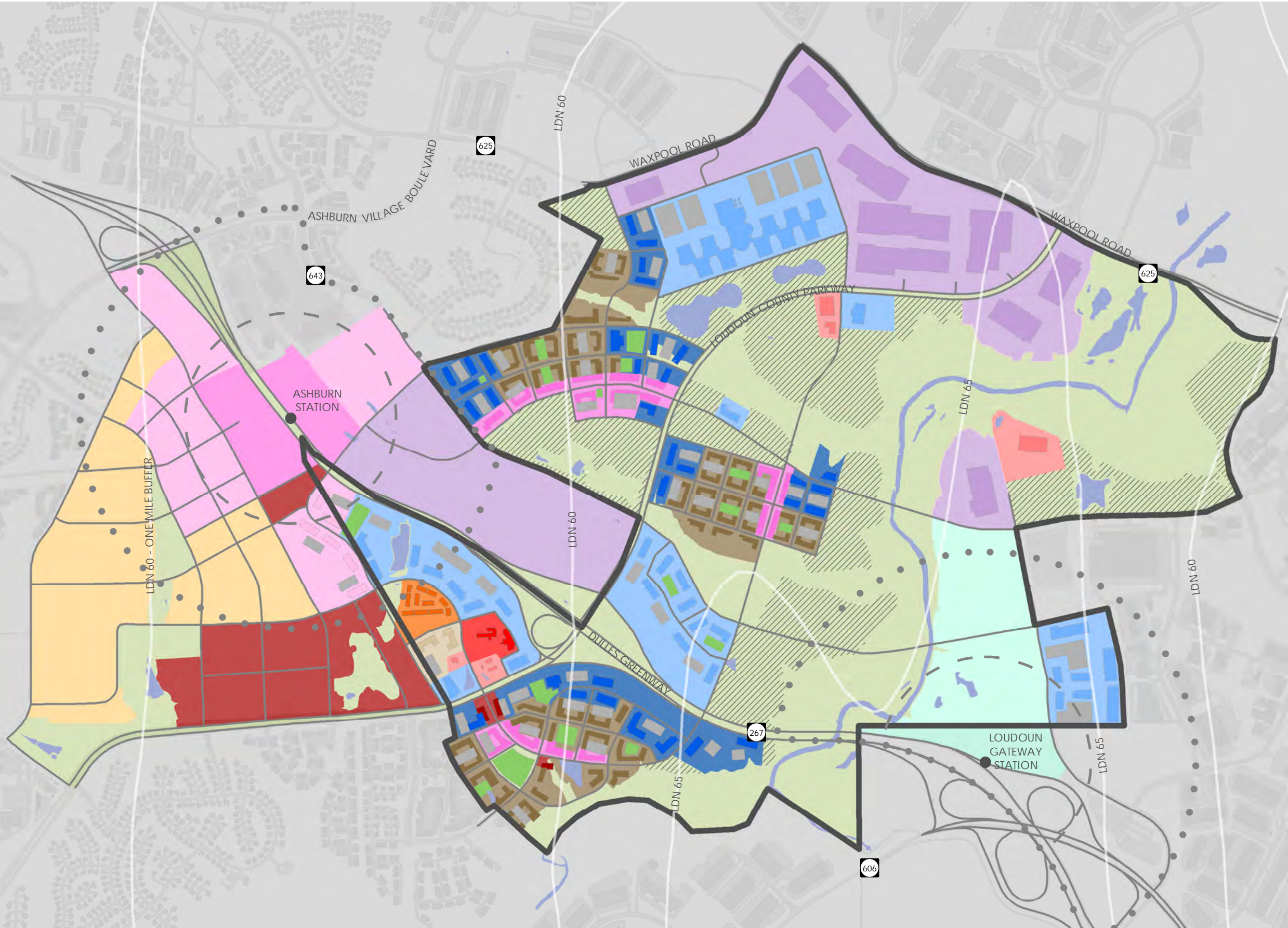
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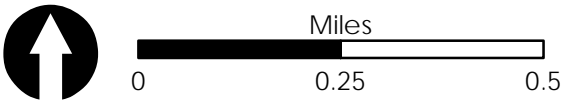
GROWTH CONCEPT MAP



Legend

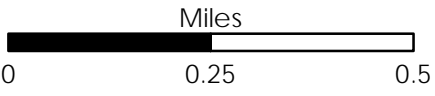
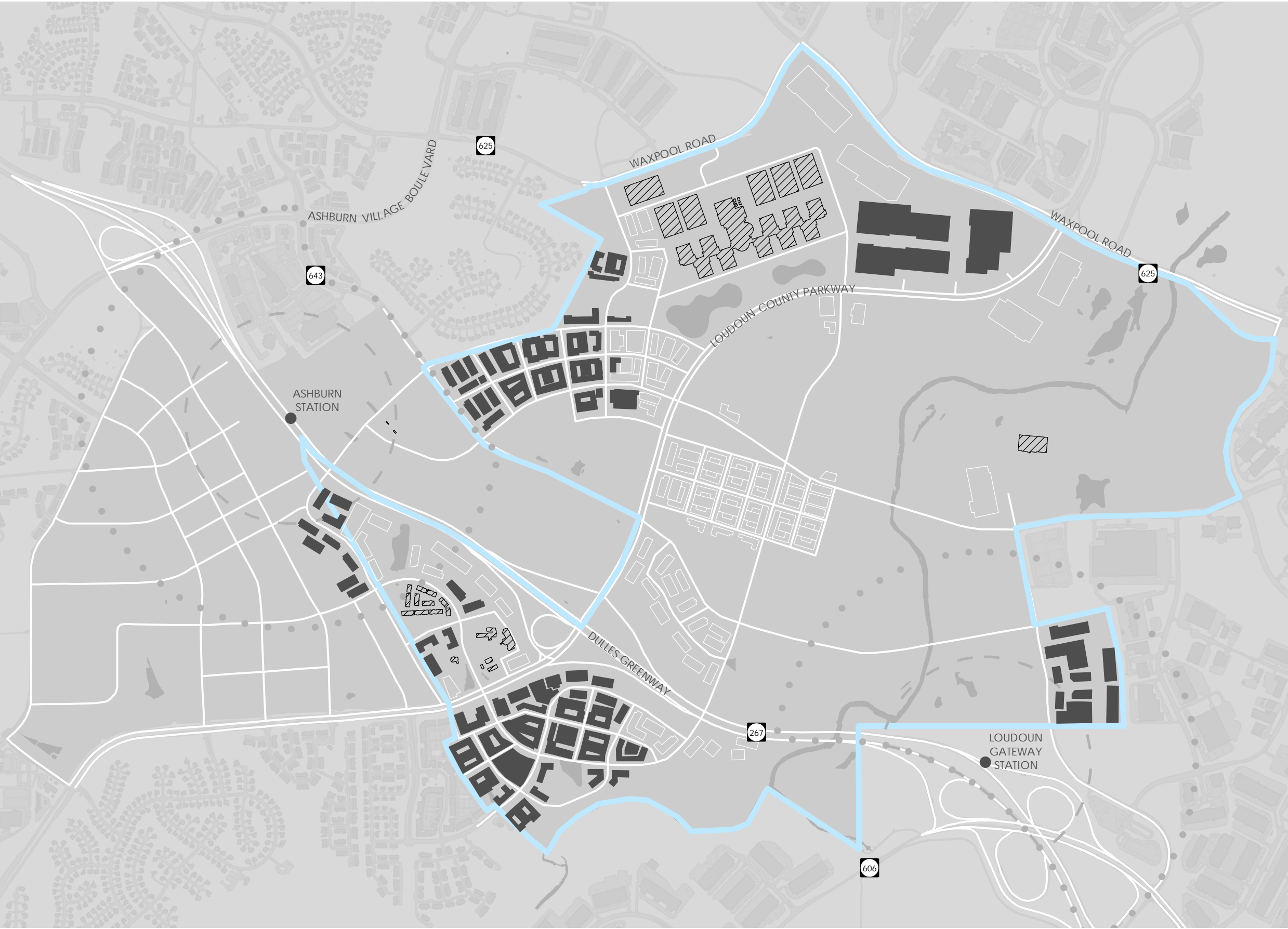
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- Special Activity Center (Non-Residential Uses Only)
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- Parking Deck
- Park or Public Plaza
- Study Area Boundary
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COMPACT DEVELOPMENT SCENARIO

GROWTH ALLOCATION MAP (2040)



Loudoun County Land Use Scenario Planning Study

Space provided to take notes, make comments,
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Housing Choices Development Scenario

Loudoun County Land Use Scenario Planning Study

Development Scenario Resource Book

Board of Supervisors Presentation – September 16, 2015

SCENARIO SUMMARY SHEET

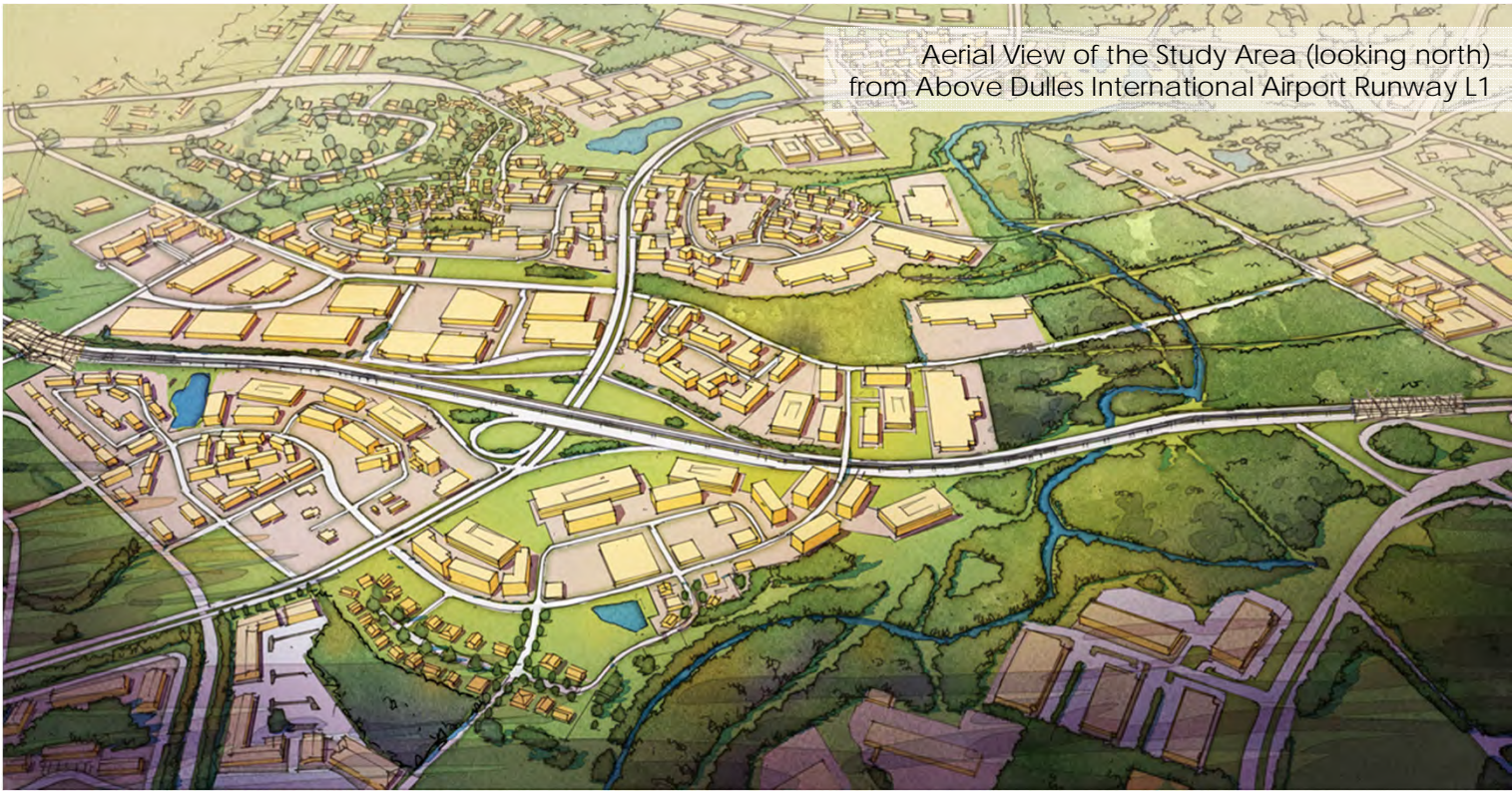
The housing choices development scenario represents a suburban development pattern similar to what is seen in other parts of the County — one that recognizes strong, short-term demand for a variety of stand-alone, suburban-scale residential uses: single-family detached, single-family attached, multifamily attached, and multifamily stacked. Supporting suburban-scale, non-residential uses in the study area include: corporate headquarters, office towers with parking decks, mid-rise office buildings or shopping centers surrounded by parking lots, and data centers with security gates.

Low-density development patterns and the physical distance between complementary uses (home – work – shopping) promote automobile

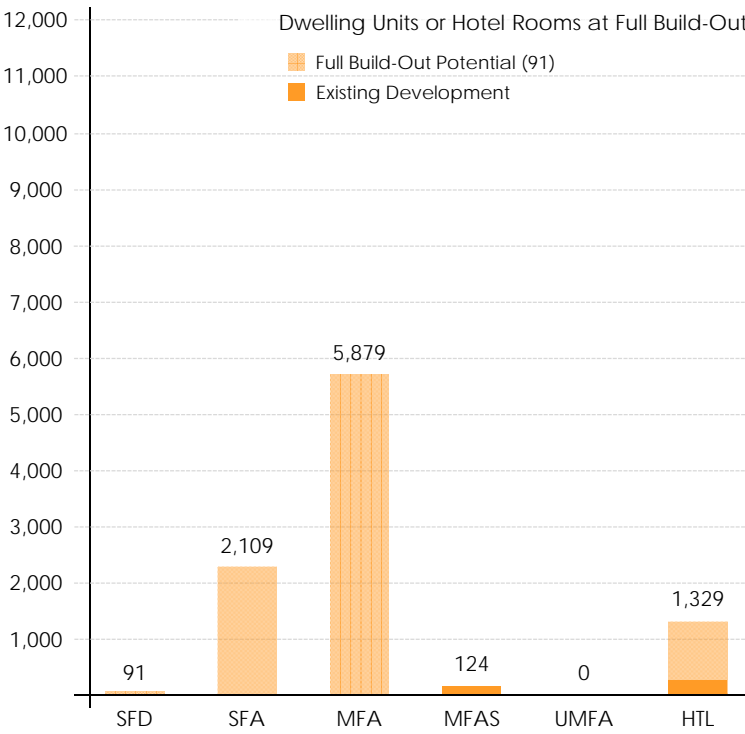
travel , particularly since transit cannot be provided efficiently to low-density development patterns and safe, convenient facilities are not easily available for pedestrians and bicyclists.

A special activity center identified north of the Loudoun Gateway Station (specific uses to be determined, but limited to non-residential categories) will be a future centerpiece for the area. Land in the floodplain for the Broad Run is preserved as open space.

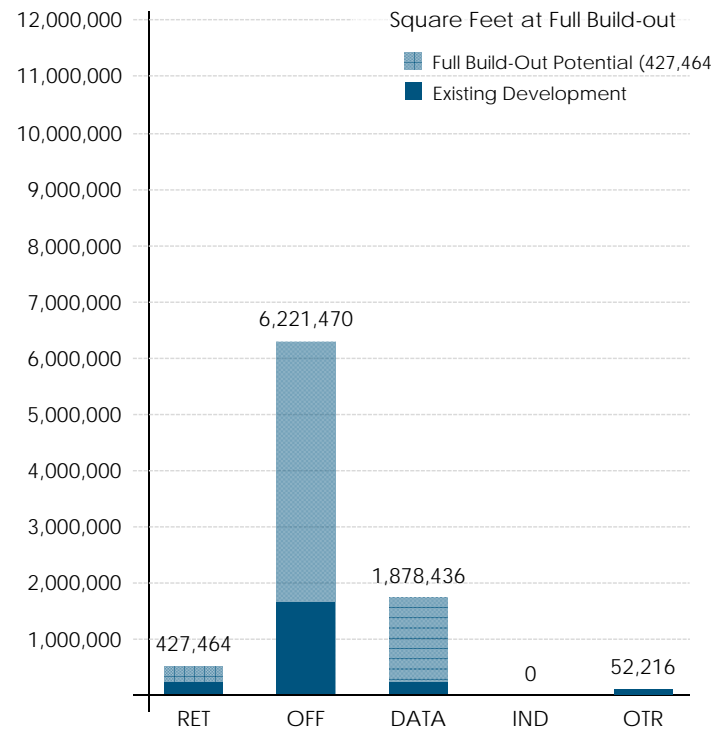
Market conditions anticipated through 2040 support aggressive residential growth in the study area. Non-residential uses (except for data centers) in stand alone buildings are expected to have more modest growth while the market seeks more mixed-use environments to develop.



Development Program:



BYT (2015)	0	0	0	124	0	271
HYT (2040)	91	2,109	5,879	124	0	577



118,685	1,843,586	108,336	0	52,216
233,564	2,374,211	1,180,236	0	52,216

Suburban Multifamily Communities



Suburban Single Family Neighborhoods



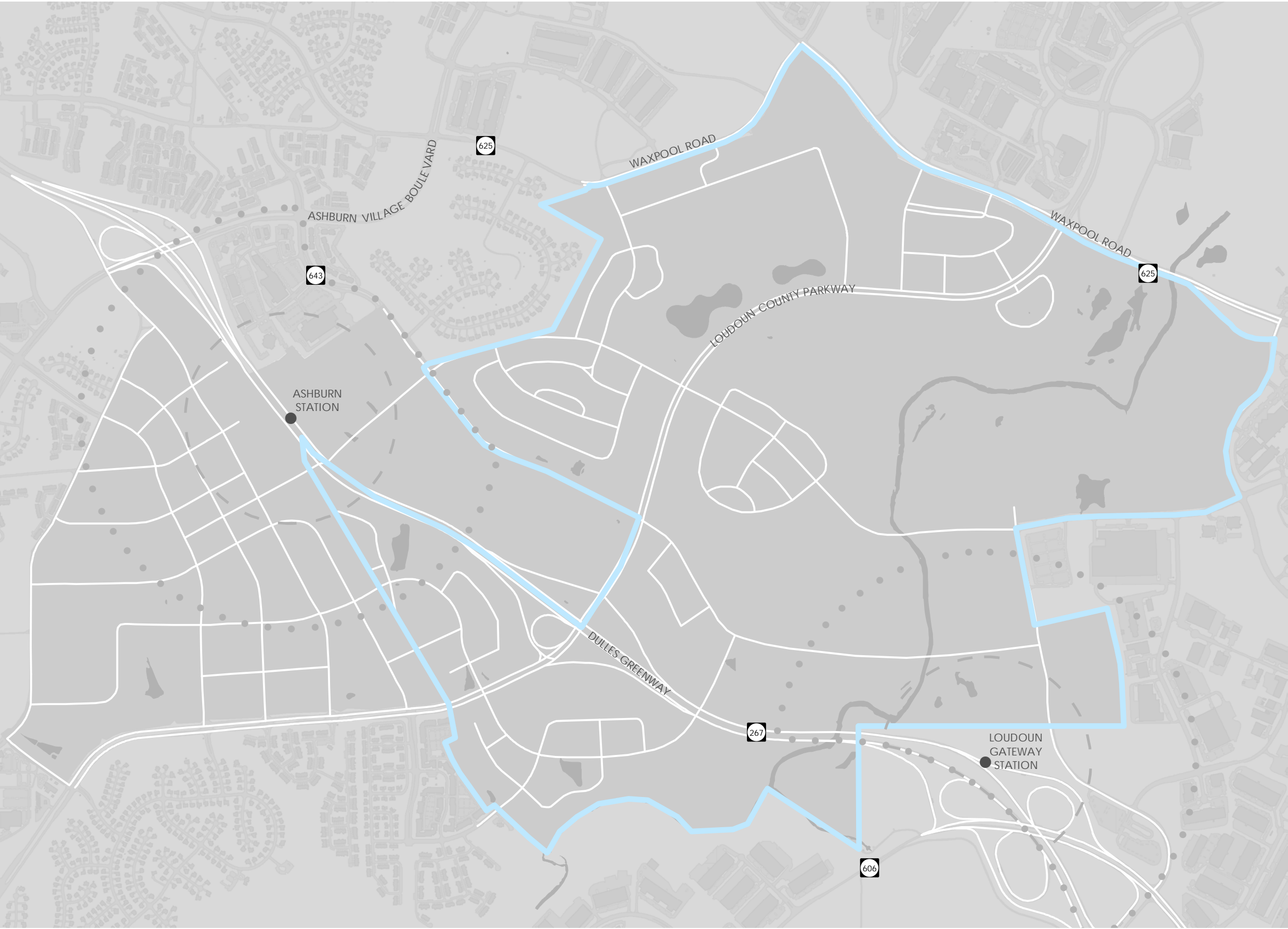
Stand-Alone Data Centers



Mid-Rise Office Buildings w/Parking Decks



STREET NETWORK CONCEPT MAP



Legend

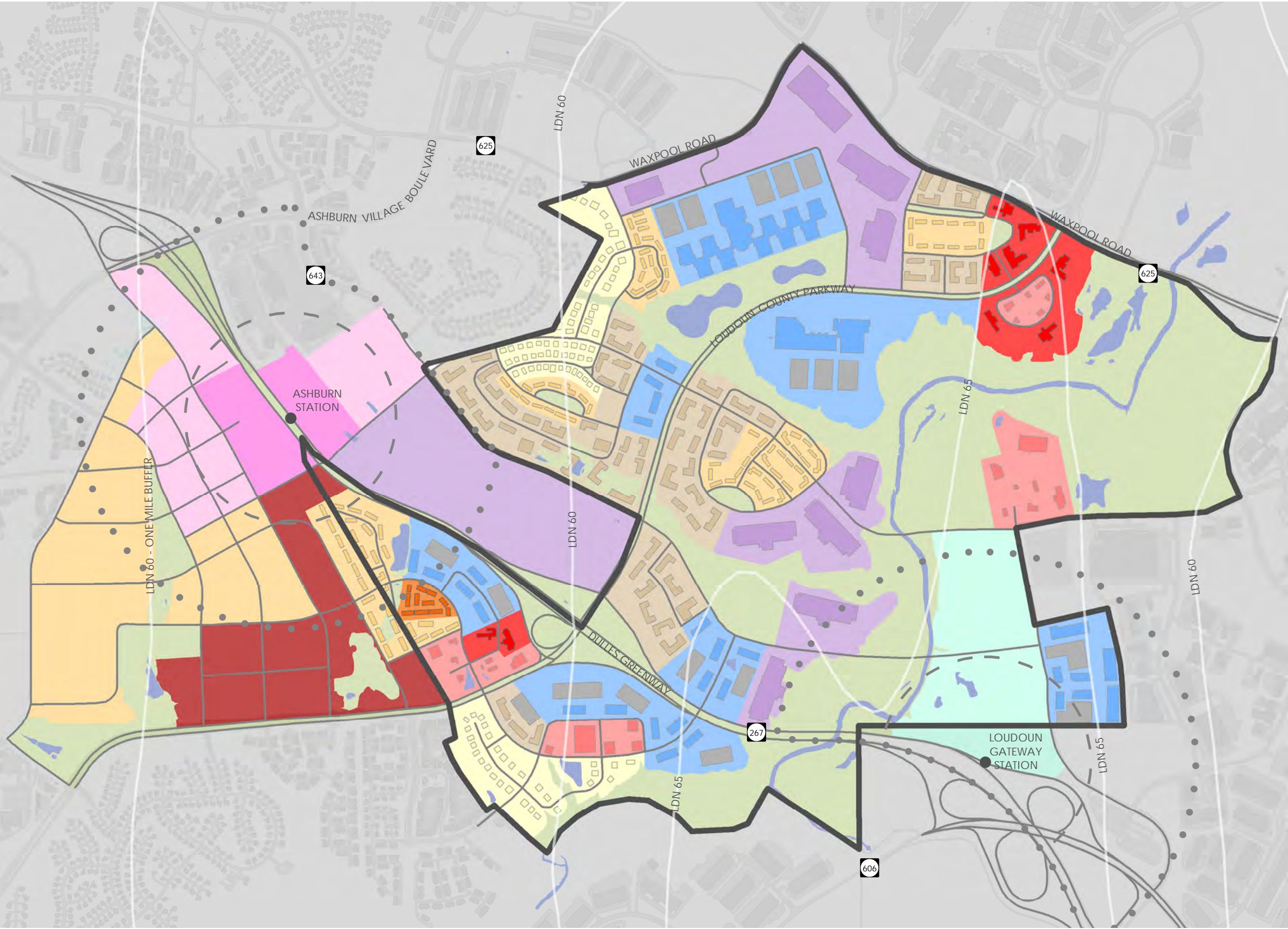
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Miles

0 0.25 0.5

GROWTH CONCEPT MAP

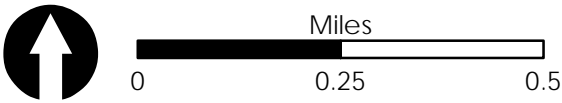


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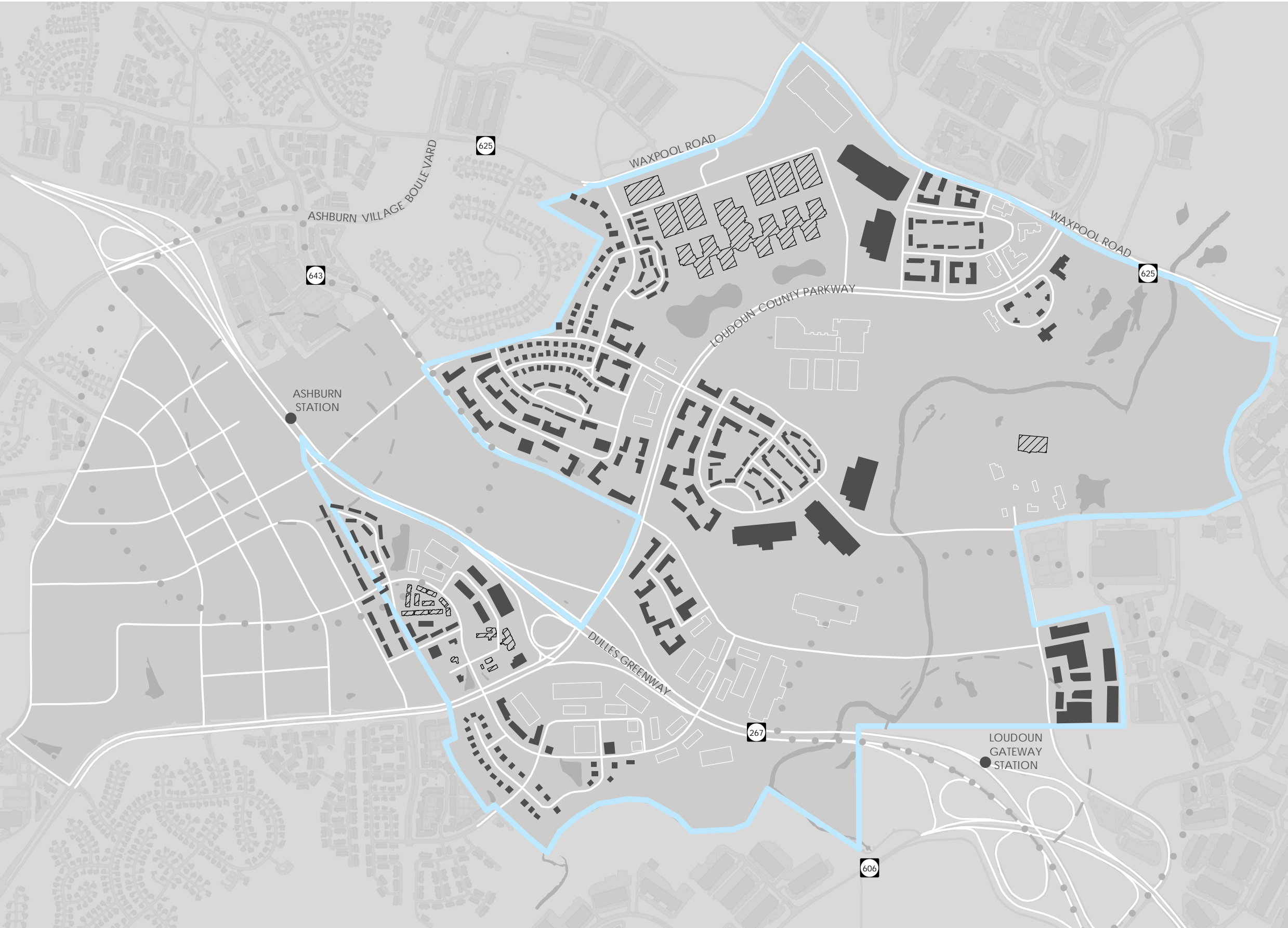
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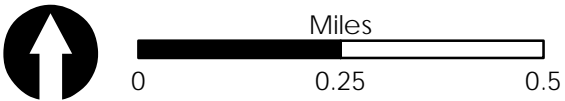
GROWTH ALLOCATION MAP (2040)



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Loudoun County Land Use Scenario Planning Study

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Community Workshop Development Scenario

Loudoun County Land Use Scenario Planning Study

Development Scenario Resource Book

Board of Supervisors Presentation – September 16, 2015

SCENARIO SUMMARY SHEET

The community workshop development scenario represents the project team’s synthesis of thoughts and opinions shared at events on August 26th and 27th, 2015. It generally represents a more intense version of the compact development scenario, including a highly-connected transportation system and several activity centers or “town centers” with a mix of uses and densities throughout.

The design and scale of development in the centers encourages active living, with many opportunities to live, work, shop and play in one community. The scenario also provides an environment more favorable to office tenants seeking a mixed-use environment.

A complete network of walkable streets supports multiple modes of transportation, including efficient transit service to Metro Stations. The diversity of close-by, complementary uses and local travel options within the activity centers encourages better distribution of trips and shorter trip lengths (although higher densities and increased activity at some

intersections in the centers may result in increased congestion). Many residents and employees are expected to use Metrorail service to satisfy home-to-work and work-to-home trips into and out of the study area.

Undeveloped land surrounding one or more of the activity centers may be developed in the future or reserved for natural areas, open space, parks, county facilities, or future activity centers. Two special activity centers identified north of the Loudoun Gateway Station (specific uses to be determined, but limited to non-residential categories) will be future centerpieces for the area.

The six activity centers presented in the scenario would become “unique places” over an extended period of time, which means county officials may need to take the long view for their full development. However, the current investment market for the Washington Region shows a strong preference for mixed-use, walkable, urban locations through 2040 (especially for areas near Metrorail service).



Mid-Rise Mixed Use Buildings Surround Main Street in Designated Activity Centers



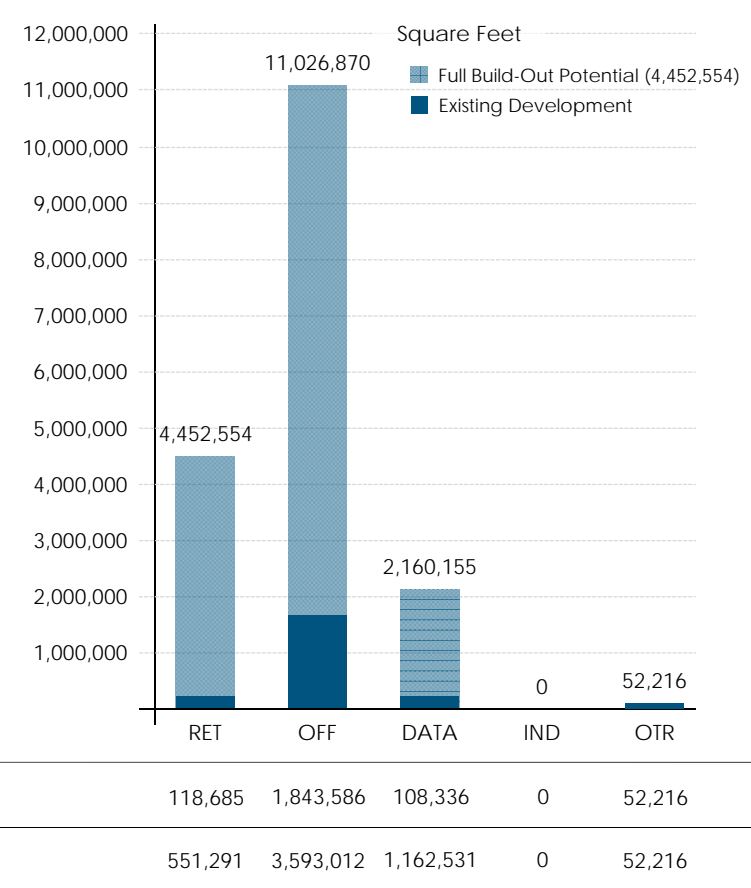
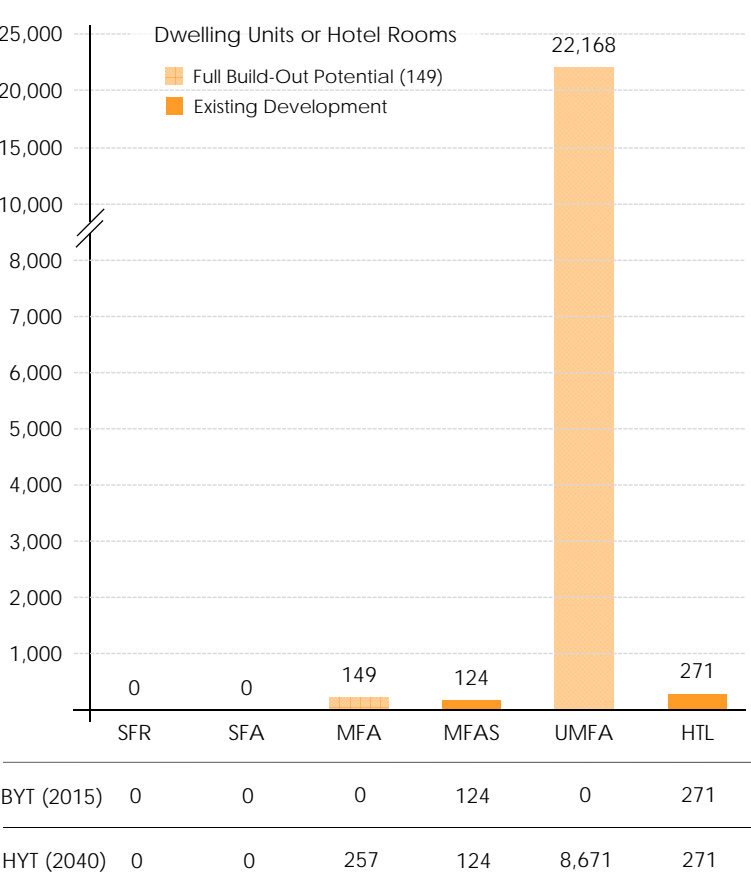
Parks & Public Plazas in Between Buildings



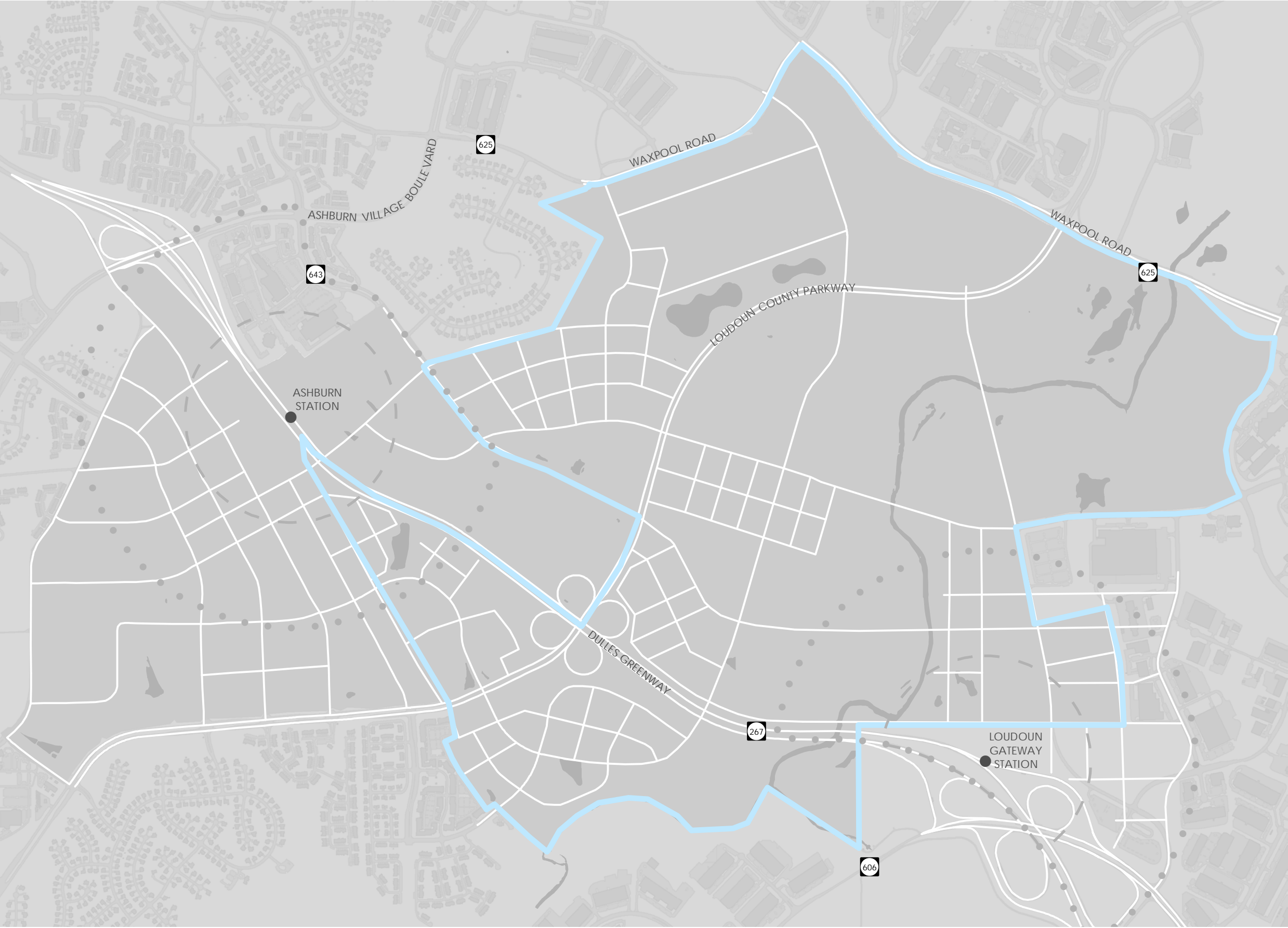
Tall Mixed-Use Buildings in Each Designated Activity Center (Main Street)



Efficient Transit Service Between Metrorail Stations & Designated Activity Centers



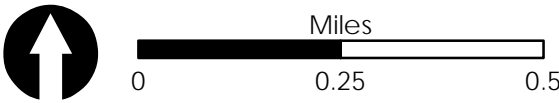
STREET NETWORK CONCEPT MAP



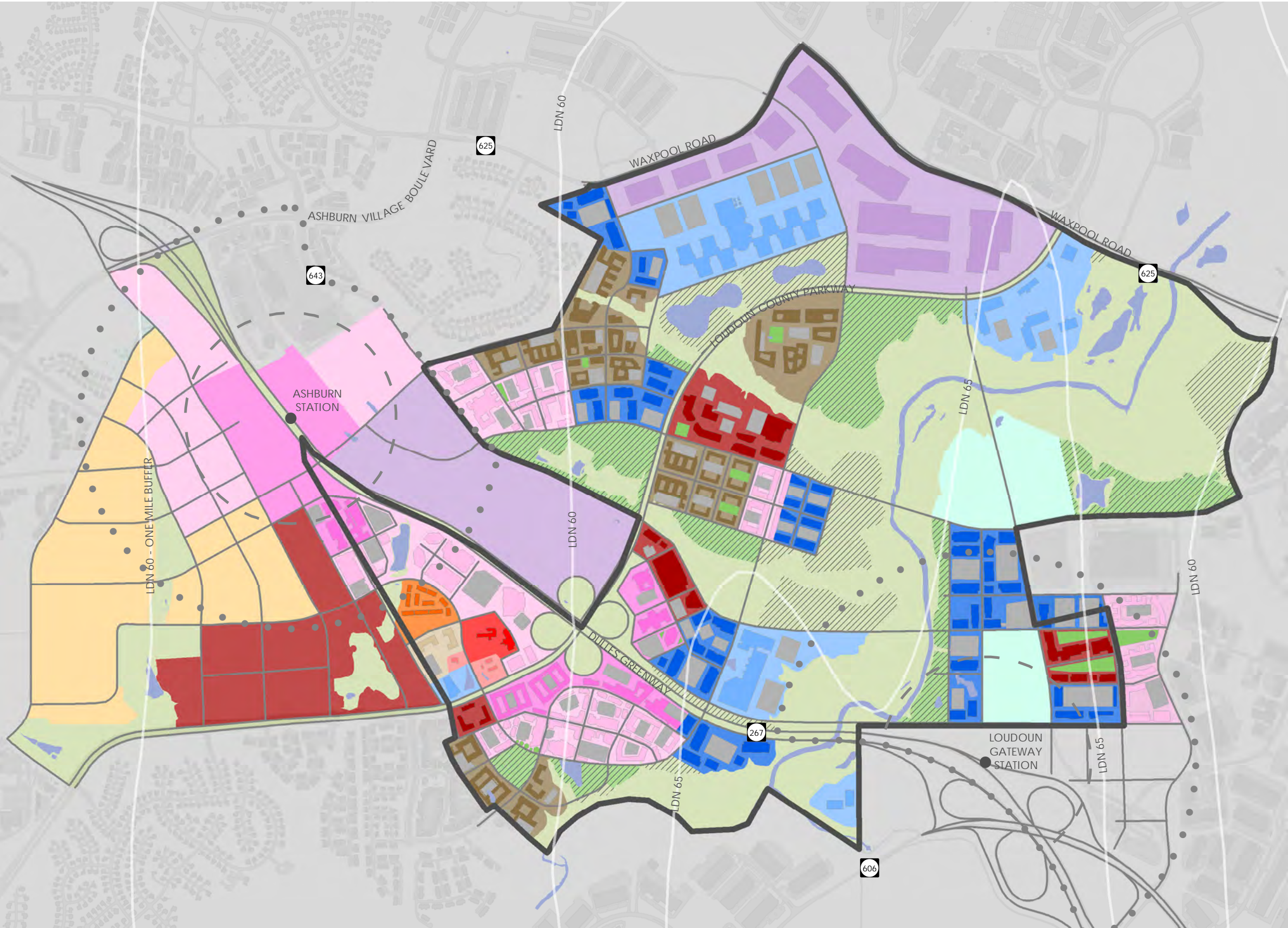
Legend

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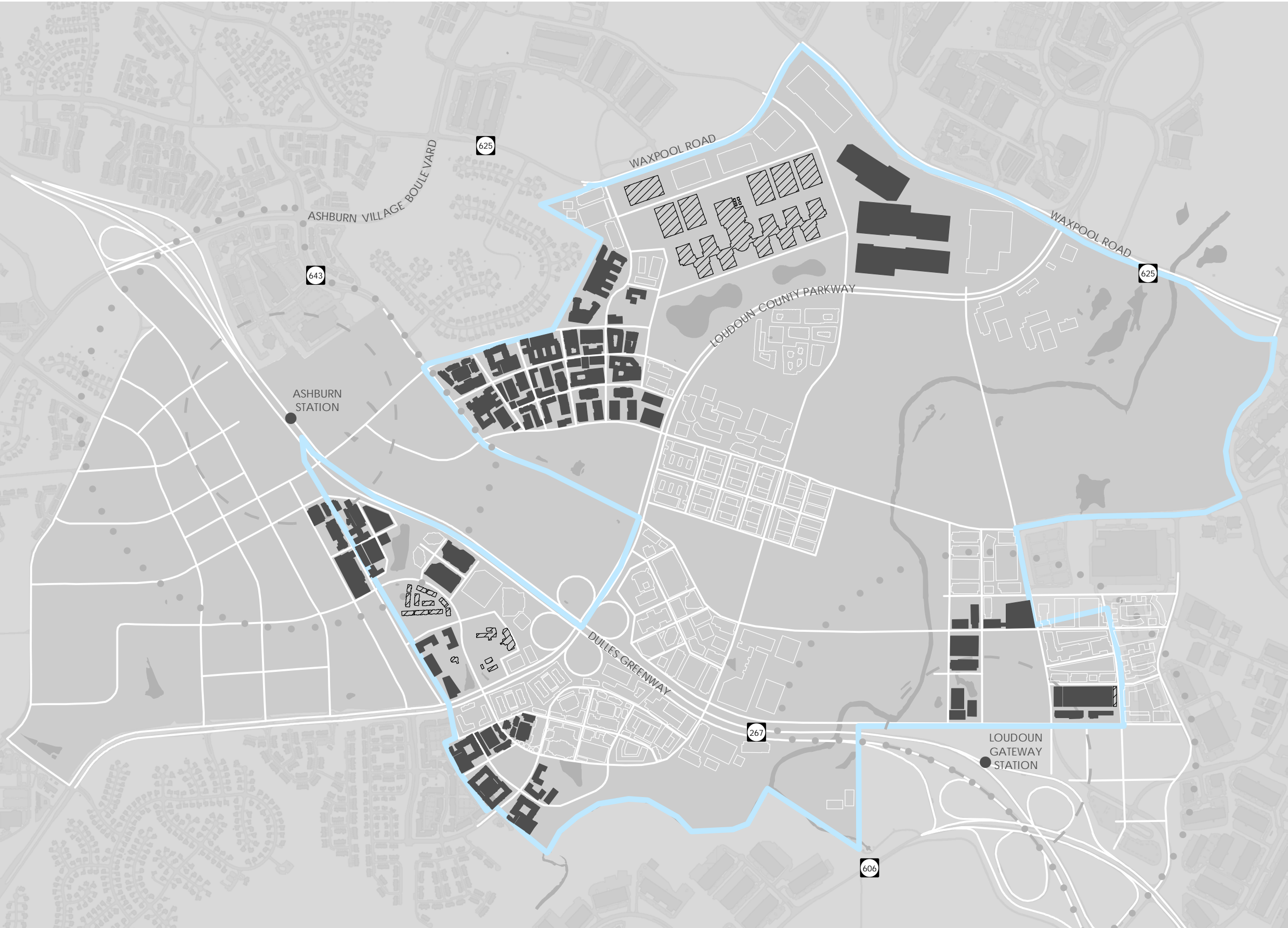
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Miles

0 0.25 0.5

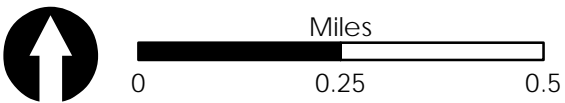
GROWTH ALLOCATION MAP (2040)



Legend

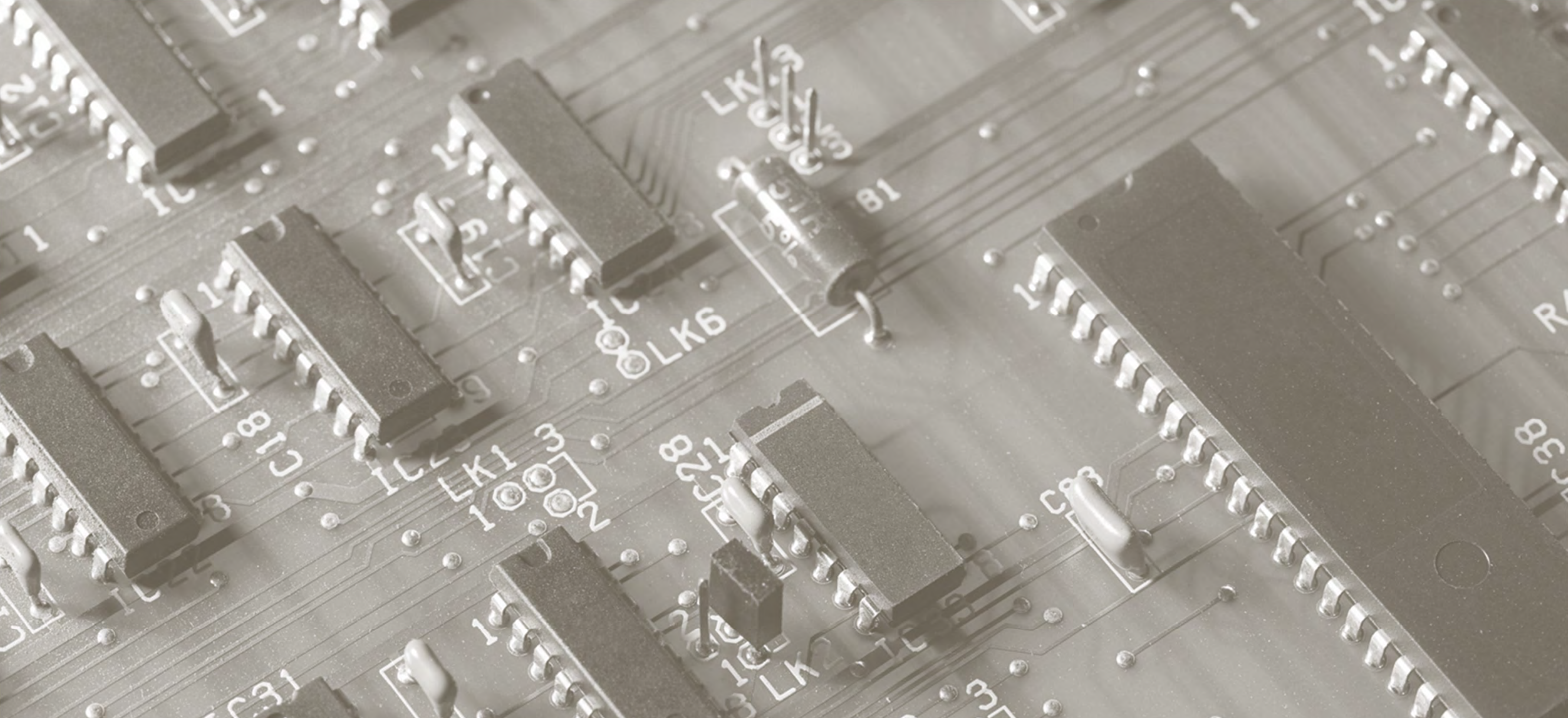
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Loudoun County Land Use Scenario Planning Study

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Side-By-Side Comparison of the Development Scenarios

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Potential Revenue & Expenditures (2040)

	BY	TD	CD	HC	CW
Potential Tax Revenue	\$12.8 M	\$43.7 M	\$98.9 M	\$85.3 M	\$103.0 M
Cost of Facilities & Services	\$4.1 M	\$10.6 M	\$48.7 M	\$60.5 M	\$52.8 M
Net Revenue Potential	\$8.7 M	\$33.1 M	\$50.2M	\$24.8 M	\$50.2M
Metro Tax District Revenue	\$0.6 M	\$1.9 M	\$7.5 M	\$6.7 M	\$8.2 M

BY = Base Year (2015)

TD = Trend Development Scenario

CD = Compact Development Scenario

HC = Housing Choices Development Scenario

CW = Community Workshop Development Scenario

Transportation System (2040)

	BY	TD	CD	HC	CW
Vehicle Trip Generation (new daily trips)	10,500	20,100	51,800	45,400	52,000
Vehicle Miles Traveled (% net increase, 2010 – 2040)	N/A	94%	97%	96%	___%
Accessibility to Transit (# of res. living within ¼-mile of bus)	N/A	1,220	16,360	17,115	18,100
Transit Efficiency (service frequency & cost per boarding)	Very Low	Low	High	Medium	Very High
Walkable / Active Street Frontage	0 mi.	0 mi.	28.5 mi.	0 mi.	47.5 mi.

Desirable Land Use Patterns (2040)

	BY	TD	CD	HC	CW
Total Dwelling Units	124	618	9,053	5,887	10,039
Avg. Residential Density	19.1 du/ac	17.8 du/ac	56.7 du/ac	18.7 du/ac	41.3 du/ac
Dwelling Units in LDN 60	0	0	3,141	5,445	1,963
Housing Affordability	Limited	Limited	Choices	Choices	Choices
Acres of Open Space	419 ac	419 ac	694 ac	518 ac	514 ac
Number of Students	29	142	2,082	1,411	2,371

Employment Opportunities (2040)

	BY	TD	CD	HC	CW
Number of Jobs	5,576	13,632	21,292	13,851	20,211
Mix of New Jobs	OFF / DATA	OFF / DATA	RET / OFF / DATA	RET / OFF / DATA	RET / OFF / DATA
Jobs-to-Housing Ratio	44.97 j/hh	22.05 j/hh	2.35 j/hh	2.35 j/hh	1.96 j/hh

BY = Base Year (2015) TD = Trend Development Scenario CD = Compact Development Scenario HC = Housing Choices Development Scenario CW = Community Workshop Development Scenario