

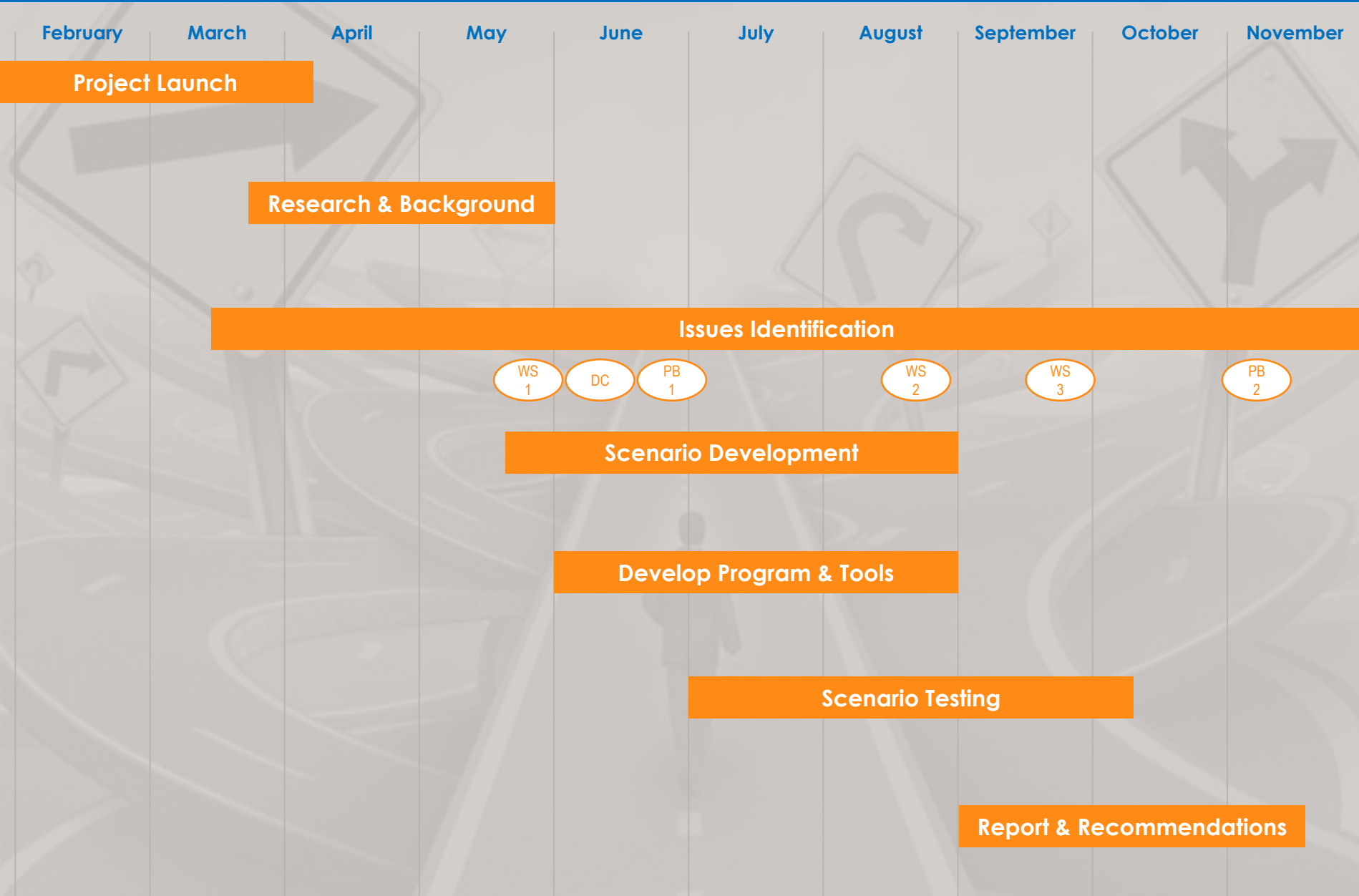


Loudoun County Land Use Scenario Planning Study

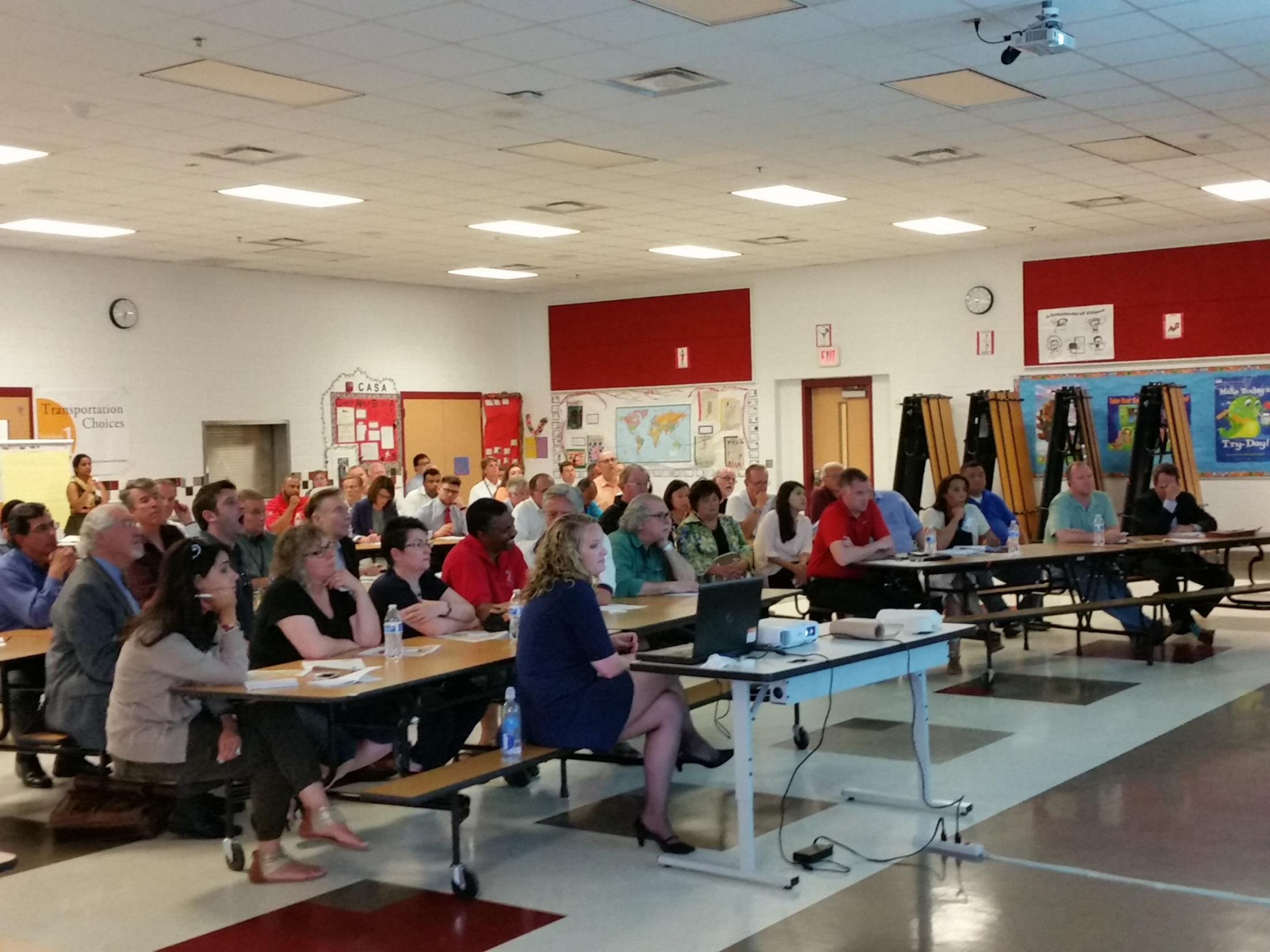
Community Workshop No. 2 — Scenario Development & Ideas Exchange
August 26, 2015

Scenario Planning Schedule

*Loudoun County Land Use
Scenario Planning Study*



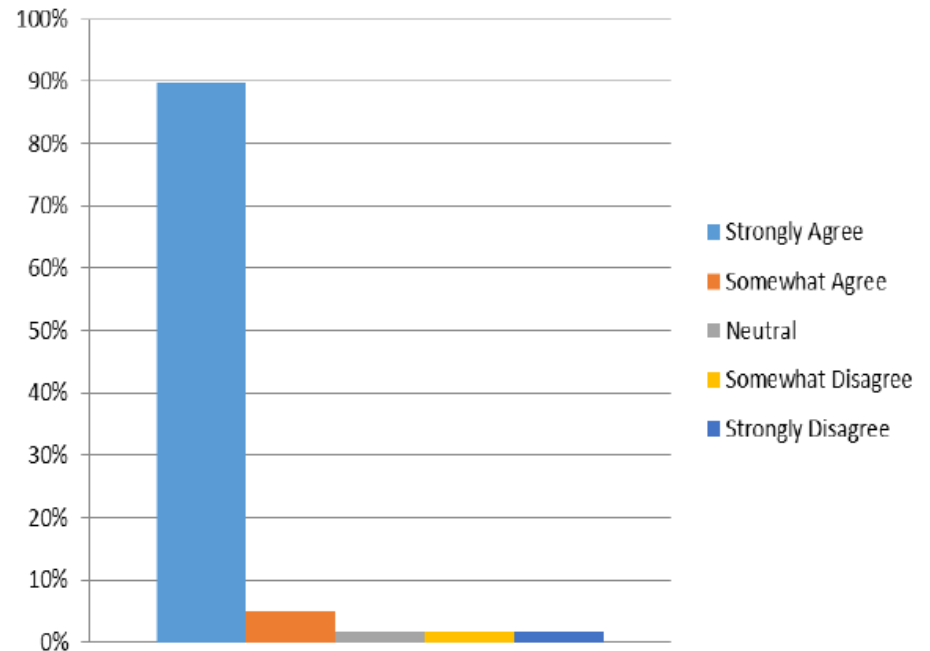
How Did We Get Here?



I think the study area should have one or more walkable, mixed-use centers, similar to Reston or One Loudoun.

- A. Strongly Agree
- B. Somewhat Agree
- C. Neutral
- D. Somewhat Disagree
- E. Strongly Disagree

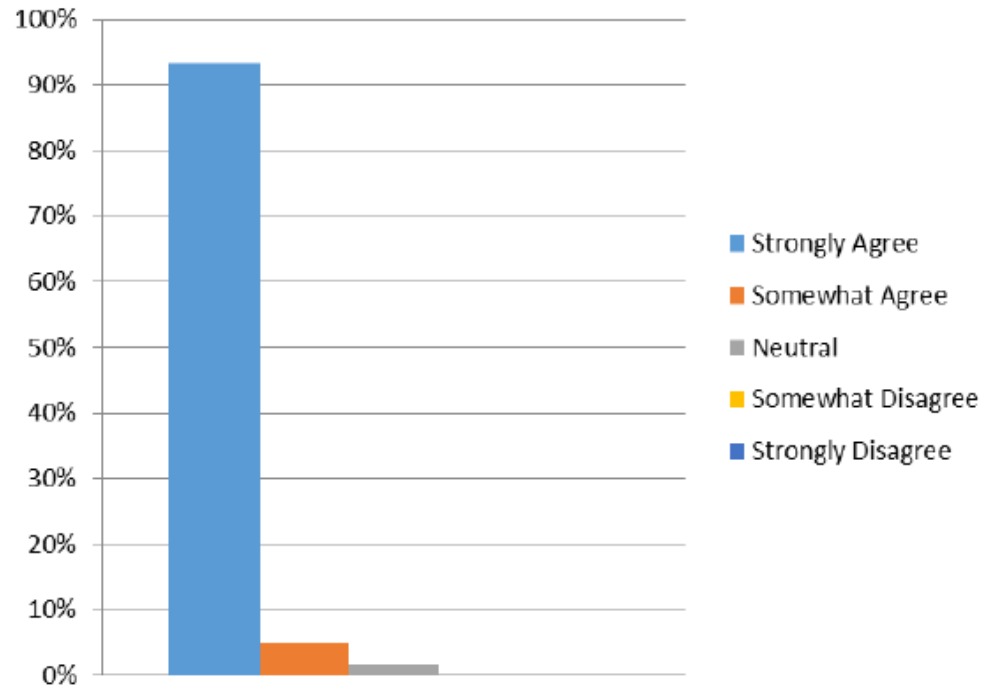
8



Having more travel options (walk, bike, transit) in the study area would be important to me.

- A. Strongly Agree
- B. Somewhat Agree
- C. Neutral
- D. Somewhat Disagree
- E. Strongly Disagree

10



- 1) Pedestrian only areas around rail^s → what consideration has been given?
- 2) High density; ~~roads~~ → Tolls not preferred
- 3) MULTI-MODAL TRANSPORTATION NETWORK (RAIL, BUS, ROAD, BIKE/PEB)
- 4) BIKE PATH NETWORK TO METRO (ON/ALONG LOUDOUN CO. PKWY IN PARTICULAR)
AND CONNECTIONS TO W+OD TRAIL



- 5) CARSHARING/CARPOOL FROM - TO METRO STATIONS
PLAN PARKING ~~SPACES~~ BASED ON CARSHARING/CARPOOLING GOALS
- 6) NO NEW 4-LANE DIVIDED COLLECTORS; NEED PEDESTRIAN FRIENDLY COLLECTORS
THAT SUPPORT GRID STREET NETWORK IN MIXED USE PROJECTS

- 7) Trolley THAT LOOPS AROUND THE TWO METRO STATIONS.
HOP ON - HOP OFF SERVICE - GEARED TOWARDS MIXED USE DEVELOPMENT

- 8) PEDESTRIAN/BIKE PATH - CONNECTING ASHBURN FARM / ASHBURN VILLAGE
& BROADLANDS -

- 9) MORE TRANSPORTATION OPTIONS; BUSES LACK FREQUENCY;
NEED FEEDER BUSES TO METRO

- 10) LOCAL BUS SERVICE FOR RESIDENTS -
(FIXED ROUTE) -

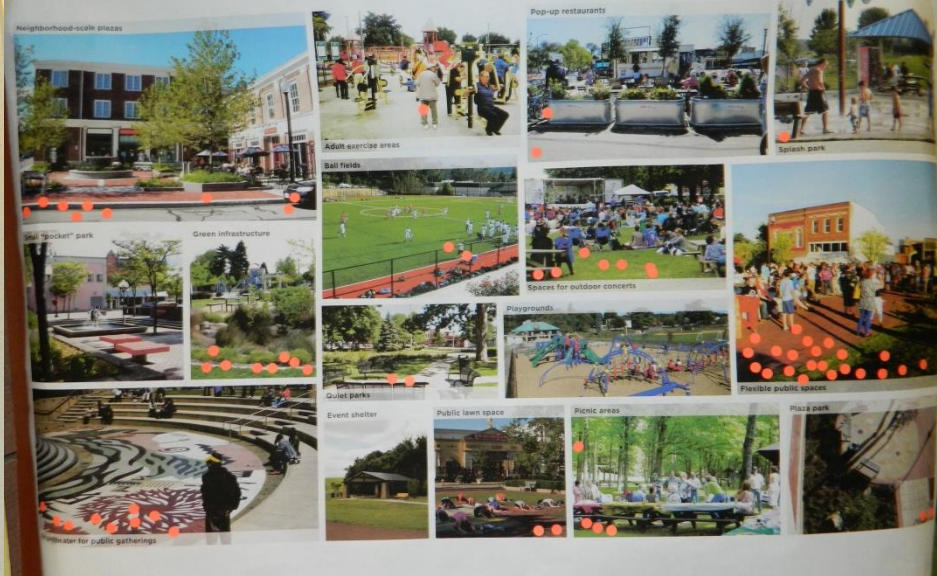
- 11) PEB FRIENDLY INTERSECTIONS.



DEVELOPMENT DENSITIES

Place a dot on images that you like for the study area.

Loudoun County
Land Use Scenario Planning Study



PARKS AND PUBLIC SPACES

Place a dot on images that you like for the study area.

Loudoun County
Land Use Scenario Planning Study



LAND USES

Place a dot on images that you like for the study area.

Loudoun County
Land Use Scenario Planning Study



NOTE: Complete Streets are streets designed to provide safe access for people biking, walking, taking the bus, and driving.

COMPLETE STREETS

Place a dot on images that you like for the study area.

Loudoun County
Land Use Scenario Planning Study







Contours
Floodplain
Future Metrolink

Study Area Map







Overview of Alternative Development Scenarios

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

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 preference
- key decision criteria/performance measures for evaluating choices
- past trends
- previous commitments
- market realities

BACKGROUND RESEARCH



community work session - issues identification

stakeholder meetings - issues identification

02 How do we make decisions?

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

BUILD SCENARIO PLANNING TOOLS



stakeholder meetings - performance measures

03 Where are we going?

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

TREND DEVELOPMENT



internal design charrette

community work session - scenario development and testing

05 How do we get there?

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

04 Where do we want to be?

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

ALTERNATIVE GROWTH SCENARIOS



stakeholder meetings - scenario development and testing

policy-maker briefing - growth choices



ACTION PLAN

stakeholder meetings - preferred growth scenario

Alternative Development Scenarios



Trend
Development



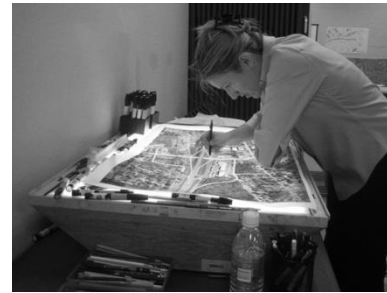
Compact Centers
(Medium to High Mixed
Use Intensity)



Housing
Choices



Big Ideas
(In-Reach / Out-Reach)



Our Starting Point...

Development scenarios 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 community desires to change course for the future. The essential requirement for any growth scenario is that it be plausible, within the realm of what exists or what could be.

We Need to Keep in Mind...

Street Network Concept Maps

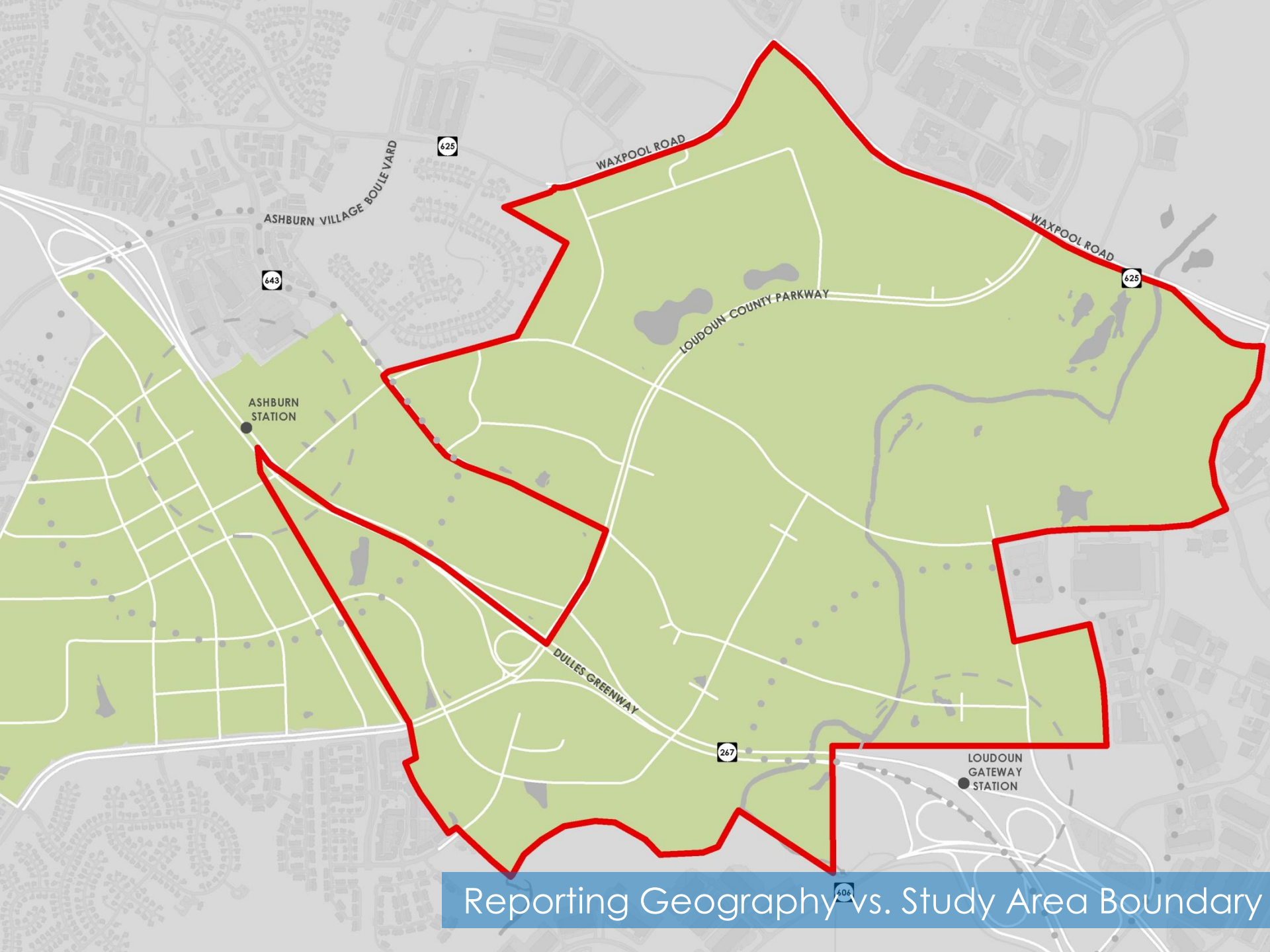
The street network concepts for all three development scenarios **are for illustrative purposes only**, and were created solely for testing different development types, patterns and intensities in the Loudoun County Land Use Scenario Planning Study.

An actual future roadway network for the study area, or specific road alignments in the study area, **will vary from the concept map** and depend on the future land use plan and any appropriate revisions to the Countywide Transportation Plan.

Growth Concept Maps

The growth concept maps for all three development scenarios are for **illustrative purposes only**, and created solely for testing different development types, patterns and intensities in the Loudoun County Land Use Scenario Planning Study.

It is not intended to be something officially supported by the Loudoun County Board of Supervisors (or any county department participating in the scenario planning study) beyond the purpose stated above.



Reporting Geography vs. Study Area Boundary

www.SilverlineScenarioPlanning.com

LOUDOUN COUNTY

SILVER LINE SCENARIO PLANNING



[HOME](#)

[SCENARIO PLANNING PROCESS](#)

[STUDY AREA AND DOCUMENTS](#)

[ENGAGE ONLINE](#)

[EVENTS CALENDAR](#)

STUDY AREA AND DOCUMENTS

STUDY AREA MAP



Click on image above to view larger map (PDF)

GET EMAIL UPDATES

[SUBSCRIBE](#)

UPCOMING EVENTS

[PUBLIC WORKSHOP](#)

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

[STAKEHOLDER DISCUSSIONS](#)

August 27 @ 9:00 am - 5:00 pm

[DRAFT RECOMMENDATIONS MEETING](#)

September 16 @ 3:00 pm - 5:00 pm

[View All Events](#)

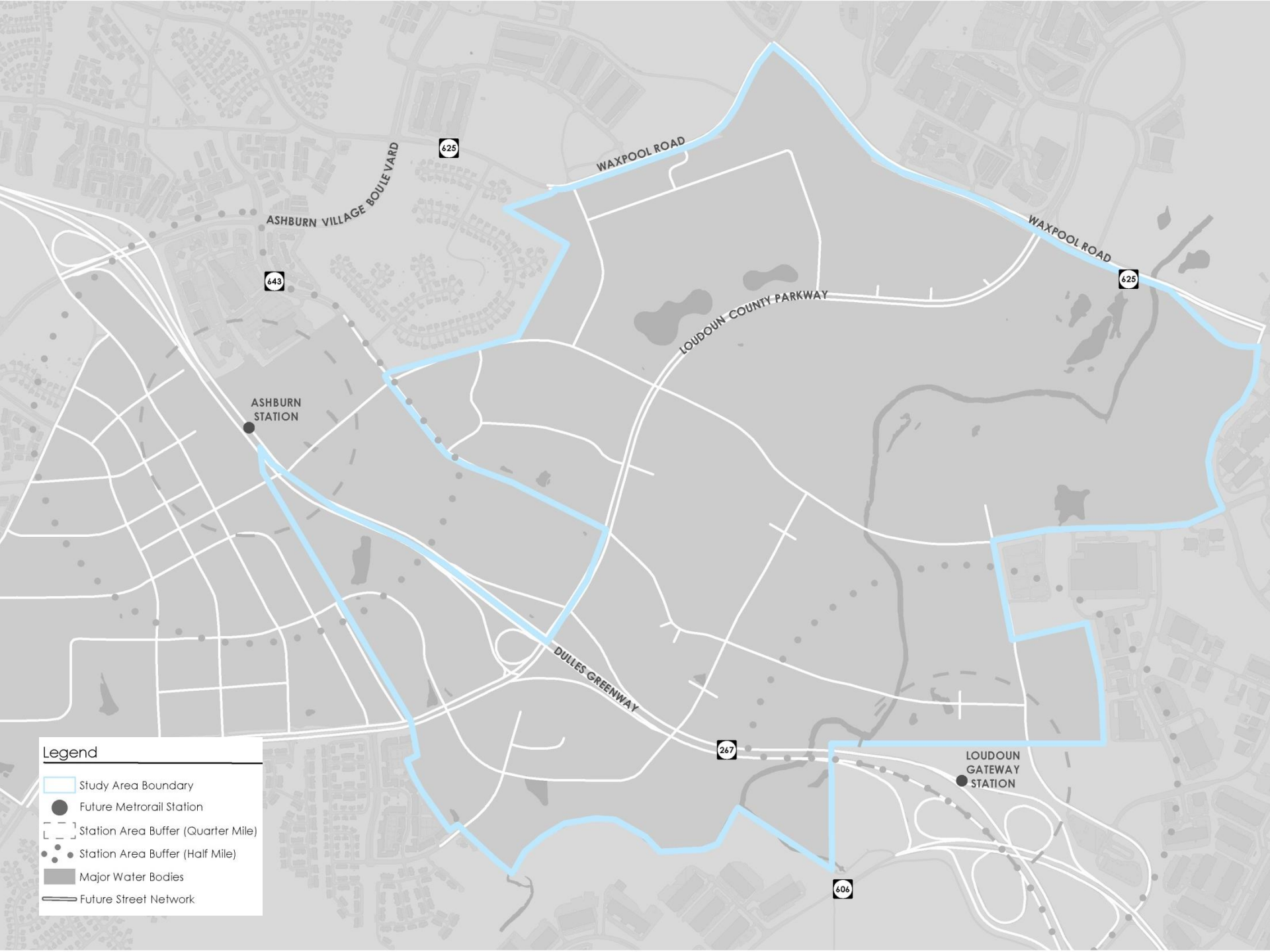
[SEND US A COMMENT](#)

COMMUNITY WORKSHOP #1 MATERIALS (MAY 28, 2015)

[Scenario Planning Work Session 1 - Flyer](#)

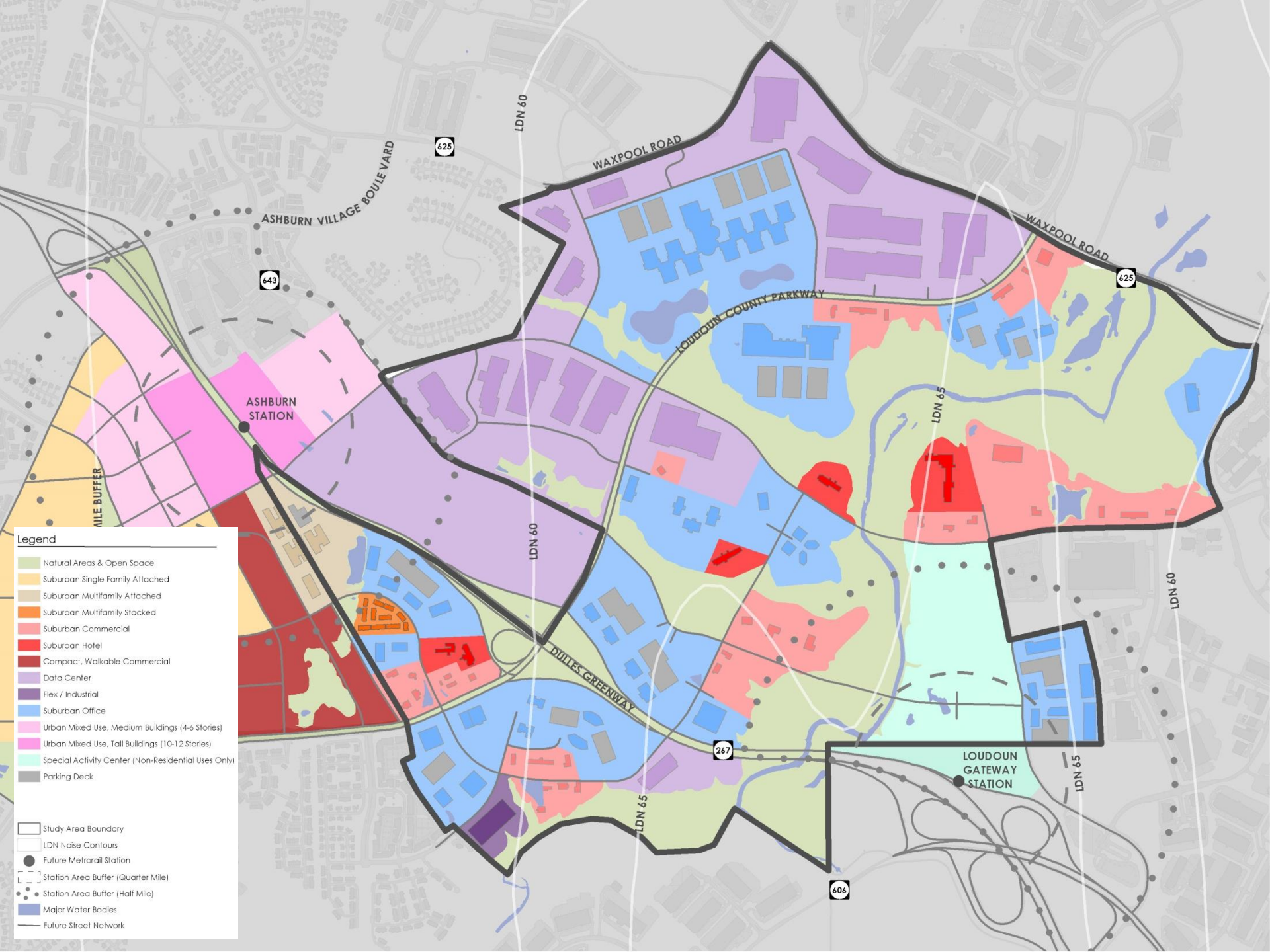
[Community Workshop #1 Opening Presentation](#)

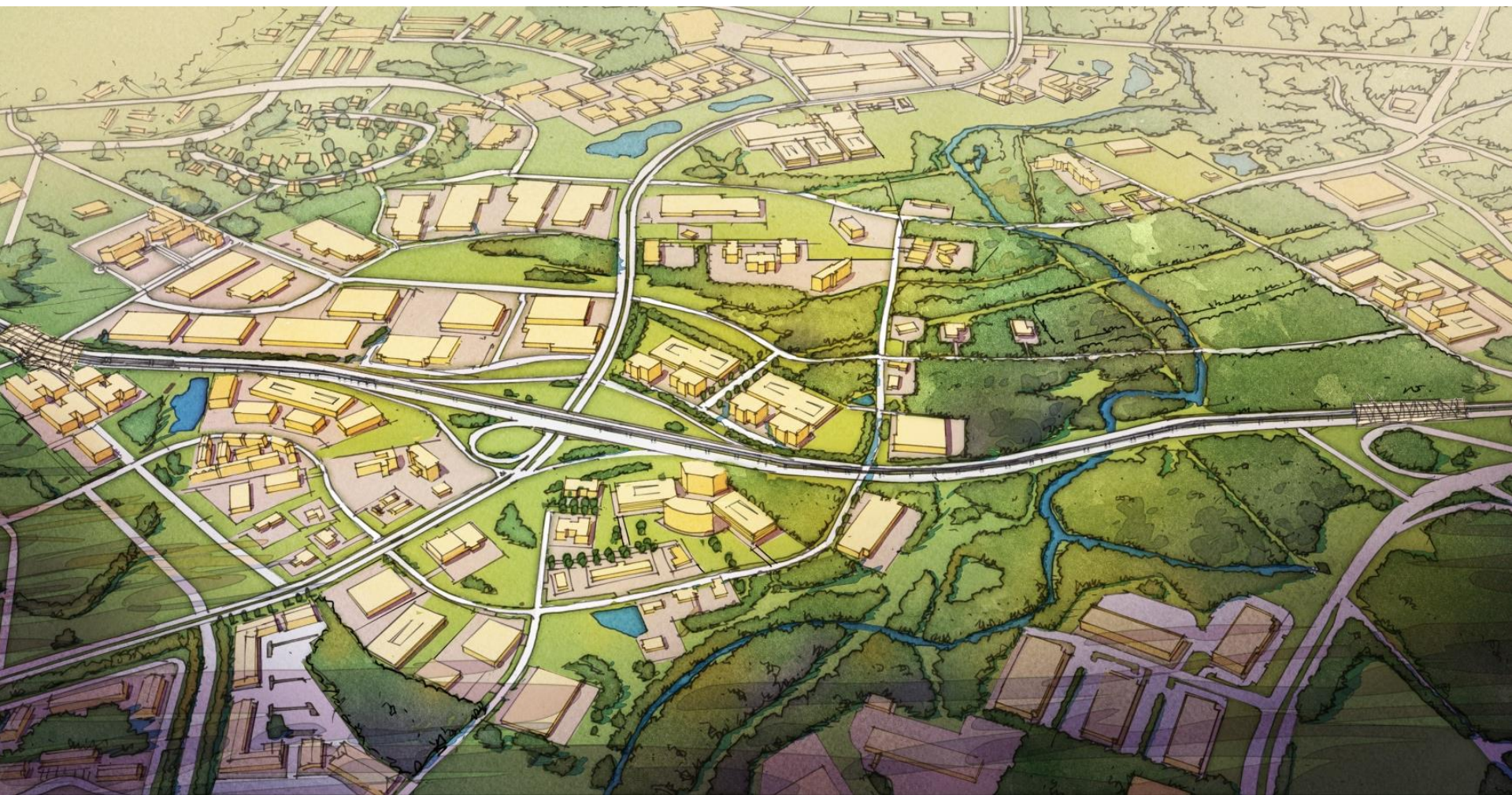
Trend Development Scenario



Legend

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

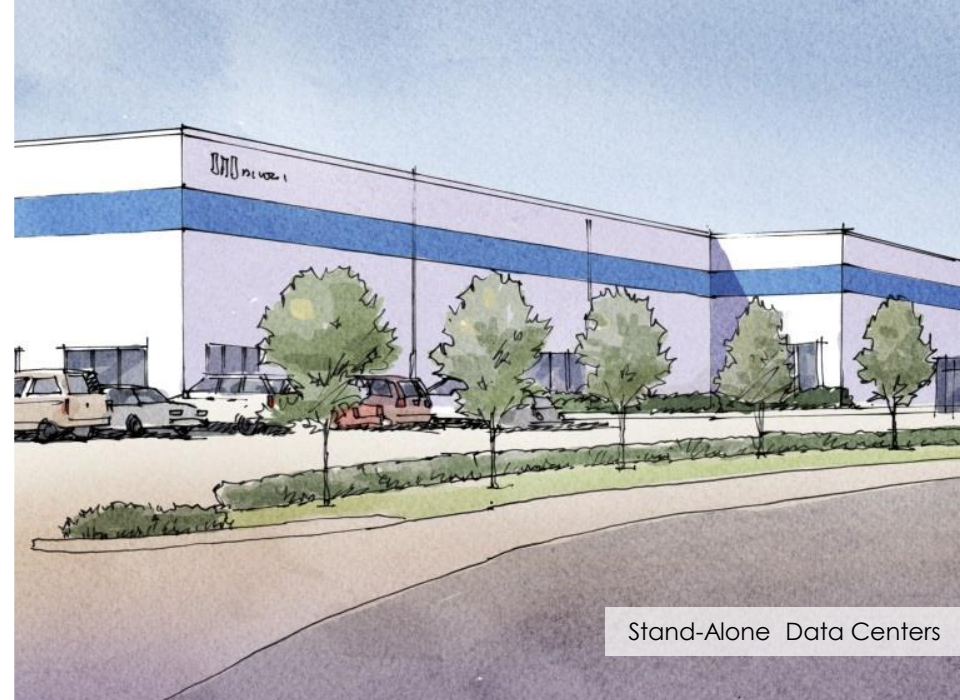




Aerial View of the Study Area (looking north)
from Above Dulles International Airport Runway L1



Suburban Office Towers w/ Parking Decks



Stand-Alone Data Centers

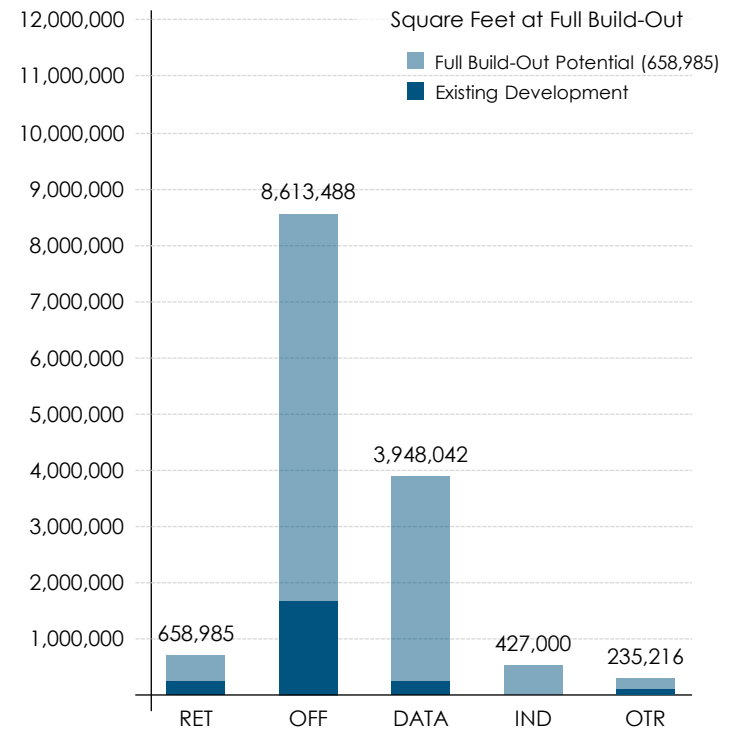
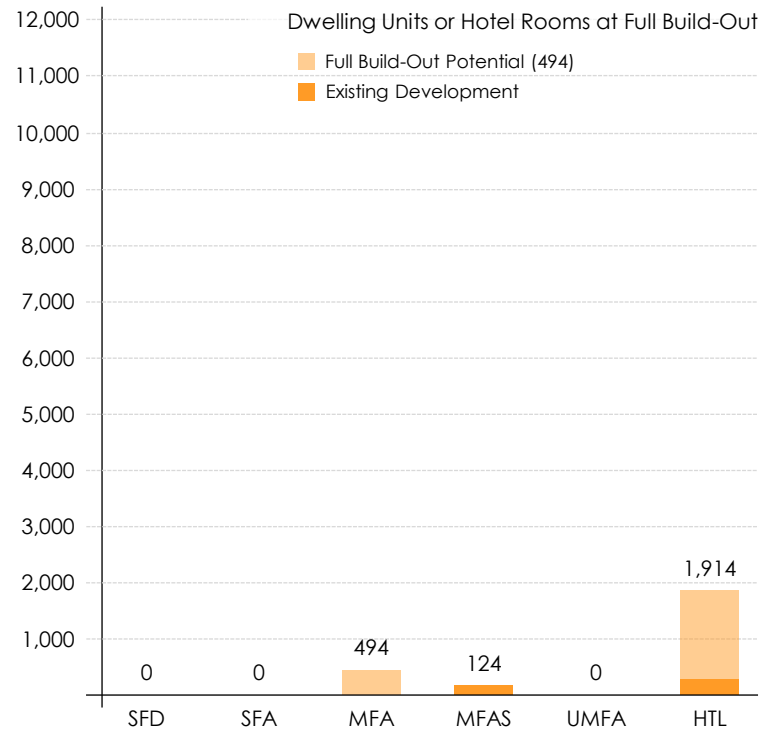


Natural Areas Provide Space for Greenways



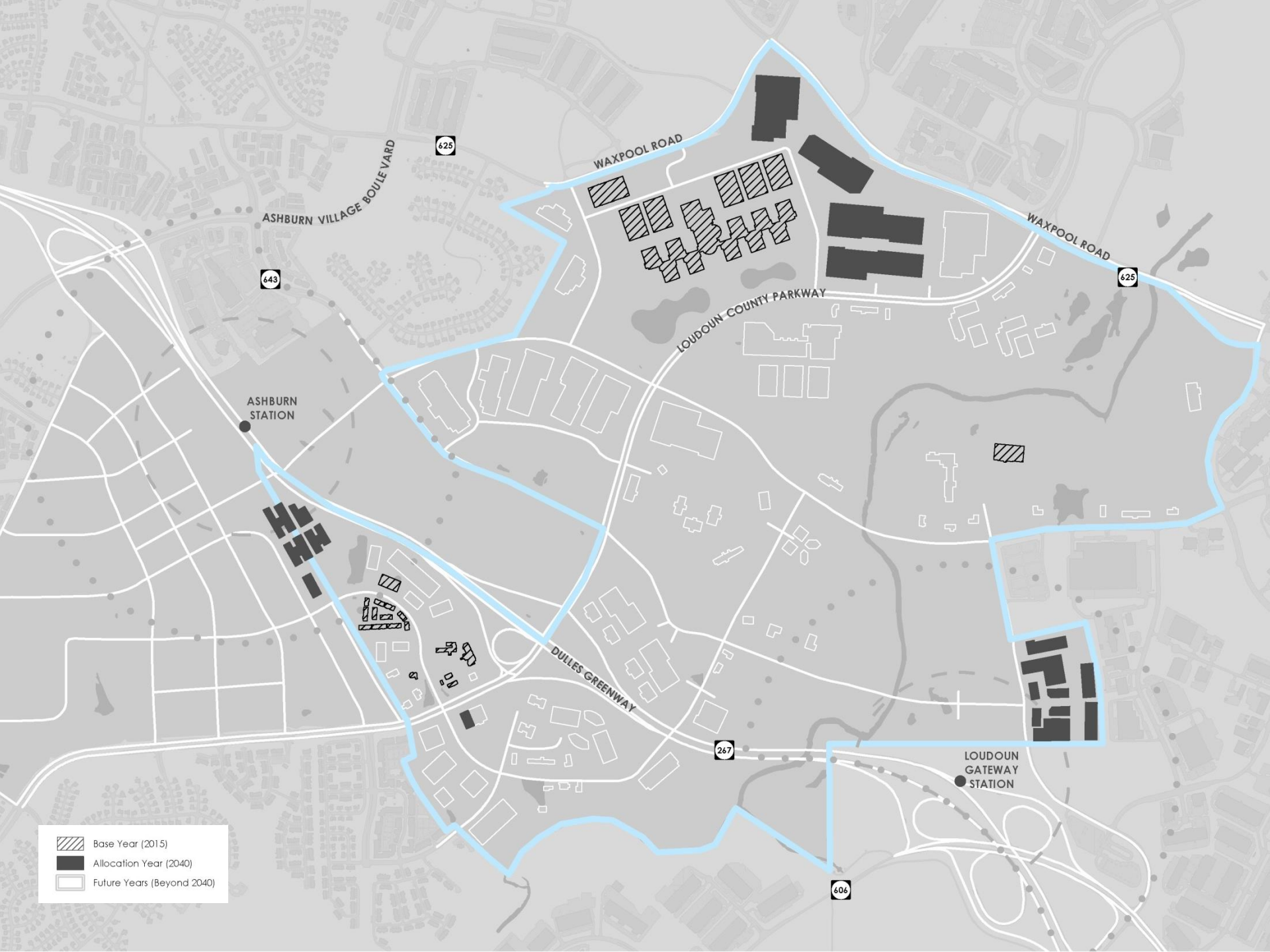
Mid-Rise Office Buildings w/ Surface Parking




Development Program:



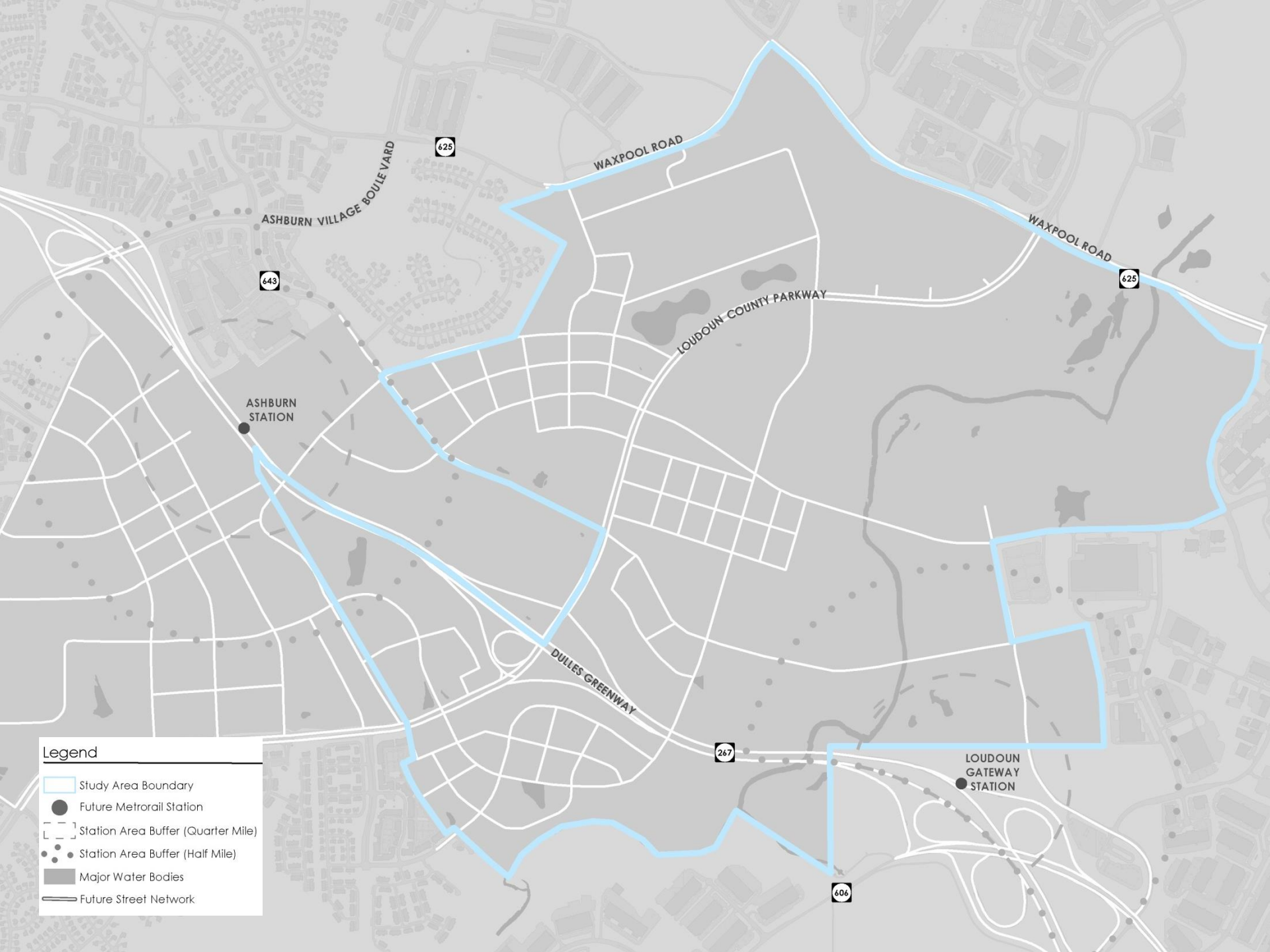
BYT (2015)	0	0	0	124	0	271
HYT (2040)	0	0	494	124	0	271

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



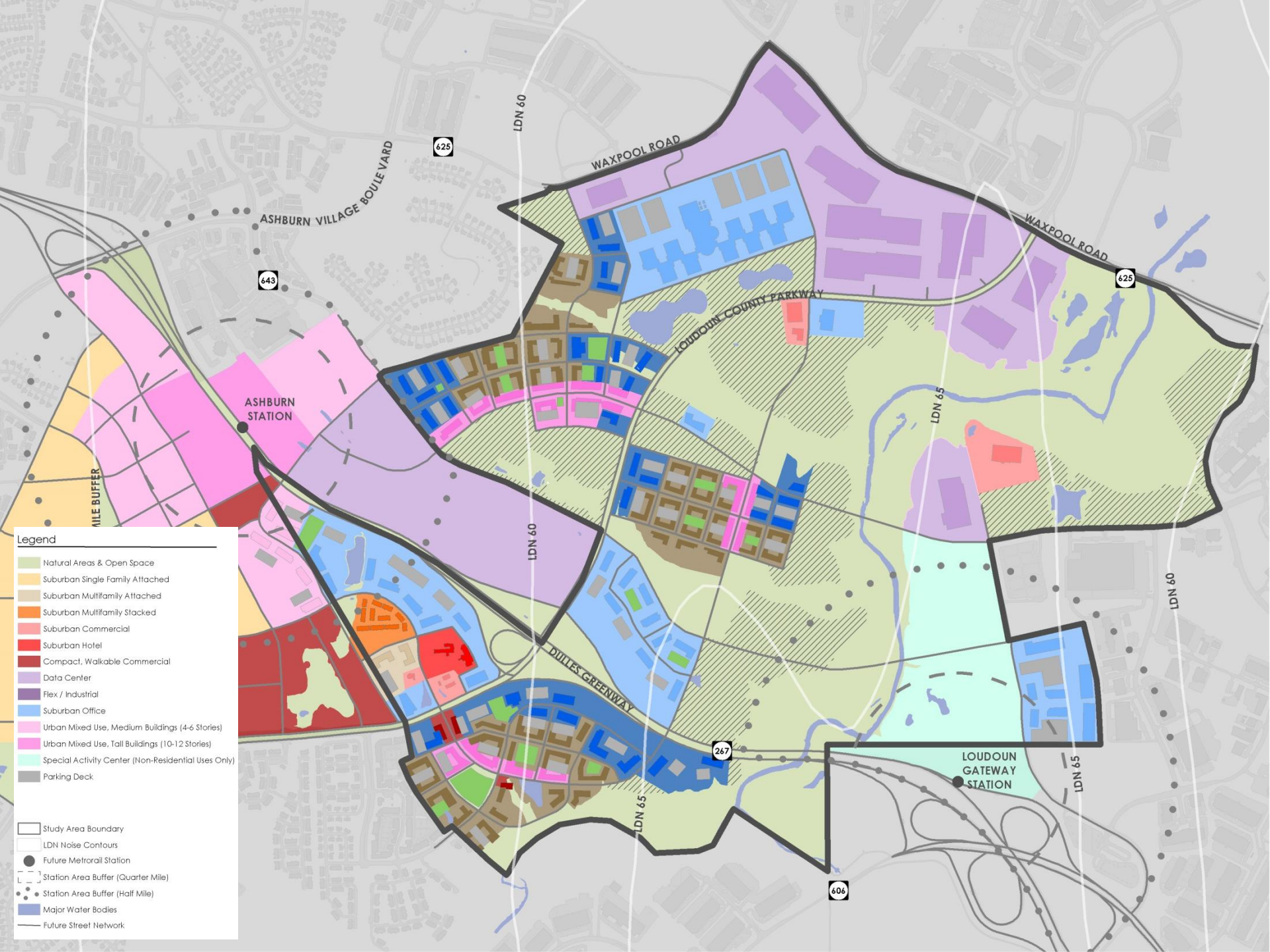
-  Base Year (2015)
-  Allocation Year (2040)
-  Future Years (Beyond 2040)

Compact Development Scenario



Legend

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

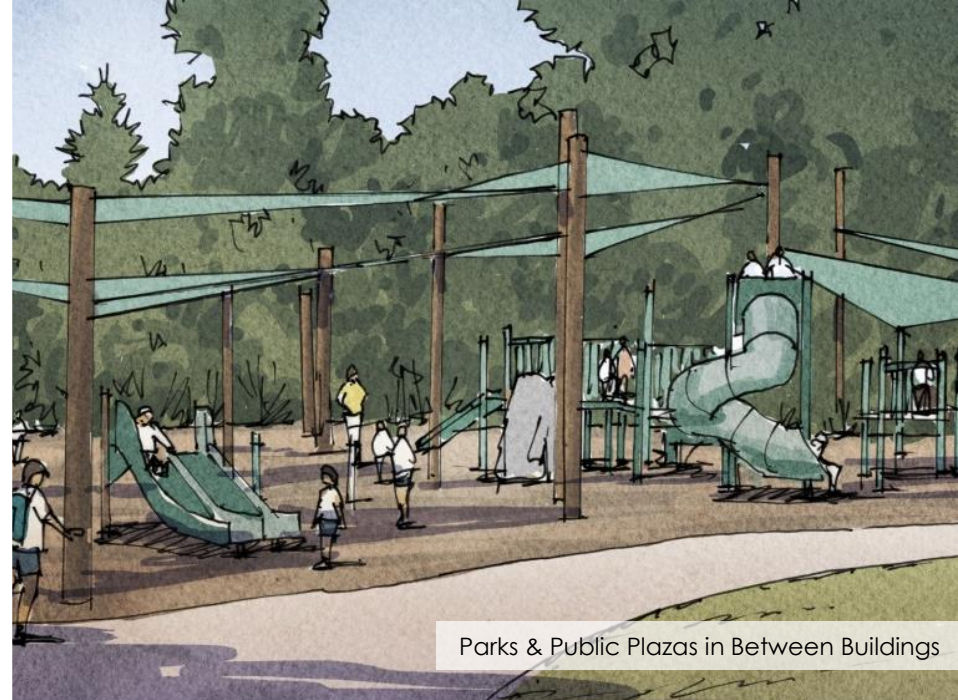




Aerial View of the Study Area (looking north)
from Above Dulles International Airport Runway L1



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



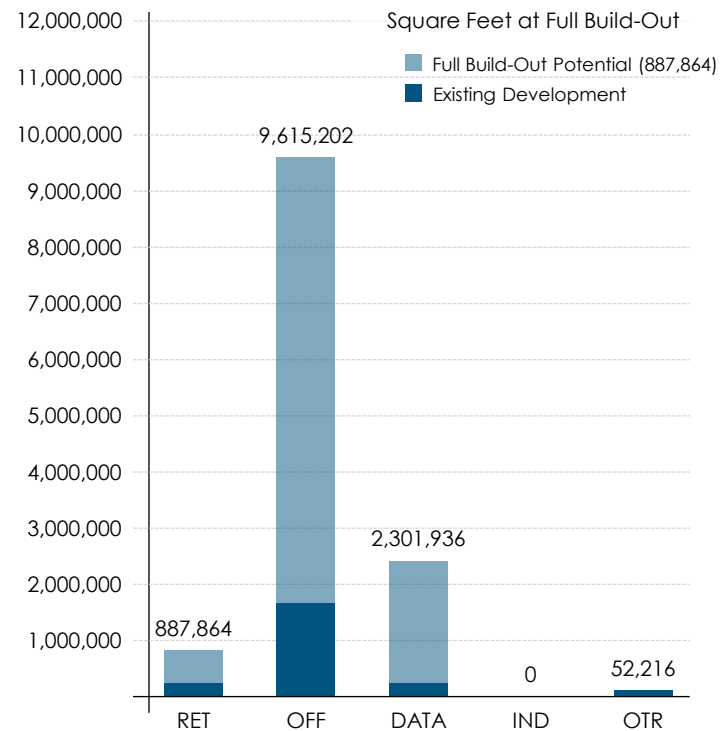
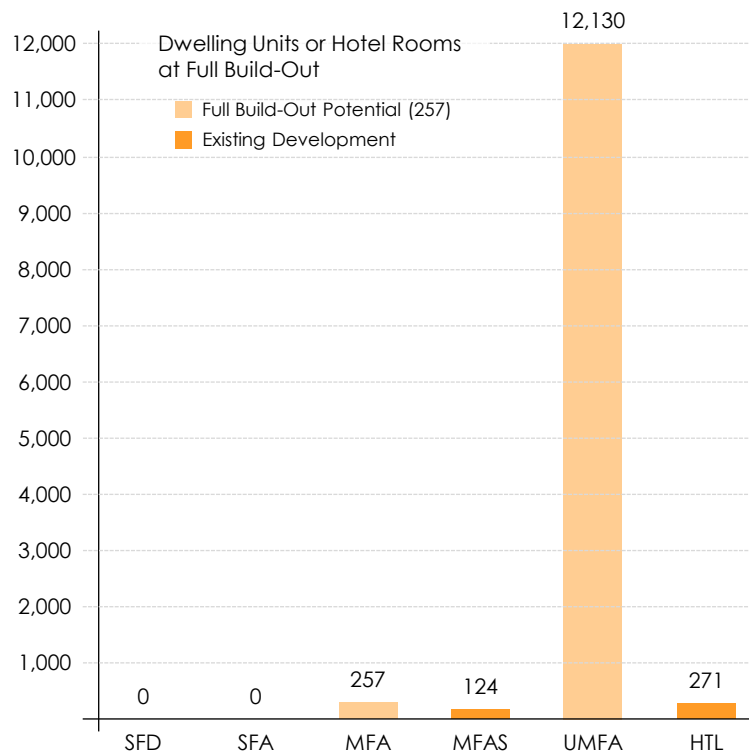
Parks & Public Plazas in Between Buildings



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



Abundance of Greenspace Throughout

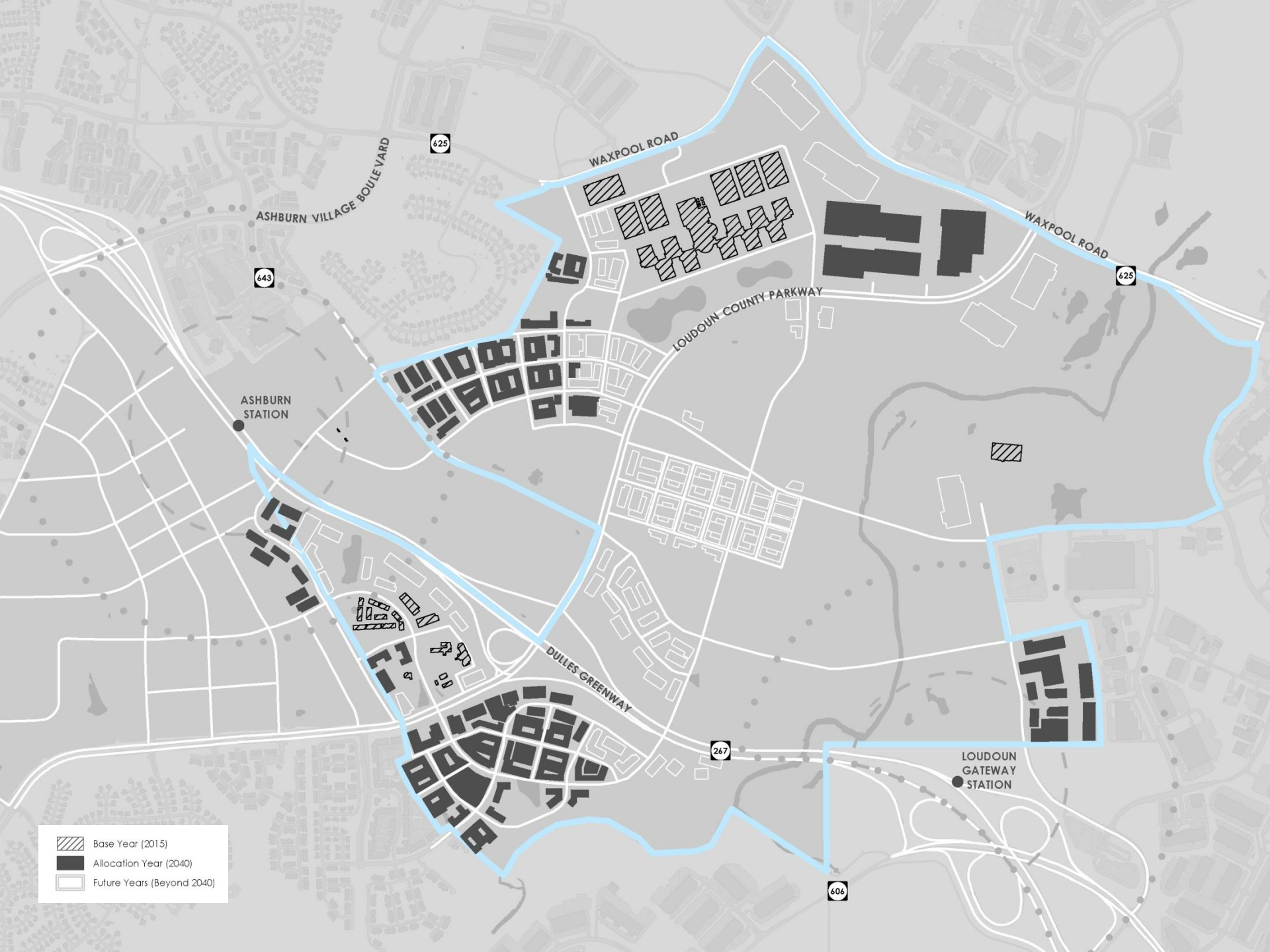


BYT (2015)	0	0	0	124	0	271
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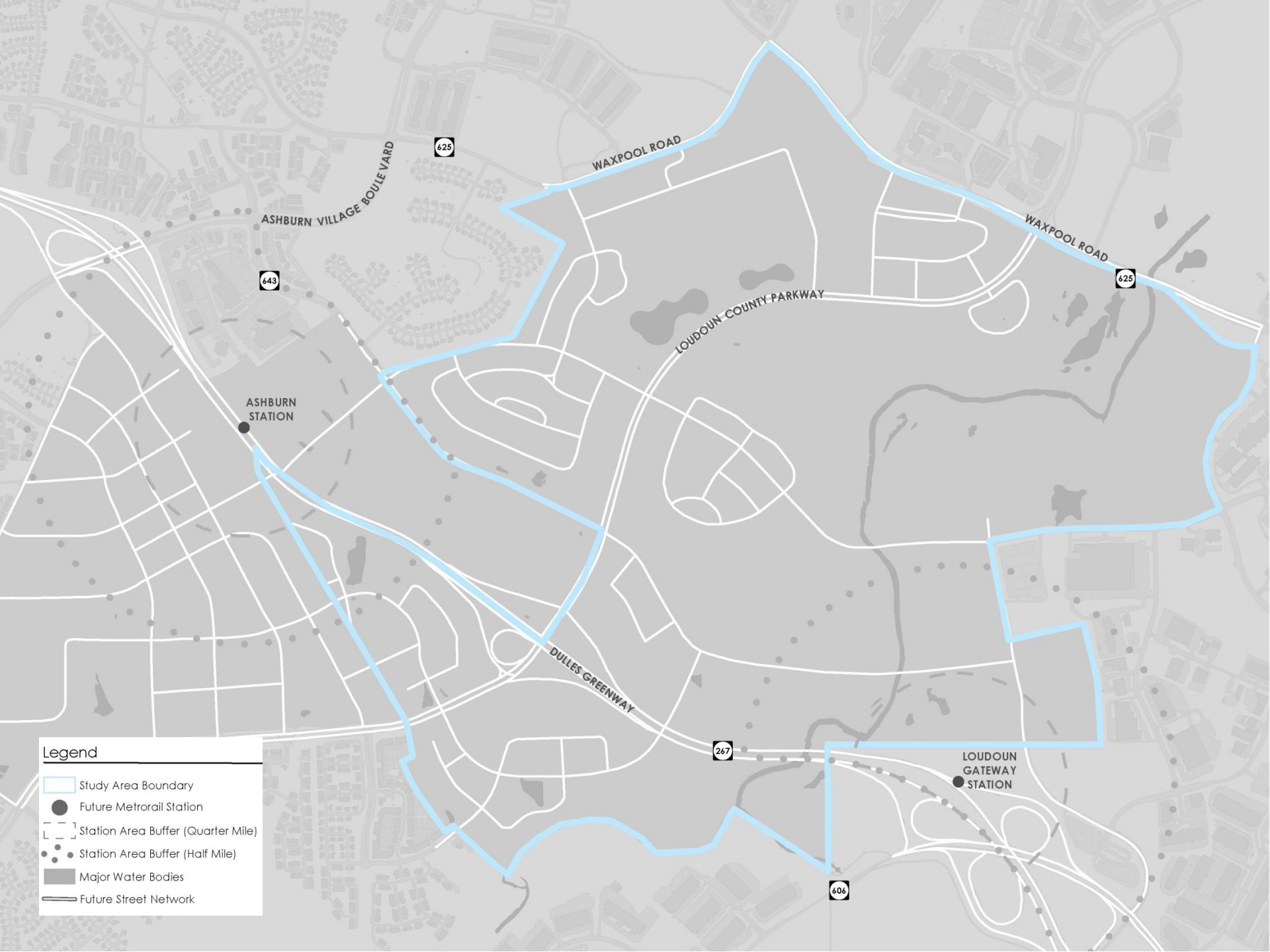
HYT (2040)	0	0	257	124	8,671	271
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RET	118,685	1,843,586	108,336	0	52,216
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	504,164	3,600,817	1,173,436	0	52,216
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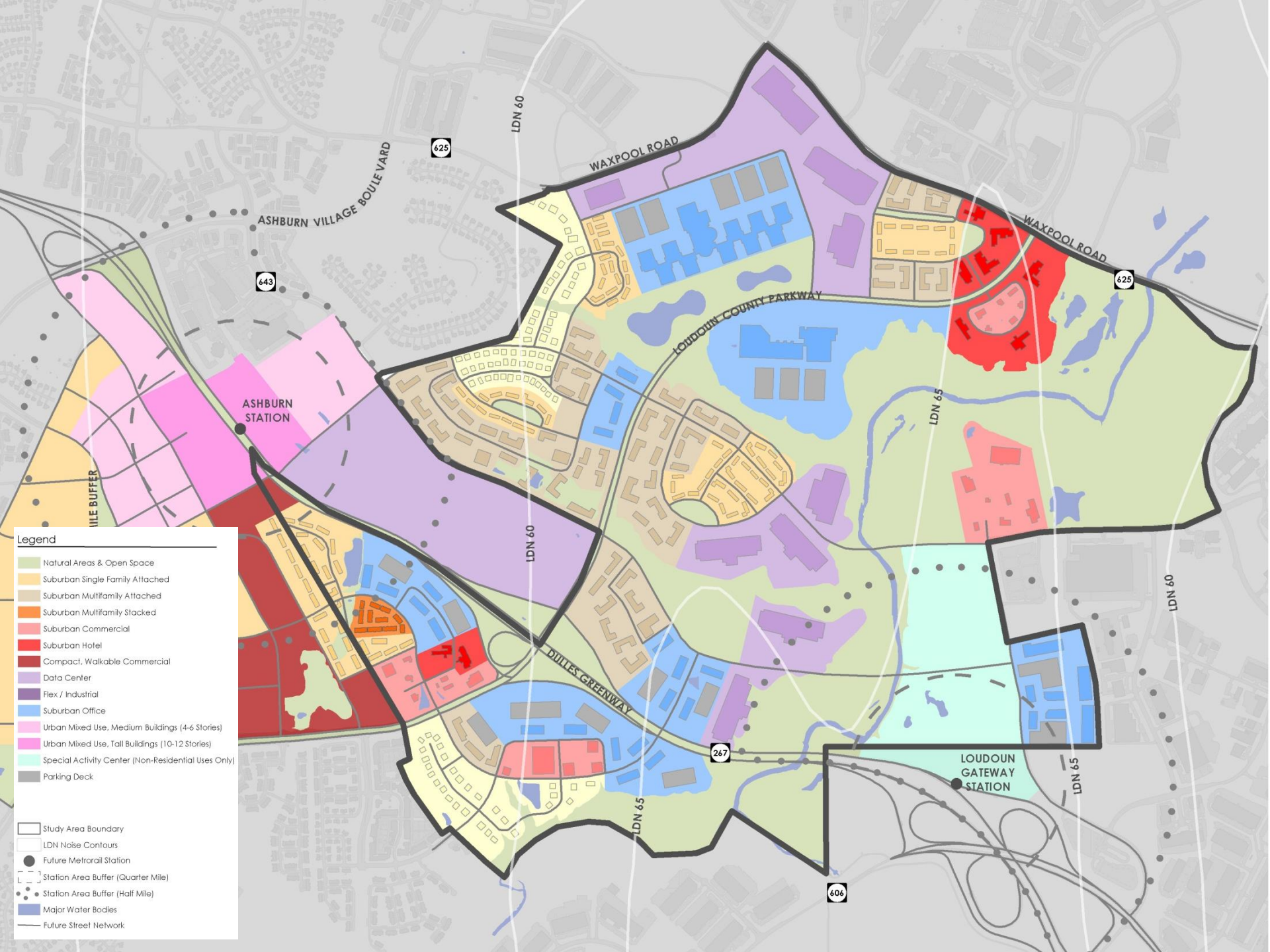


Housing Choices Development Scenario



Legend

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

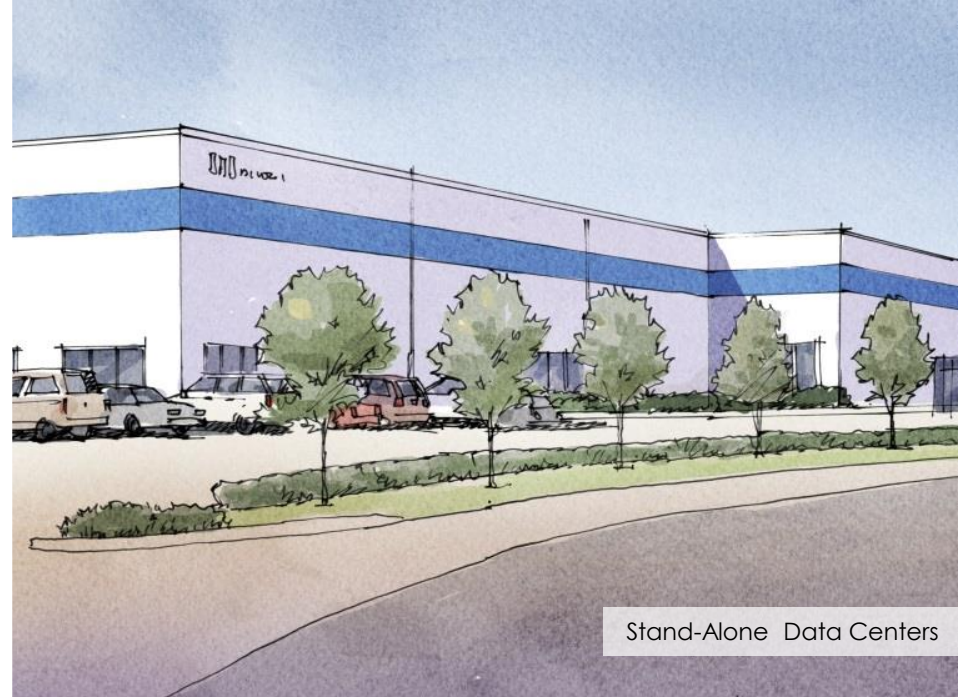




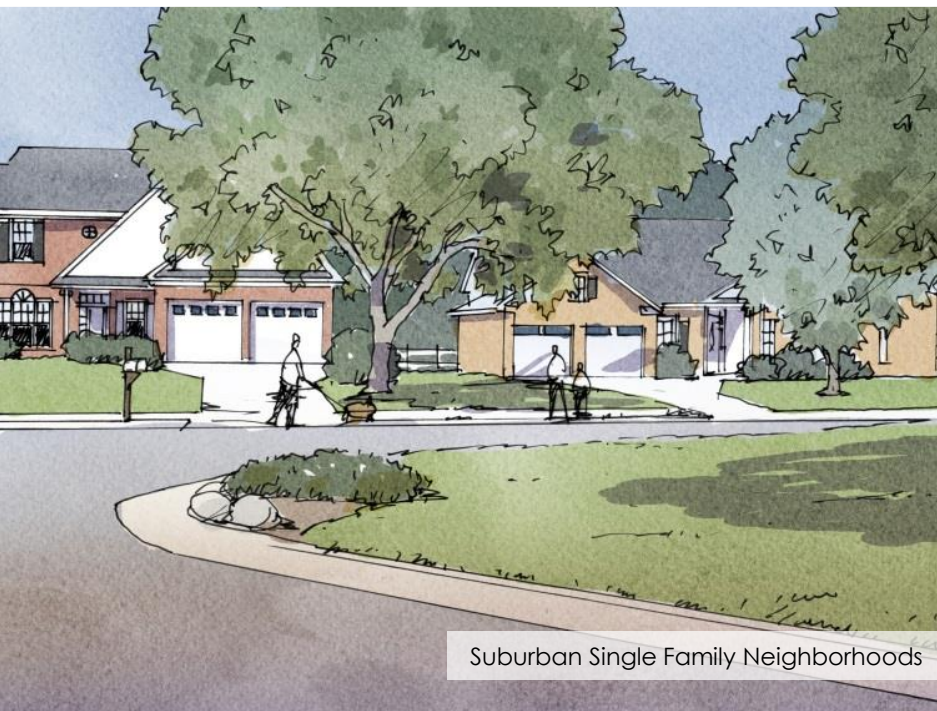
Aerial View of the Study Area (looking north)
from Above Dulles International Airport Runway L1



Suburban Multifamily Communities



Stand-Alone Data Centers

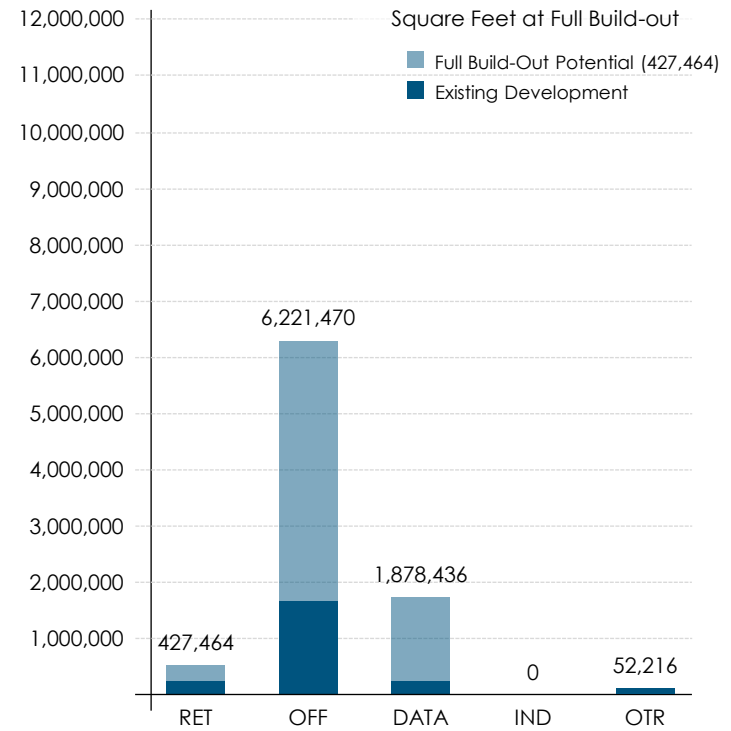
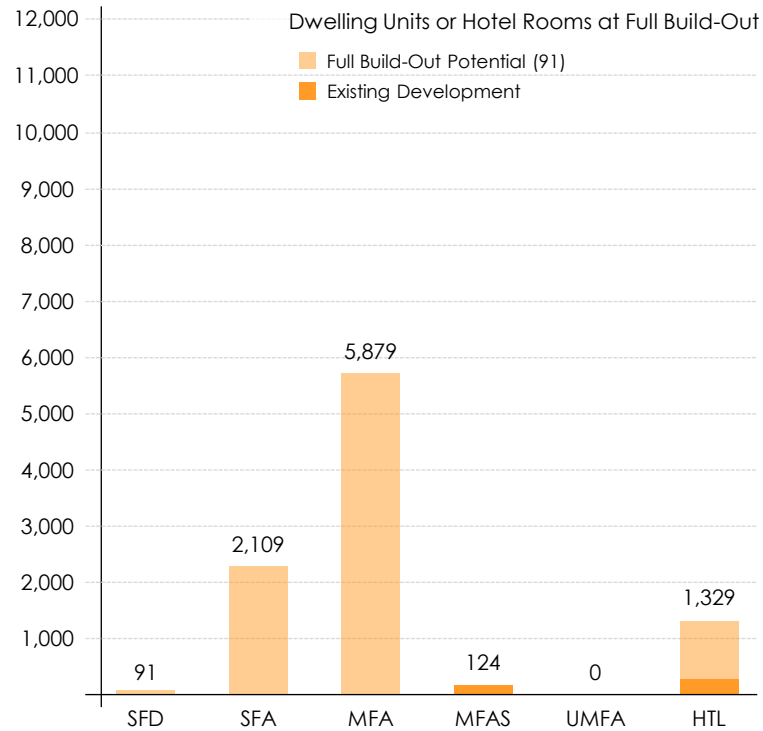


Suburban Single Family Neighborhoods



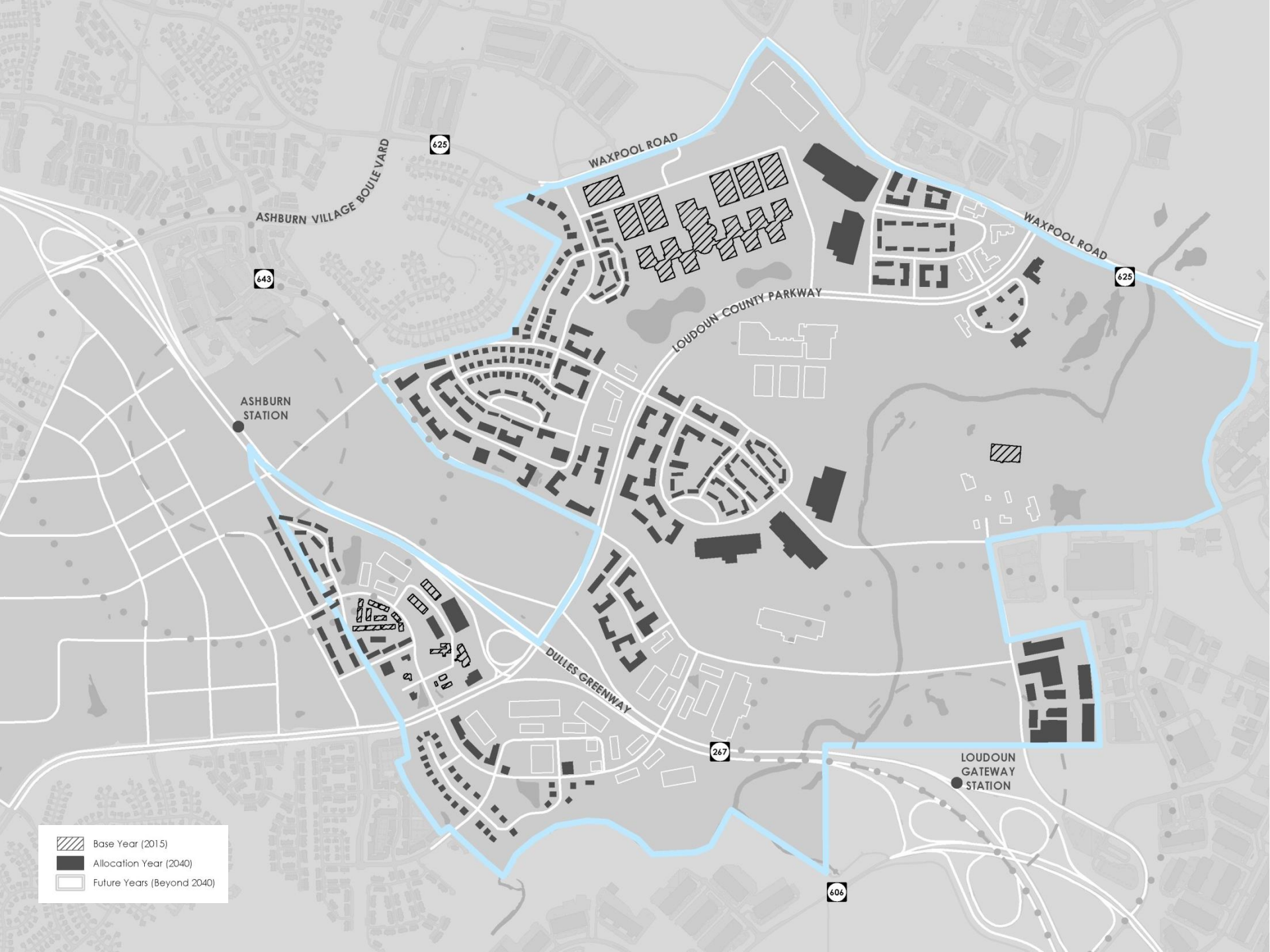
Mid-Rise Office Buildings w/ Surface Parking

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



Development Scenario Report Card (Initial Draft)

Measuring Impacts & Evaluating Trade-Offs

Ten Performance Measures...

1 – Cost of Facilities & Services

2 – Potential Tax Revenue

3 – Trip Generation & Vehicle
Miles Travel (VMT)

4 – Accessibility to Transit

5 – Transit Feasibility & Efficiency

6 – Walkable & Active Street Frontage

7 – Number of Students

8 – Type & Number of Jobs

9 – Jobs to Households Ratio

10 – Housing Affordability (Choices)

11 – Total Dwelling Units

12 – Average Residential Density

13 – Dwelling Units in LDN 60

14 – Potential Metro Tax District Revenue

15 – Acres of Open Space

Potential Revenue & Expenditures (2040)

	BY	TD	CD	HC	BI
Potential Tax Revenue	\$19.4 M	\$37.0 M	\$91.1 M	\$78.4 M	
Cost of Facilities & Services	\$6.1 M	\$8.6 M	\$46.4 M	\$58.4 M	
Net Revenue Potential	\$13.3 M	\$28.4 M	\$44.7 M	\$20.0 M	
Metro Tax District Revenue	\$0.8 M	\$1.6 M	\$7.2 M	\$6.4 M	

BY = Base Year (2015)

TD = Trend Development Scenario

CD = Compact Development Scenario

HC = Housing Choices Development Scenario

BI = Big Ideas Development Scenario

Transportation System (2040)

	BY	TD	CD	HC	BI
Vehicle Trip Generation (new daily trips)	8,000	16,000	46,000	41,000	
Vehicle Miles Traveled (% net increase, 2010 to 2040)	N/A	94%	97%	96%	
Accessibility to Transit (# of res within ¼-mile of bus)	X	1,200	16,300	17,100	
Transit Efficiency (service frequency & cost per boarding)	Very Low	Low	High	Medium	
Walkable / Active Street Frontage	0 mi.	0 mi.	5.6 mi	0 mi.	

BY = Base Year (2015)

TD = Trend Development Scenario

CD = Compact Development Scenario

HC = Housing Choices Development Scenario

BI = Big Ideas Development Scenario

Desirable Land Use Patterns (2040)

	<div>BY</div>	<div>TD</div>	<div>CD</div>	<div>HC</div>	<div>BI</div>
Total Dwelling Units	124	618	9,052	8,203	
Avg. Residential Density	19.4 du/ac	17.8 du/ac	56.7 du/ac	18.7 du/ac	
Dwelling Units in LDN 60	0	0	3,141	5,445	
Housing Affordability	Limited	Limited	Choices	Choices	
Acres of Open Space	419 ac	419 ac	694 ac	518 ac	
Number of Students	29	142	2,082	1,411	

Employment Opportunities (2040)

	BY	TD	CD	HC	BI
Number of Jobs	9,638	14,084	18,208	13,915	
Mix of New Jobs	OFF / DATA	OFF / DATA	RET / OFF / DATA	RET / OFF / DATA	
Jobs-to-Housing Ratio	77.7 j/hh	22.8 j/hh	2.0 j/hh	1.7 j/hh	

BY = Base Year (2015) TD = Trend Development Scenario CD = Compact Development Scenario HC = Housing Choices Development Scenario
BI = Big Ideas Development Scenario

CommunityViz Software

Virtual Scenario Planning Activity



Tonight's Activity...

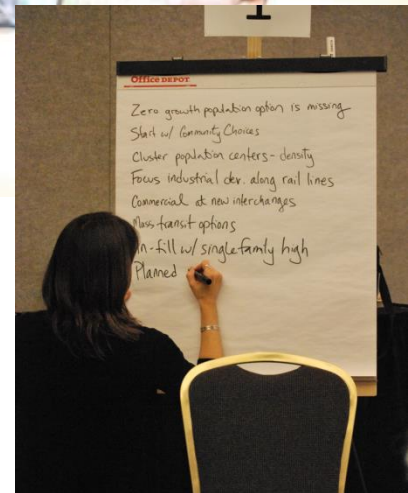
Groups will have approximately 1.5 hours **to create their preferred vision for growth and development in the study area.**

It is important to note that **existing and future land ownership or land development factors may prohibit some elements of a table's vision from becoming reality.** However, for the purposes of this exercise, participants should decide where and how areas should develop (or not develop) **assuming an unconstrained condition.**

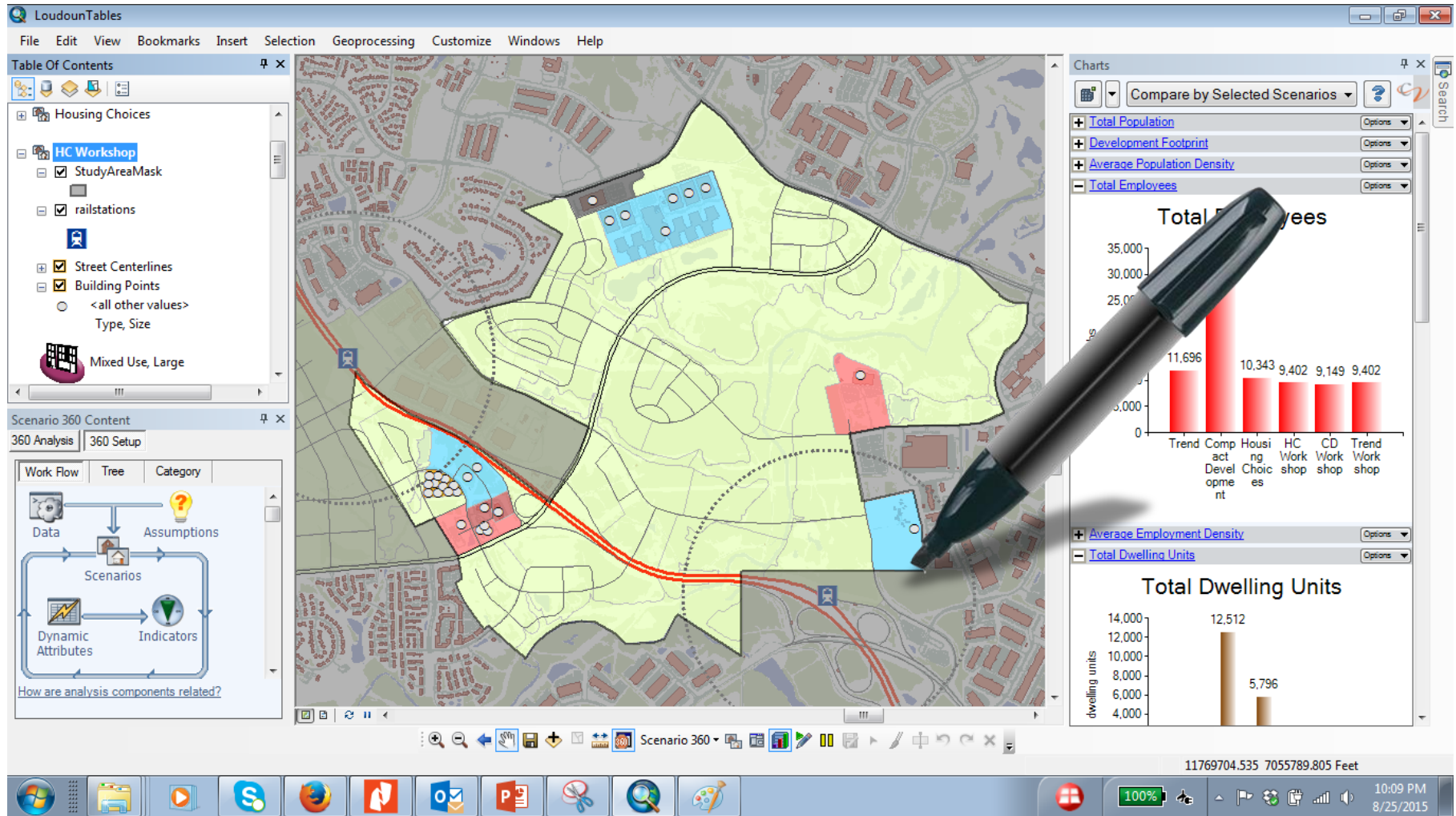
The **project team will consider all information available** when looking for ideas to include in the fourth development scenario for the land use scenario planning study. **We will especially look for areas of agreement or disagreement among all the tables.**

Table Resources

- Table Facilitator
- Sign-In Sheet
- Annotated Agenda
- Copy of Opening Slide Presentation
- Growth Concept Maps (3)
- Growth Scenario Summary Sheets (3)
- Street Network Concept Maps (3)
- Land Use & Building Scale Reference Sheet
- Various Reference Maps – Study Area, Major Roads & Environmental Features
- Roving Workshop Facilitator



CommunityViz Software



General Schedule

- Table Introductions / General Questions 5 minutes
- Select a Starting Street Network Concept 15 minutes
- Paint Preferred Land Use Types 40 minutes
- Identify Preferred Building Scale by Block 30 minutes
- Document Your Participation 5 minutes
- Closing Remarks 5 minutes