



Loudoun County Land Use Scenario Planning Study

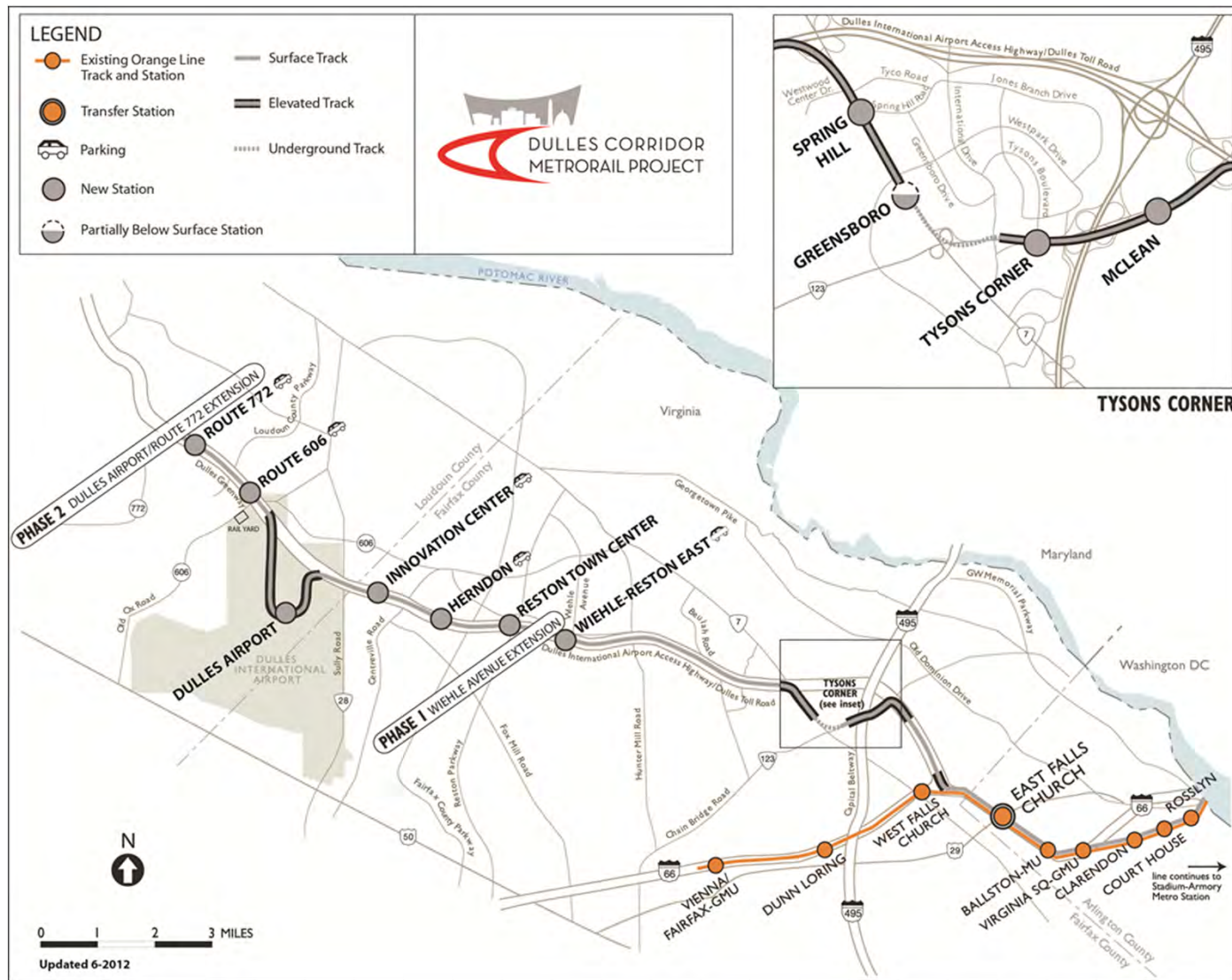
Community Workshop No. 1 — Issues Identification
May 28, 2015

Rich Klusek

Big Picture Project Overview

Metrorail Silver Line Extension

Loudoun County Land Use
Scenario Planning Study



Loudoun County Metrorail Service District

*Loudoun County Land Use
Scenario Planning Study*

December 2012 –

Metrorail Service District
established

October 2013 –

Board of Supervisors initiates
CPAM

May 2014 –

Urban Land Institute
Technical Assistance Panel



County Goals for the CPAM

*Loudoun County Land Use
Scenario Planning Study*

1. Prompt realization of tax revenues to support future Metrorail operations.
2. Maximize future employment generation.
3. Achieve a desired land use pattern.
4. Minimize demands on the County's transportation infrastructure.

ULI TAP Summary Recommendations

*Loudoun County Land Use
Scenario Planning Study*

1. Update Comprehensive Plan
2. Create Small Area Plan(s)
3. Create "Places"
4. Prepare a Market Study
5. Plan with the Airport
6. Invest in Infrastructure
7. More Upfront Planning

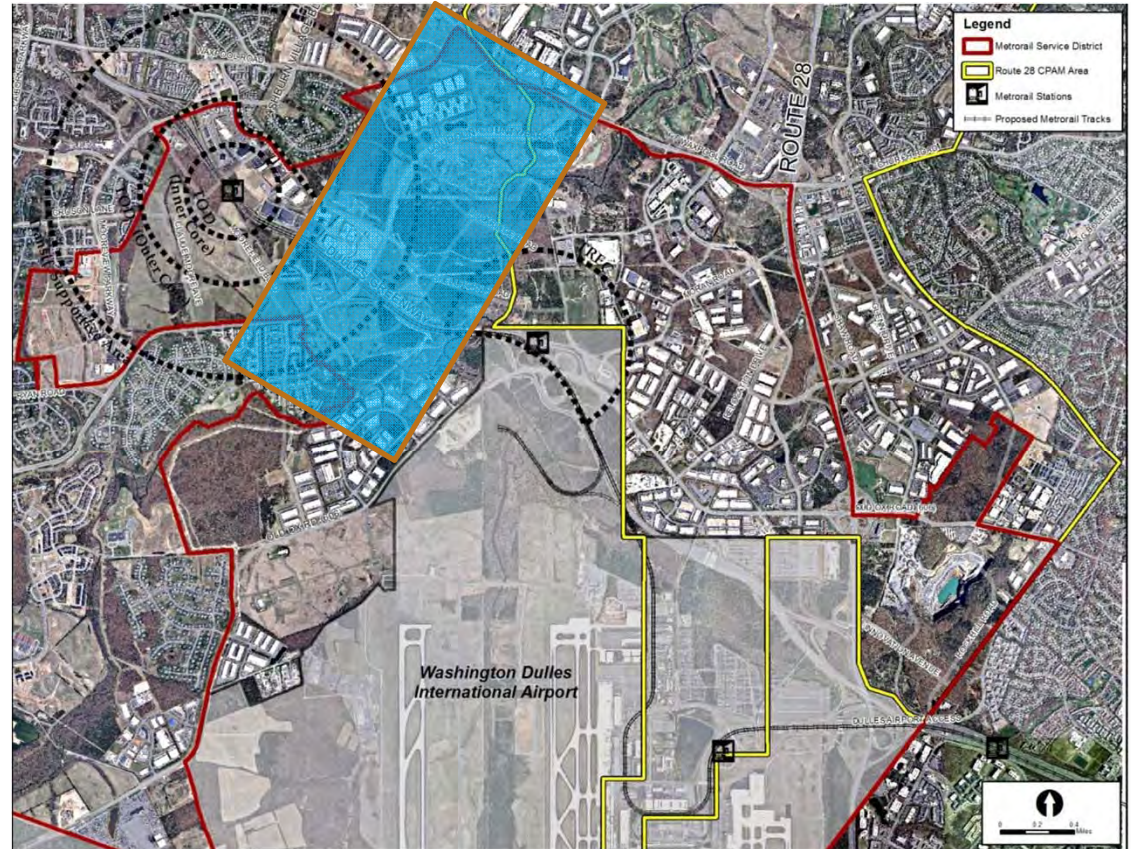


**Harvesting the Value
Loudoun County, Vi**

Two Current Studies

*Loudoun County Land Use
Scenario Planning Study*

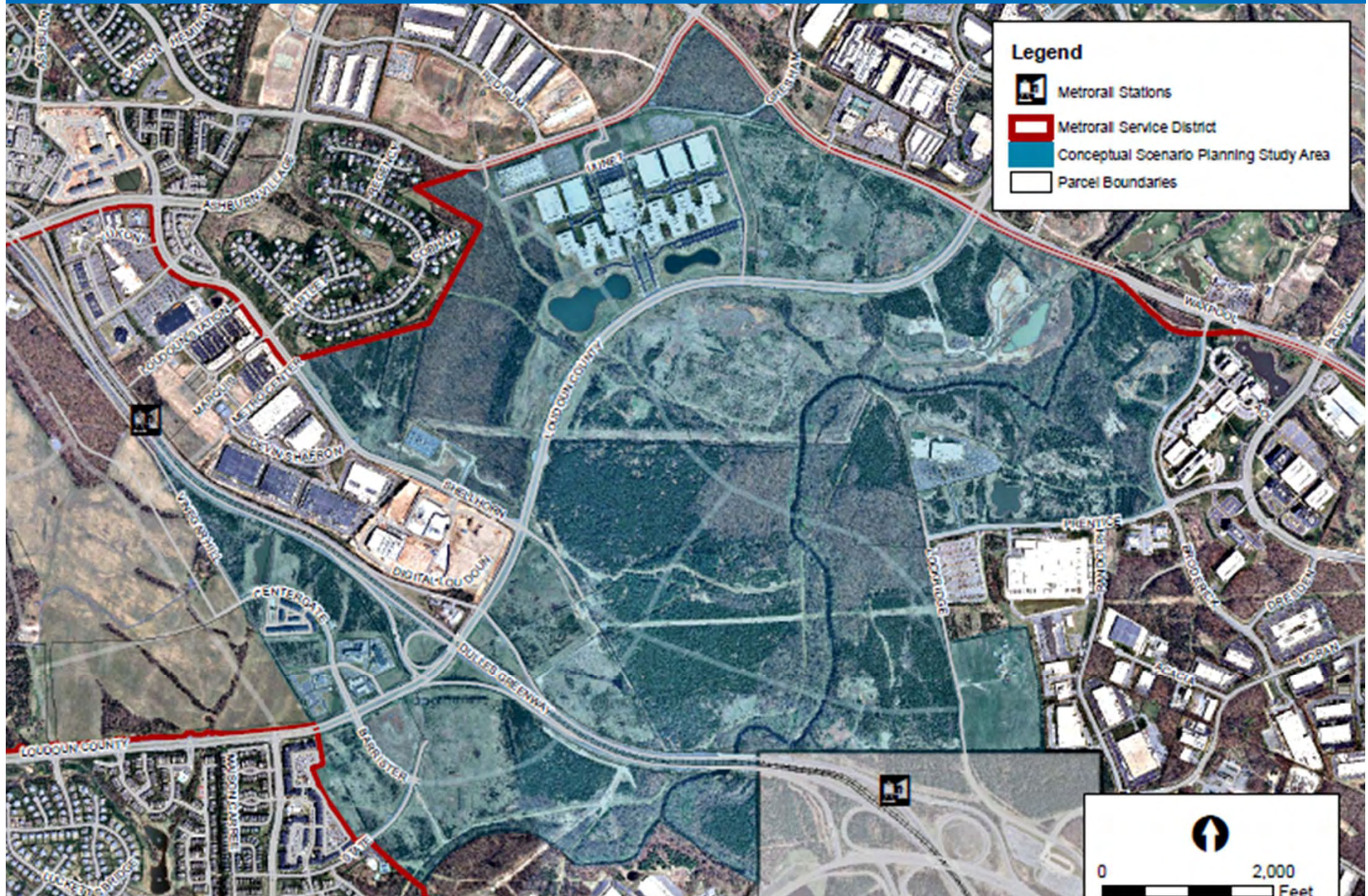
- 1) Land Use Scenario Planning Study
- 2) Market Analysis & Best Practices Study



Prepared by the Department of Planning, March 2014

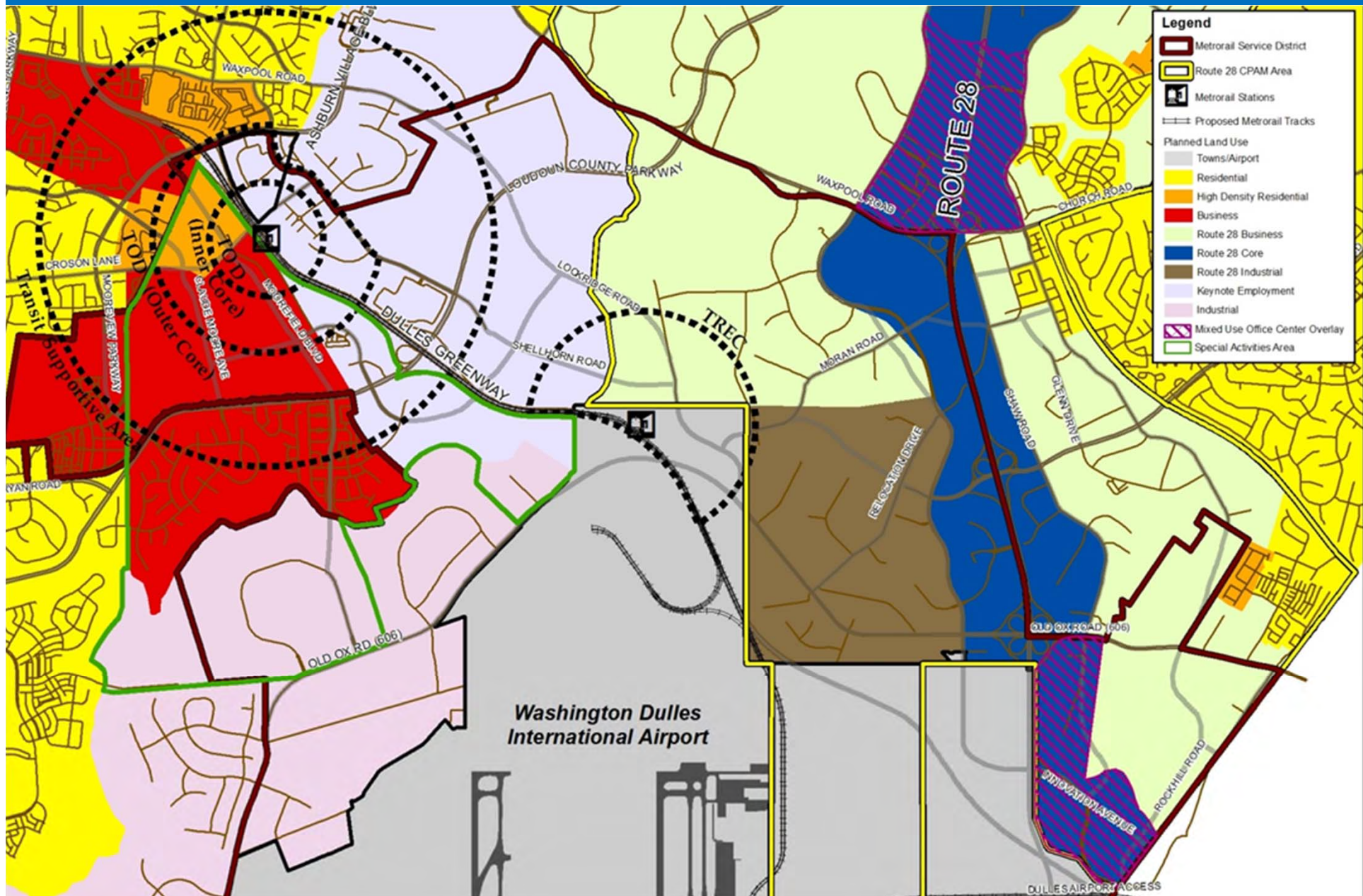
General Study Area Map

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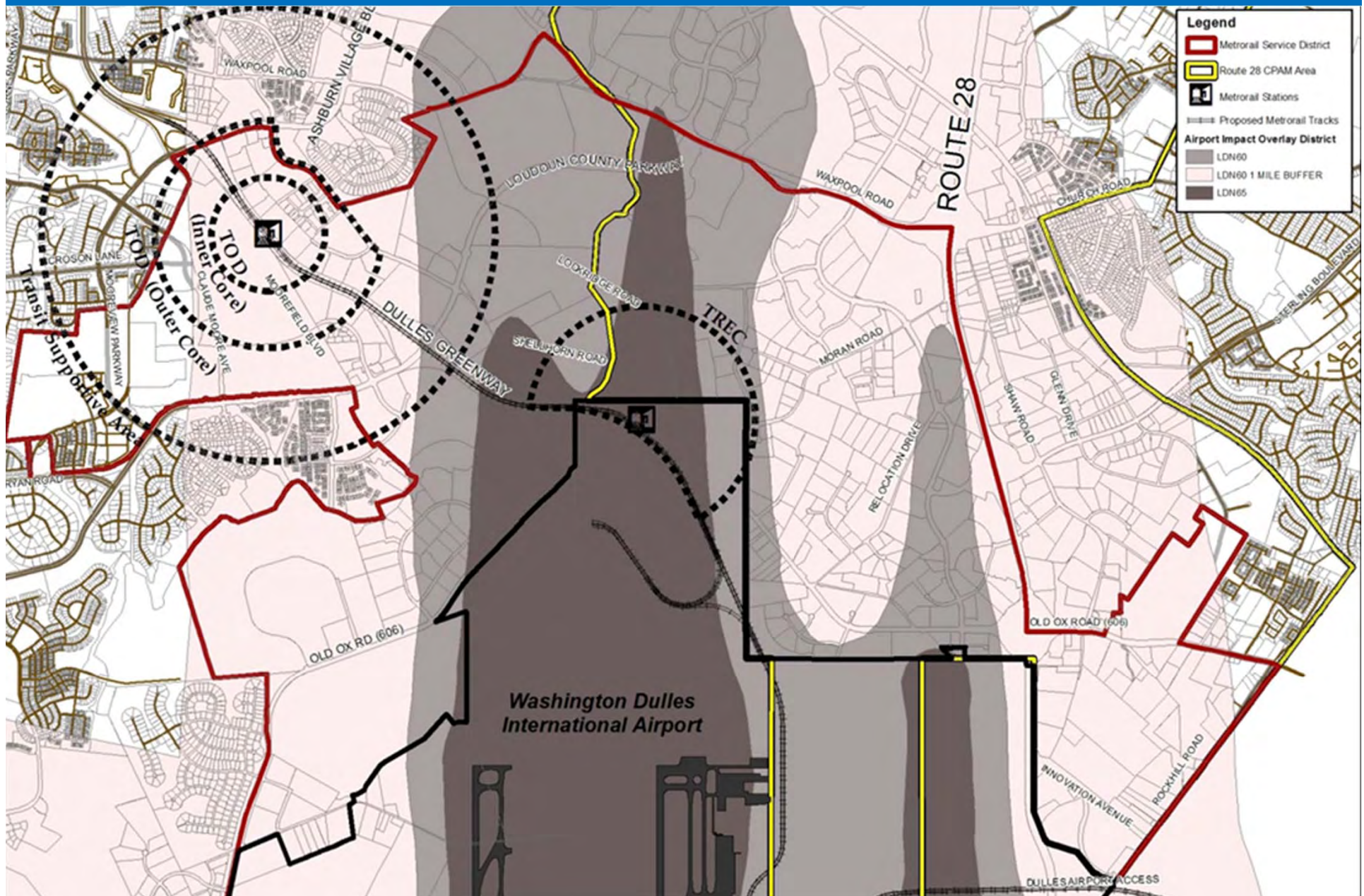
Current Planned Land Uses

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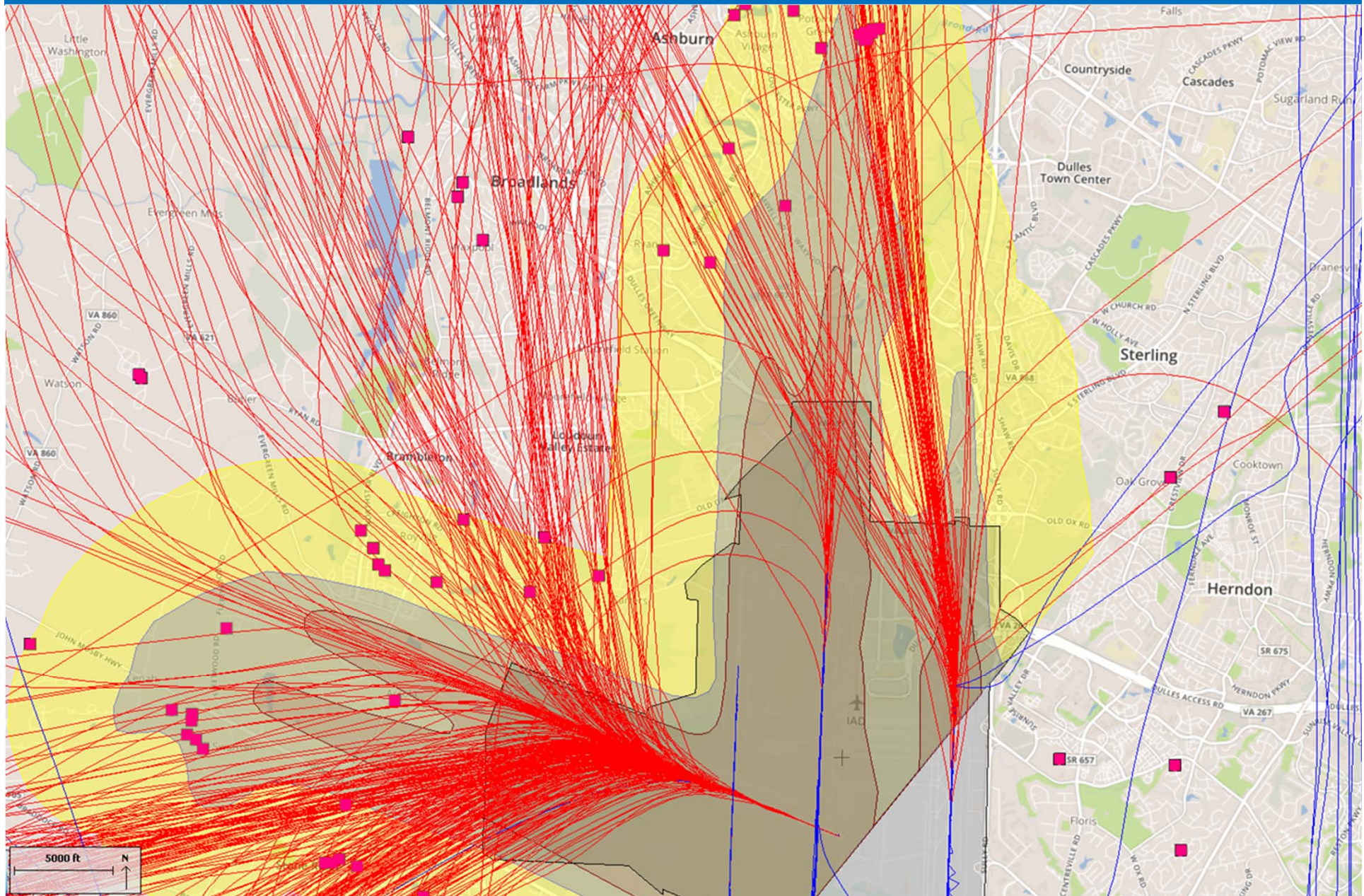
Airport Compatibility Concerns

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Scenario Planning Study*



Airport Compatibility Concerns

*Loudoun County Land Use
Scenario Planning Study*



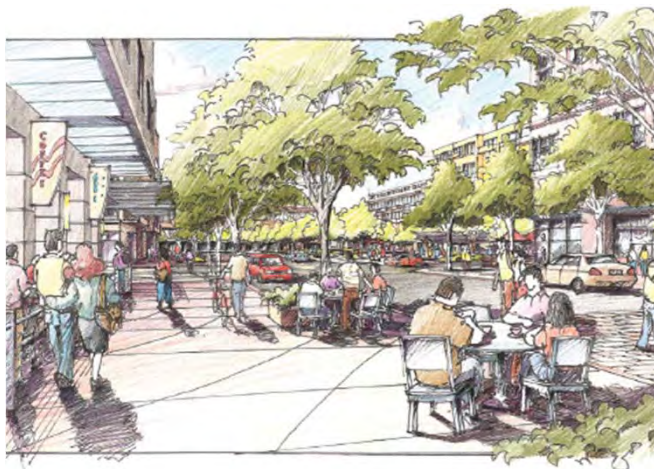
Matt Noonkester

Land Use Scenario Planning Study

*Our role is to empower others
to make more informed
decisions about their future.*

Objectives for Writing the CPAM

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Scenario Planning Study*



Desirable Land Use Patterns



Employment Opportunities



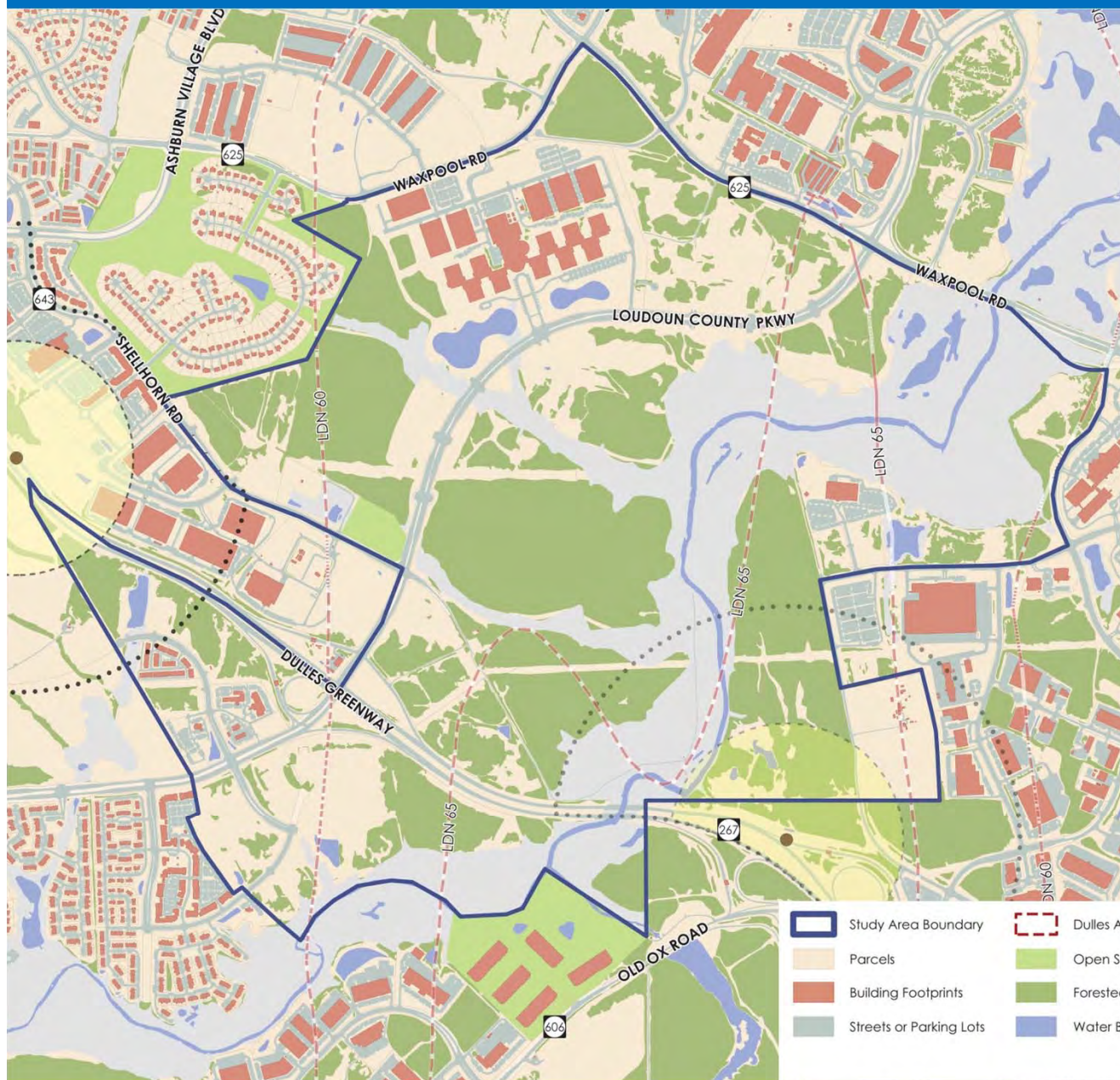
Potential Tax Revenue



Managing Impacts on the
Transportation System

Study Area / Unit of Analysis

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Key Issues:

- Silver Line Stations
- Development Status
- Employment Centers, What Type?
- Residential Uses, What Type?
- Airport Compatibility
- Green Space Preserved
- Supporting Infrastructure
- Financial Impacts
- Market Realities...
- CPAM Process

PLAYING IN A VIRTUAL SANDBOX

Scenario planning offers an overall process, analysis tools, and partnering strategy to share information and make more-informed decisions about the future.

Participants will be asked to contemplate their vision of the most livable study area, and the project team will measure their impacts and evaluate the trade-offs associated with competing scenarios. The scenarios themselves are fictitious stories about the future. They are not forecasts or predictions, but possible futures that could come to pass based on what already exists, emerging trends, or the community's desires to change course for the future. The essential requirement of any growth scenario is that it be plausible, within the realm of what exists or what could be.

Information from the scenario planning process will be shared with key decision-makers and project implementers to develop a shared vision, preferred growth scenario map, and supporting recommendations for the forthcoming Loudon County Comprehensive Plan Amendment.

01 Where are we now?

- community assessments
- participant values and preferences
- key decision criteria/performance measures for evaluating choices
- past trends
- previous commitments
- market realities



02 How do we make decisions?

- scenario testing software
- anticipated growth totals
- statistical models
- forecasting tools



03 Where are we going?

- evaluate conditions at build-out of the study area based on currently adopted plans



04 Where do we want to be?

- vision statements
- evaluate alternative futures
- growth scenarios report card (trade-offs)
- preferred growth scenario



05 How do we get there?

- goals, strategies, and actions
- agendas and priorities
- documentation



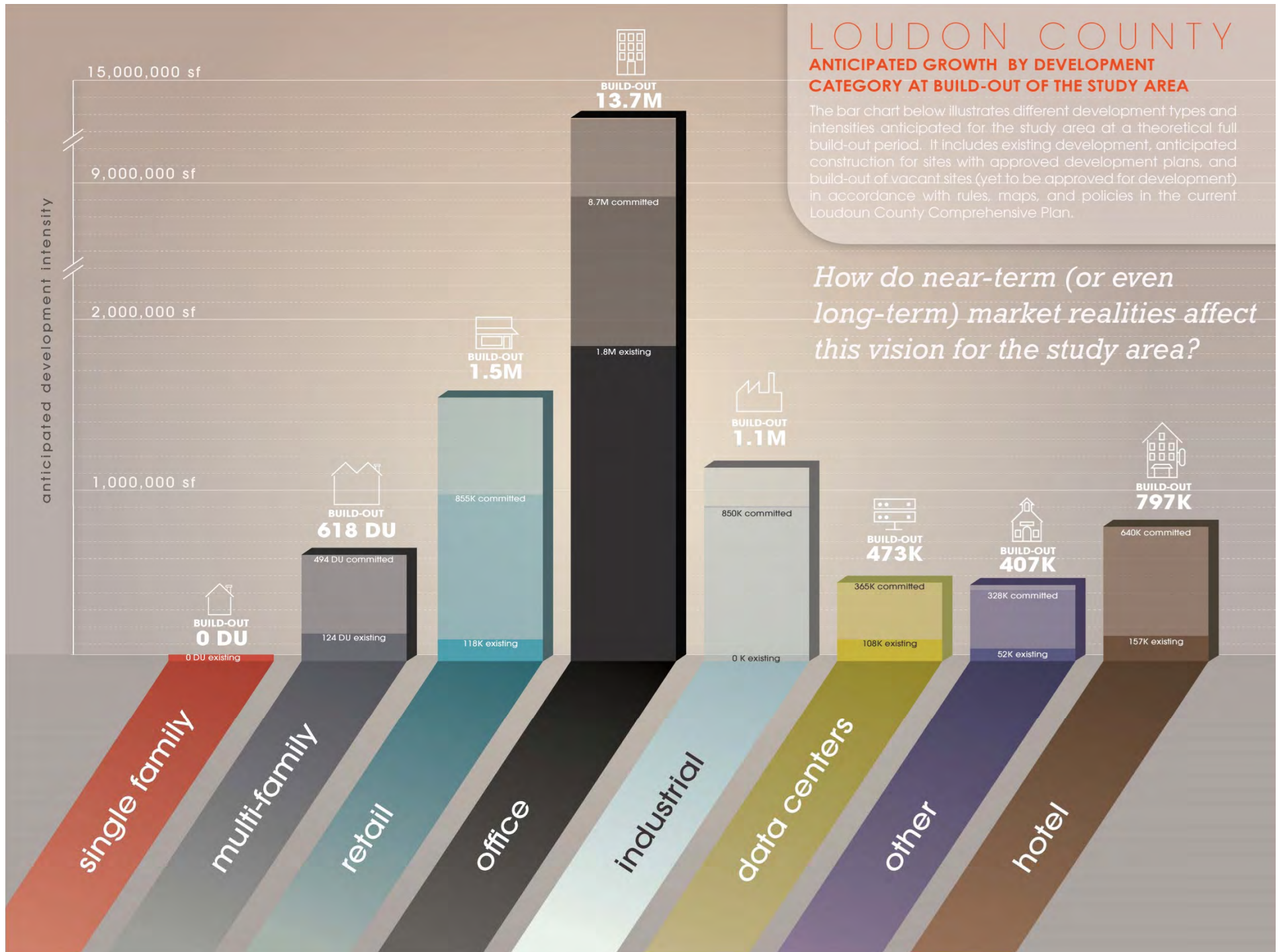
SCENARIO PLANNING PROCESS OVERVIEW

LOUDON COUNTY

ANTICIPATED GROWTH BY DEVELOPMENT CATEGORY AT BUILD-OUT OF THE STUDY AREA

The bar chart below illustrates different development types and intensities anticipated for the study area at a theoretical full build-out period. It includes existing development, anticipated construction for sites with approved development plans, and build-out of vacant sites (yet to be approved for development) in accordance with rules, maps, and policies in the current Loudoun County Comprehensive Plan.

How do near-term (or even long-term) market realities affect this vision for the study area?



Alternative Growth Scenarios

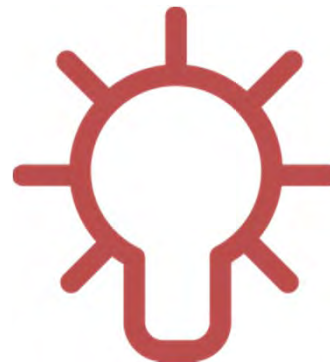
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Trend
Development



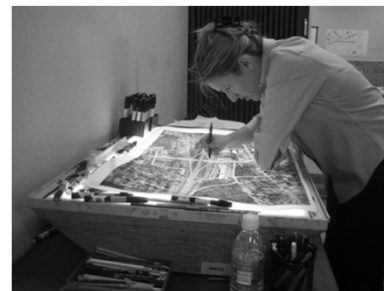
Compact Centers
(Medium to High Mixed
Use Intensity)



Housing
Choices

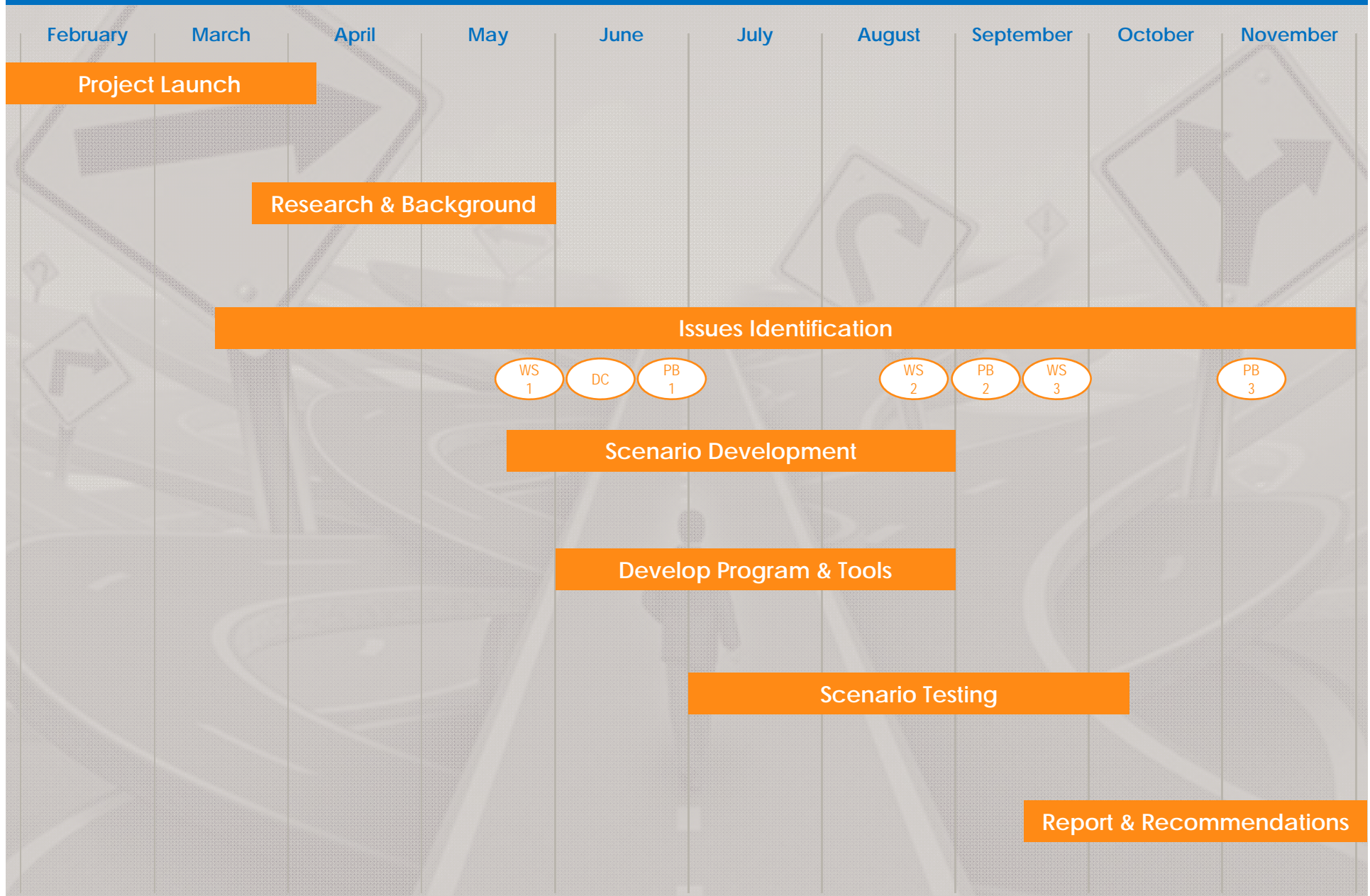


Big Ideas
(In-Reach / Out-Reach)



Scenario Planning Schedule

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Community Workshop No. 1

— May 28, 2015











Stakeholder Session No. 1

— May 29, 2015



Internal Design Charrette

— June 2-4, 2015







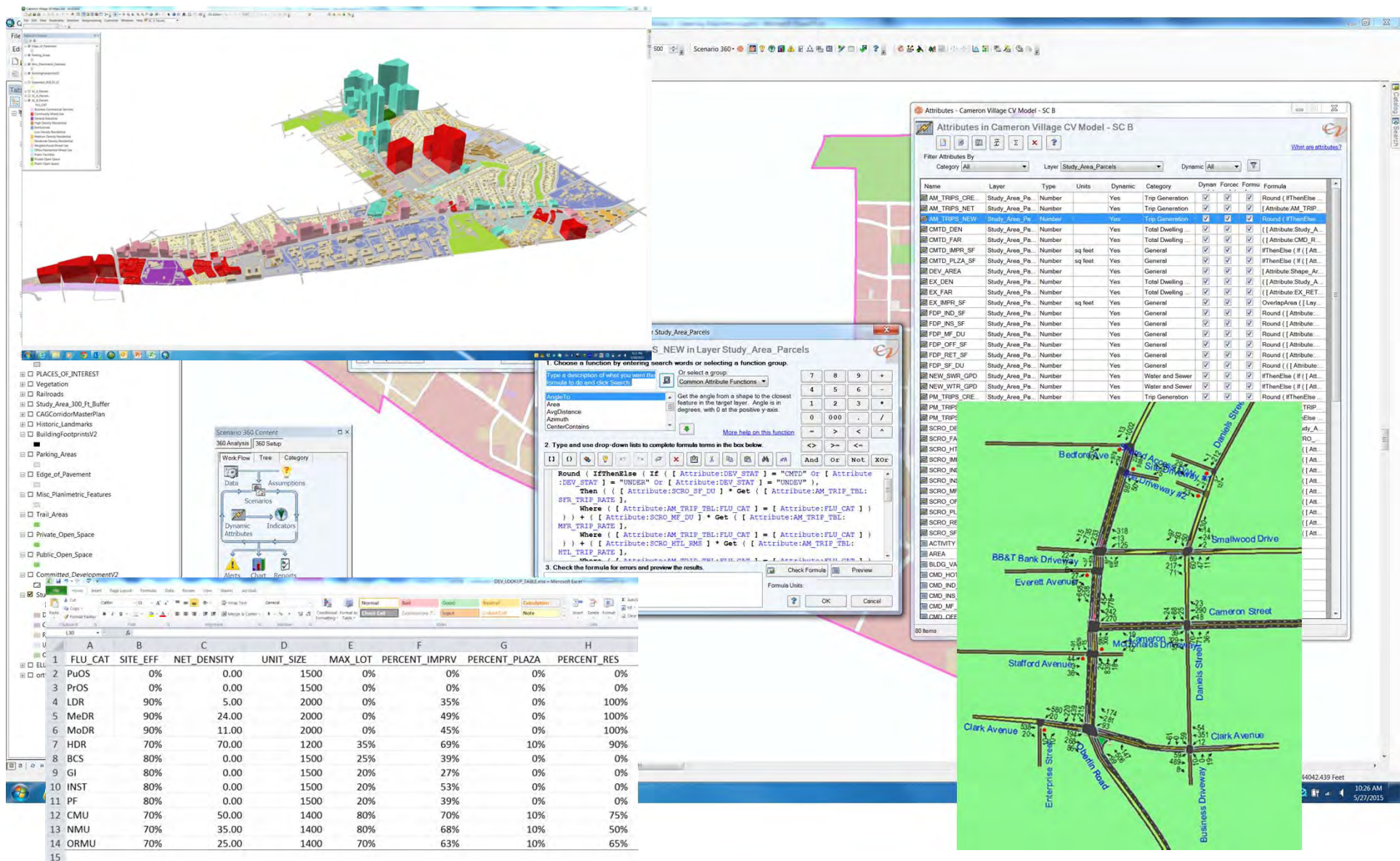






Scenario Testing & Reporting

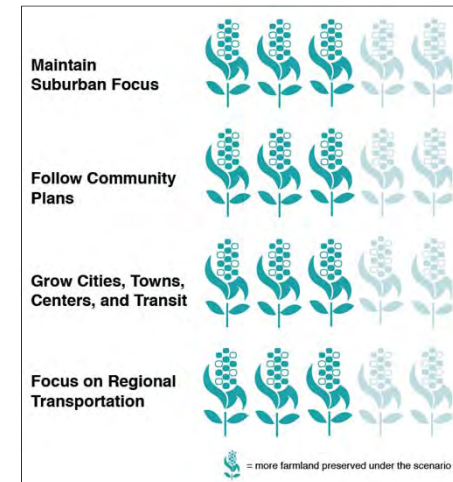
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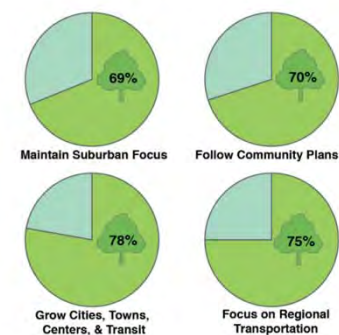
Scenario Testing & Reporting

Loudoun County Land Use
Scenario Planning Study

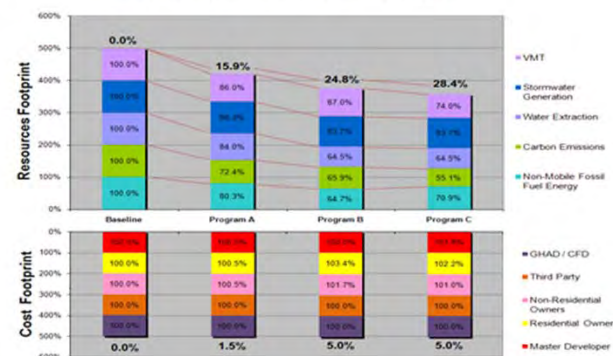
Overall, how attractive is each scenario for continued growth in the region (% of people saying 'very attractive' or 'attractive' among all responses)?



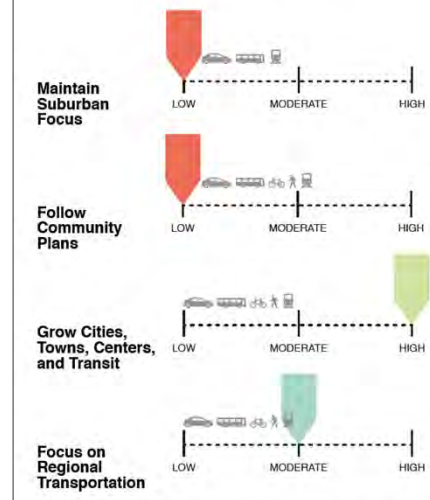
01. Parks and Open Space:
Percentage of Households Close to Existing Parks



PROGRAM PERFORMANCE COMPARISON



07. More Transportation Choices:



Scenario Testing & Reporting

Loudoun County Land Use
Scenario Planning Study

Urban Footprint



Agricultural Land Consumed



Percent of Income Spent on Transportation



Viable Mobility Options



Amount of Protected Open Space



	Decentralized Growth	Green Print Initiative	Compact Development	Jobs-Housing Balance
Mobility				
Vehicle Miles Traveled per Capita	○	◐	◑	●
Vehicle Hours Traveled per Capita	○	◐	◑	●
Percent of Population Near Potential Transit Node	○	◐	◑	●
Congested Corridors	○	◐	◑	●
Percent of Income Spent on Transportation	○	◐	◑	●
Viable Mobility Options	○	◐	◑	●
Environment				
Urban Footprint	○	●	◑	◑
Agricultural Land Consumed	○	●	◑	◑
Eco-Core Land Consumed	○	●	◑	◑
Amount of Protected Open Space	○	●	◑	◑
Genuine Communities				
Housing Mix	○	◐	●	●
Proximity to Existing Development	○	●	◑	◑
Jobs-Housing Balance	○	○	○	●
Regional Collaboration				
Consistency with Local Plans & Ordinances	●	○	◑	◑
Consistency with Regional Plans	○	◐	◑	◑
Land Use / Transportation Connection	○	◐	●	●
Maximizing Efficiencies in Public Infrastructure				
Demand for New Parks	○	◐	◐	●
Demand for New Schools	○	◐	◐	●
Demand for Water	○	◐	◐	●
Demand for Sewer	○	◐	◐	●
Quality-of-Life				
Protection of Civil War Battlefields	○	●	◐	◐
Jobs-Housing Balance	○	○	○	●
Amount of Protected Open Space	○	○	◑	◑
Maintaining Rural Character	○	●	◑	◑
Composite Grade (w/ Equal Weighting for All Variables)	○	◐	◑	●

Notes:

- = Most satisfies the performance measure
- ◑ = Moderately satisfies the performance measure
- ◐ = Somewhat satisfies the performance measure
- = Least satisfies the performance measure



Community Workshop No. 2

— August 26, 2015









Stakeholder Session No. 2

— August 27, 2015

Recommended Growth Scenario

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Community Workshop No. 3

— September 16, 2015

Final Report & Recommendations

MOVING FORWARD

Comparison of the alternative development scenarios confirms that land use patterns and development intensities have a significant impact on quality-of-life, community character, community cohesiveness, economic vitality, financial stability, and efficient use of public facilities and services. This information should be shared with stakeholders in the planning process for updating the comprehensive plan to understand how each scenario resonates with citizens of Peters Township.

Comments from the outreach activities should be shared with the Comprehensive Plan Steering Committee as they worked to develop the future land use map to include in the document.

Ultimately, the preferred scenario may be one of the scenarios presented in this document, or a combination of ideas from two or more scenarios in a new hybrid development scenario.

Please check the website often for *Plan Peters 2022: Our Community, Our Future* to stay involved in the planning process (www.planpeters.com). On the website, you will find a complete overview of the project, supporting maps and documents, summary of previous public outreach activities, and discussion items, ideas, and perspectives presented by fellow community members. Further questions about the *Peters Township Comprehensive Plan* should be directed to staff at the Peters Township Planning Department. Mr. Grant Shiring may be contacted at LandUsePlanner@peterstownship.com or 724-942-5005 for more information.

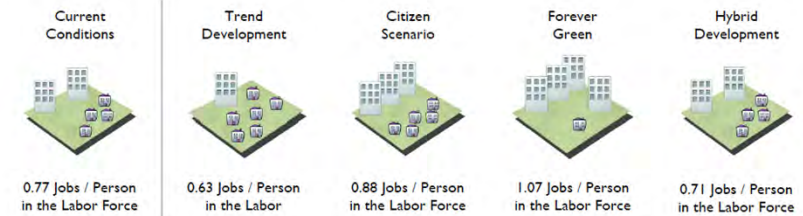
Continuing the Discussion:

There is a lot to think about when developing the future land use map for the Peters Township Comprehensive Plan. Plan participants should ask tough questions about the scenarios and their key assumptions before moving forward; including:

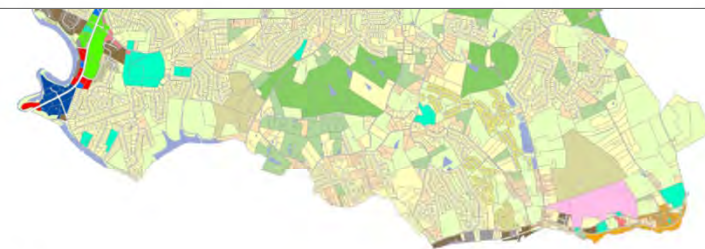
- How does the community prioritize the guiding principles presented in this document for evaluating the four development scenarios?
- How will changing demographics, consumer needs, economic conditions, market trends, or other factors impact preferred development patterns and intensities in the township?
- Commercial development relies on rooftops to survive. Is the community ready for the number of dwelling units and/or residential densities required to support commercial growth in the eastern portion of the township?
- What action(s) is the Township willing to take to preserve open space throughout the community? What about situations when high-quality open space is on private property?
- How does the Township use building architecture or site development guidelines to ensure higher density development = higher-quality development?
- How does the Township best coordinate with outside service providers (e.g., water service providers or PennDOT) to ensure infrastructure is in place to support the preferred development pattern?

Patience would be needed for some recommendations presented in the scenarios as it could be 20 or 30 years before they were fully realized. The important thing is that decisions made to prepare the future land use map stand the test of time, and reflect a strong will in the community to see it through.

Jobs-Housing Balance



Nearby Work / Shopping Options



Legend




Please Stay in Touch with Us...

*Loudoun County Land Use
Scenario Planning Study*


www.SilverlineScenarioPlanning.com

LOUDOUN COUNTY
SILVER LINE SCENARIO PLANNING



[HOME](#) [SCENARIO PLANNING PROCESS](#) [STUDY AREA AND DOCUMENTS](#) [ENGAGE ONLINE](#) [EVENTS CALENDAR](#)

SCENARIO PLANNING PROCESS



The land use scenario planning process is part of a broader effort to update Loudoun County's comprehensive plan to account for potential changes in growth and development resulting from the construction of Metrorail's Silver Line. The scenario plan will evaluate current planned land uses and multiple alternative future land uses in order to guide future development that will:

1. Achieve a desired land use pattern,
2. Promote future employment generation,
3. Minimize demands on the County's transportation infrastructure, and
4. Maximize tax revenue to support Metrorail operations.

Through public outreach, stakeholder interviews, and scenario testing, the community will establish a vision for future growth that maximizes the benefits of investing in Metrorail. Ultimately the scenario planning process will serve as a decision making tool to guide and evaluate future land use decisions.

GET EMAIL UPDATES

SUBSCRIBE

UPCOMING EVENTS

PUBLIC WORKSHOP
May 28 @ 6:30 pm - 8:30 pm

STAKEHOLDER DISCUSSIONS
May 29 @ 9:00 am - 5:00 pm

PUBLIC WORKSHOP
August 26 @ 6:30 pm - 8:30 pm

[View All Events](#)

SEND US A COMMENT

SUBMIT