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Transition Policy Area

- Board Directive
- Public Comment
- Stakeholder Comments
- Development Considerations
- Opportunities & Constraints for Development
- Scenario Approaches

Board Charter

- Area has experienced significant development pressure
- Suburban policy area is nearing build-out
- Utilities and improved roadways are being built nearby
- Legislative applications in the TPA have been in conflict due to use and density
- Area will continue to see development pressures and Plan conflicts

Public Comment

Round 1

- Retain the TPA as it is
- Maintain transition between Rural & Suburban
- Don’t increase density
- Identify areas suitable for different development
- Open space not accessible

Round 2

- Limit development in the TPA
- Utilize clustered or smart growth development pattern
- Maintain open space and protect environmental features
- Ensure adequate infrastructure precedes all development
- Expand parks/recreation and trails network

Stakeholder Comments

- Relieve development pressure in the rural area
- Utilities should be used more effectively
- Some areas of change identified
- Adjust boundary between TPA, RPA and SPA
- The Sycolin Road, Ryan Road and Braddock Road corridors suitable for higher density residential or employment uses

Approach

- Evaluating conditions on the ground
- Identify opportunities and constraints
- Develop and assess scenarios
- Present recommendation

Existing Conditions

- Analyze Existing Policy & Implementation
  - *Reservoir Protection*
  - *Utilities*
  - *Visual Character – suburban uses in a rural area*
  - *Open space by cluster*
- Have conditions changed?

Existing Conditions

- Existing units: 5,453 units
- Available: 6,170 acres = 30% of TPA
- Remaining potential: 5,853 units

- Current anticipated “buildout”: 11,306 units

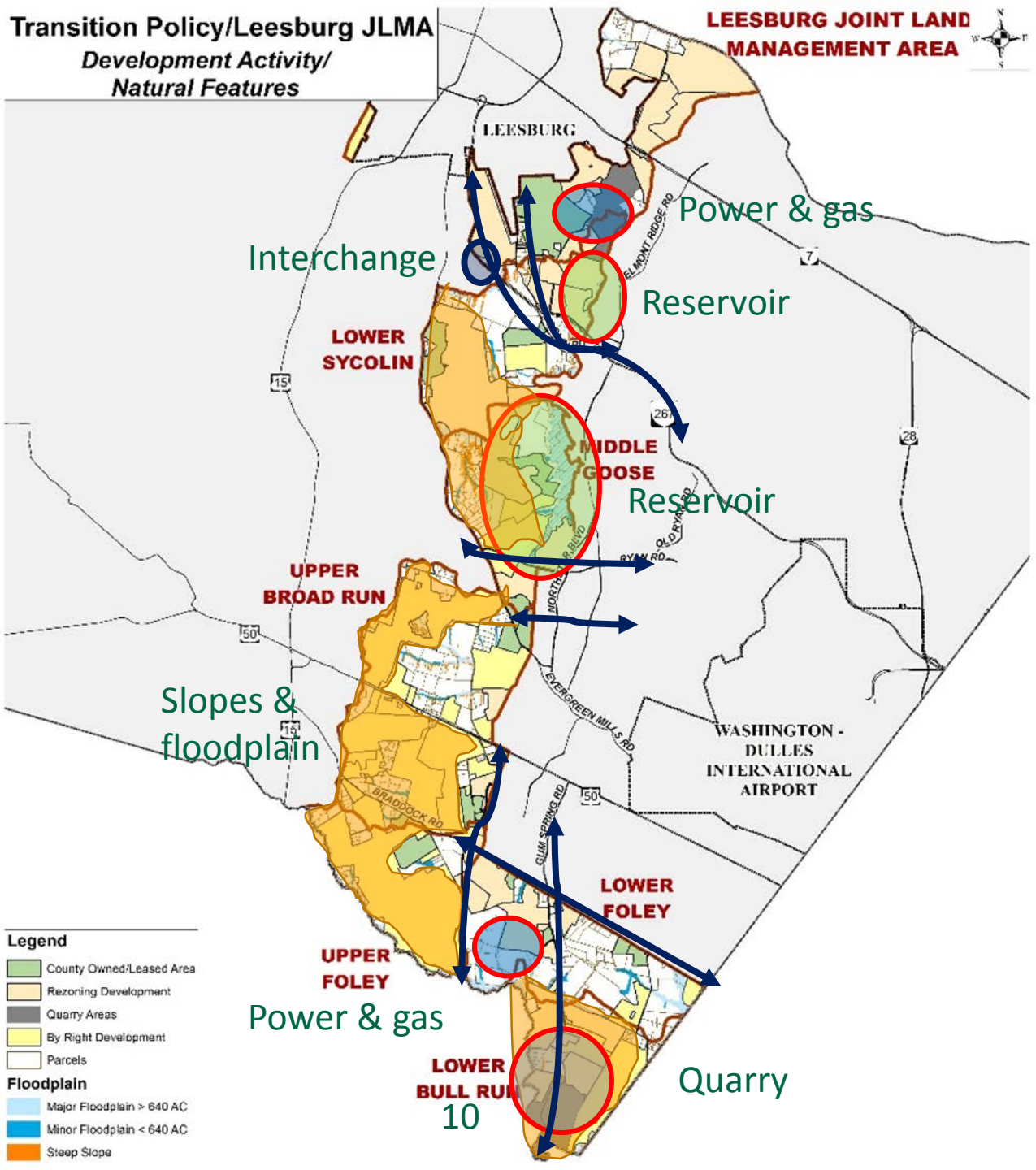
Residential Units by Year

- Growth: Average 400 du/year (since utilities)
- Single family detached

Year	Suburban	Transition	Rural	Total
2000	3,962	32	386	4,380
2001	4,814	0	0	4,814
2002	4,186	61	434	4,681
2003	4,817	48	494	5,359
2004	4,813	92	595	5,500
2005	3,311	158	776	4,245
2006	2,058	320	490	2,868
2007	1,822	324	345	2,491
2008	1,776	151	149	2,076
2009	1,464	190	159	1,813
2010	1,315	252	246	1,813
2011	2,433	202	227	2,862
2012	2,903	371	268	3,542
2013	3,405	746	340	4,491
2014	2,124	852	304	3,280
2015	2,199	933	233	3,365
2016	1,928	848	207	2,983
Total	49,330	5,580	5,653	60,563

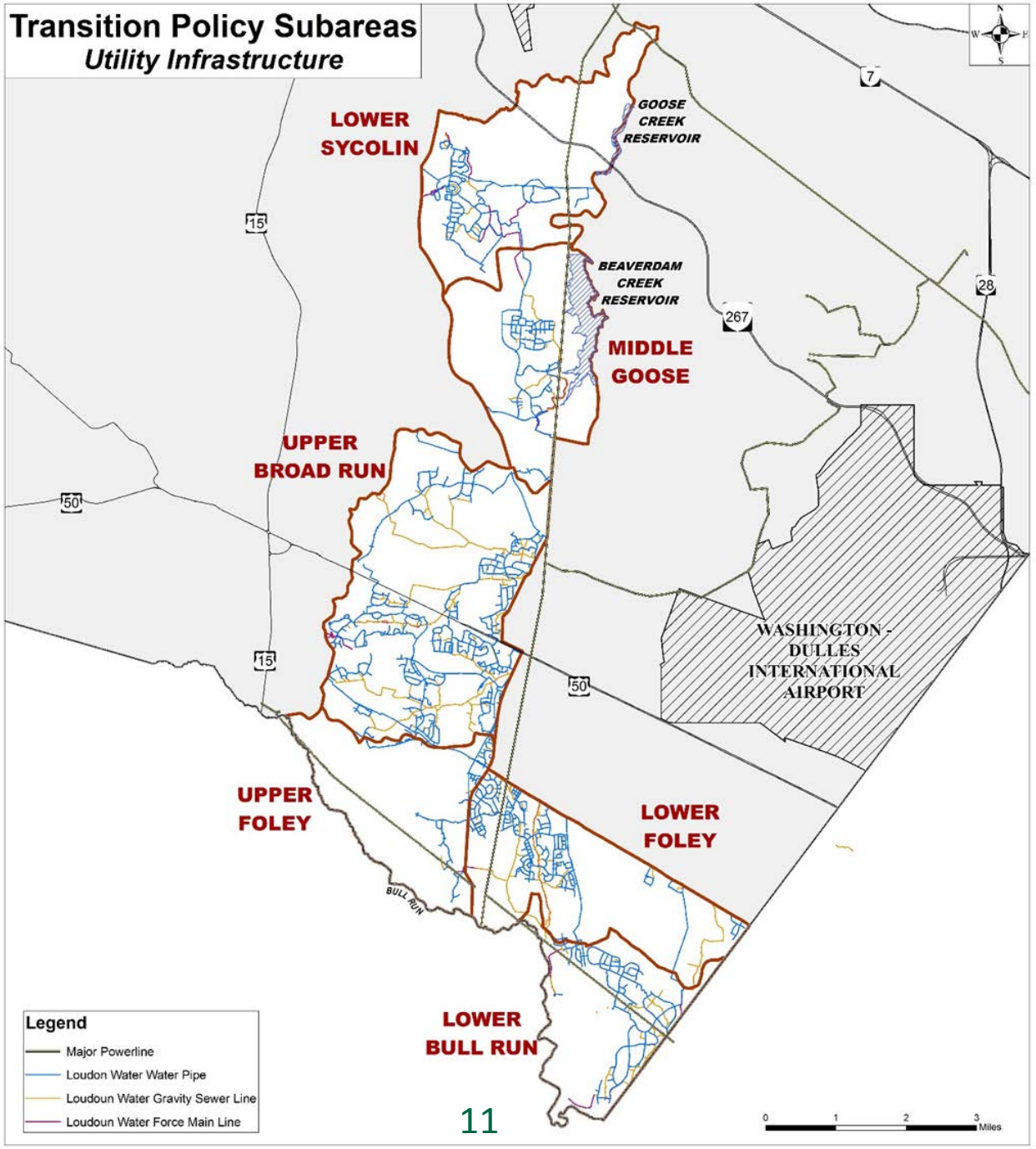
Considerations for Scenario Development

- Development character:
  - *Open space*
  - *Cluster pattern*
  - *Resource protection*
- Review opportunities and constraints



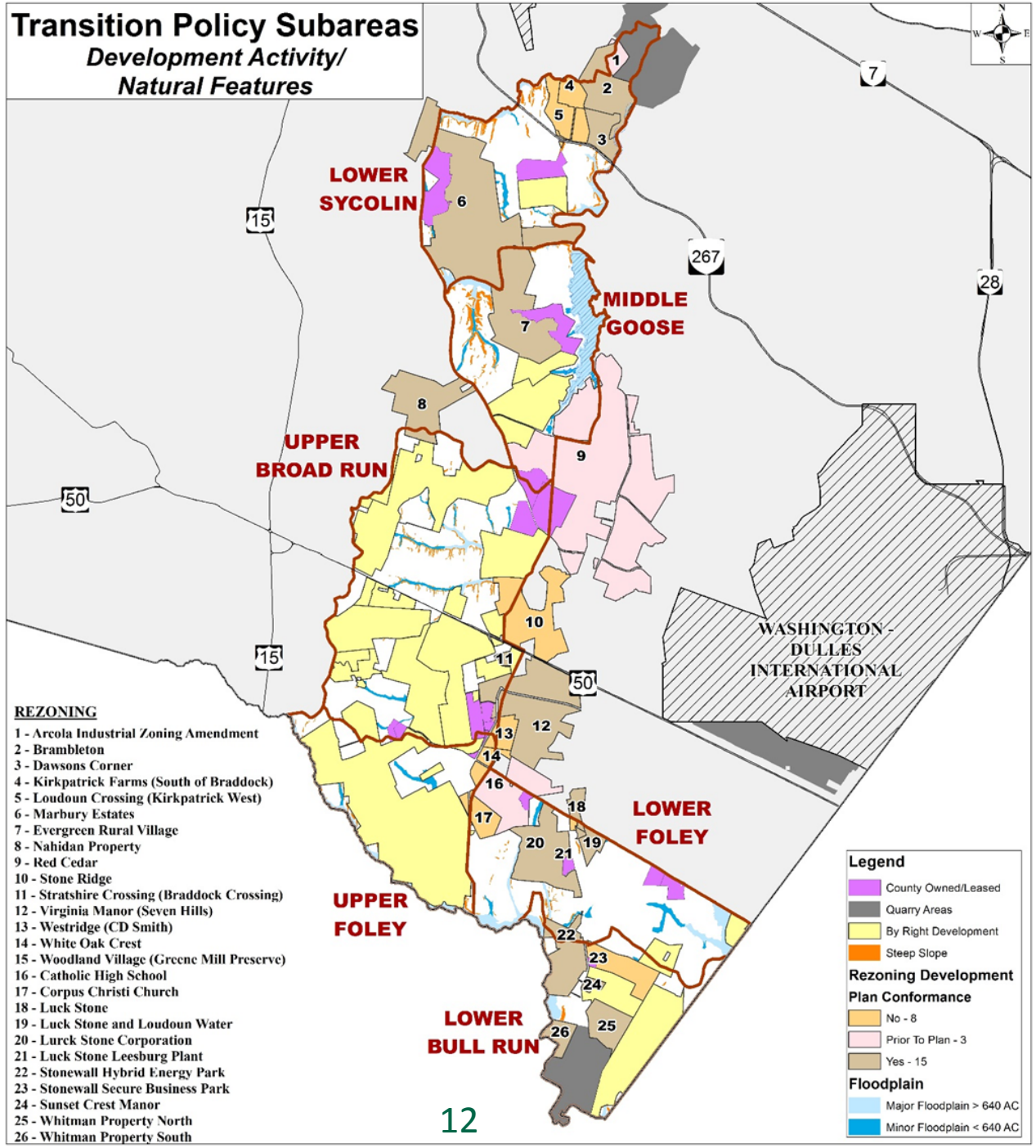
Infrastructure

- Sized to planned development
- Water – interconnected loop systems
- Flexibility in system
- Sewer serves separate sewer-sheds



Public Facilities

- Schools and Parks

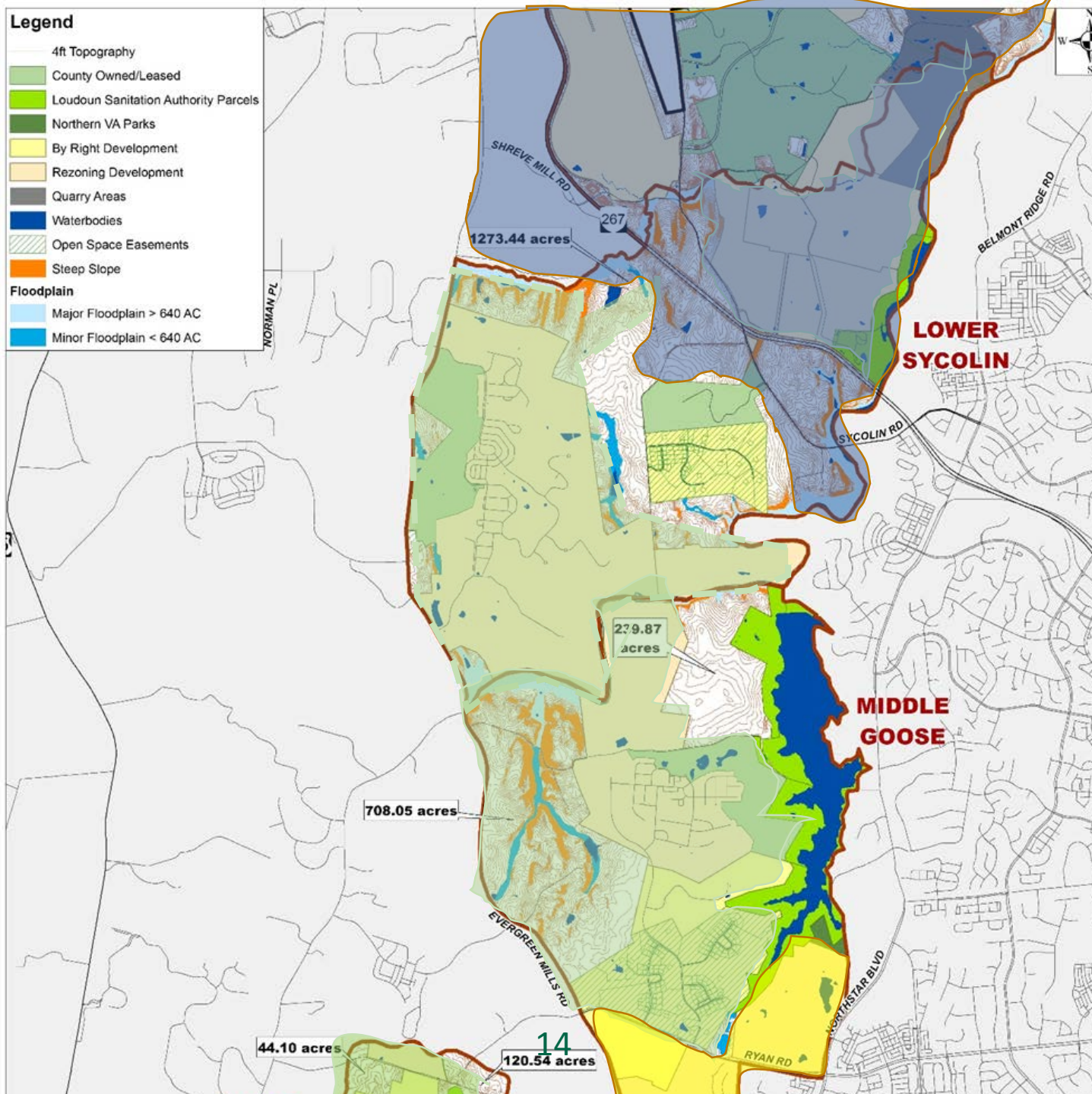


Transportation

Route #	Name	Segment	2001	2006	2011	2016	Total Growth 2001-2016	
50	US Route 50	*US Route 15 to Pinebrook Road*	15000	18000	15000	16000	+1000	+7%
621	Evergreen Mill Road	*Masons Lane to Belmont Ridge Road*	5900	9300	11000	12000	+6100	+103%
643/625	Sycolin Road	*Town of Leesburg to Belmont Ridge Road*	1000	3400	8700	10000	+9000	+900%
653	Cochran Mill Road	*Sycolin Road to W&OD Trail*	180	250	490	490	+310	+172%
653	Cochran Mill Road	*W&OD Trail to Crosstrail Boulevard (near Route 7)*	1600	2400	1600	1700	+100	+6%
653	Shreve Mill Road	*Evergreen Mill Road to Sycolin Road*	140	260	940	1300	+1160	+829%
659	Gum Spring Road	*Braddock Road to Prince William County*	4000	10000	11000	15000	+11000	+275%
705/620	Braddock Road	*US Route 15 to Northstar Boulevard (Goshen Road)*	340	1300	1300	3100	+2760	+812%
772	Ryan Road	*Evergreen Mill Road to Northstar Boulevard*	280	3600	3600	7500	+7220	+2579%

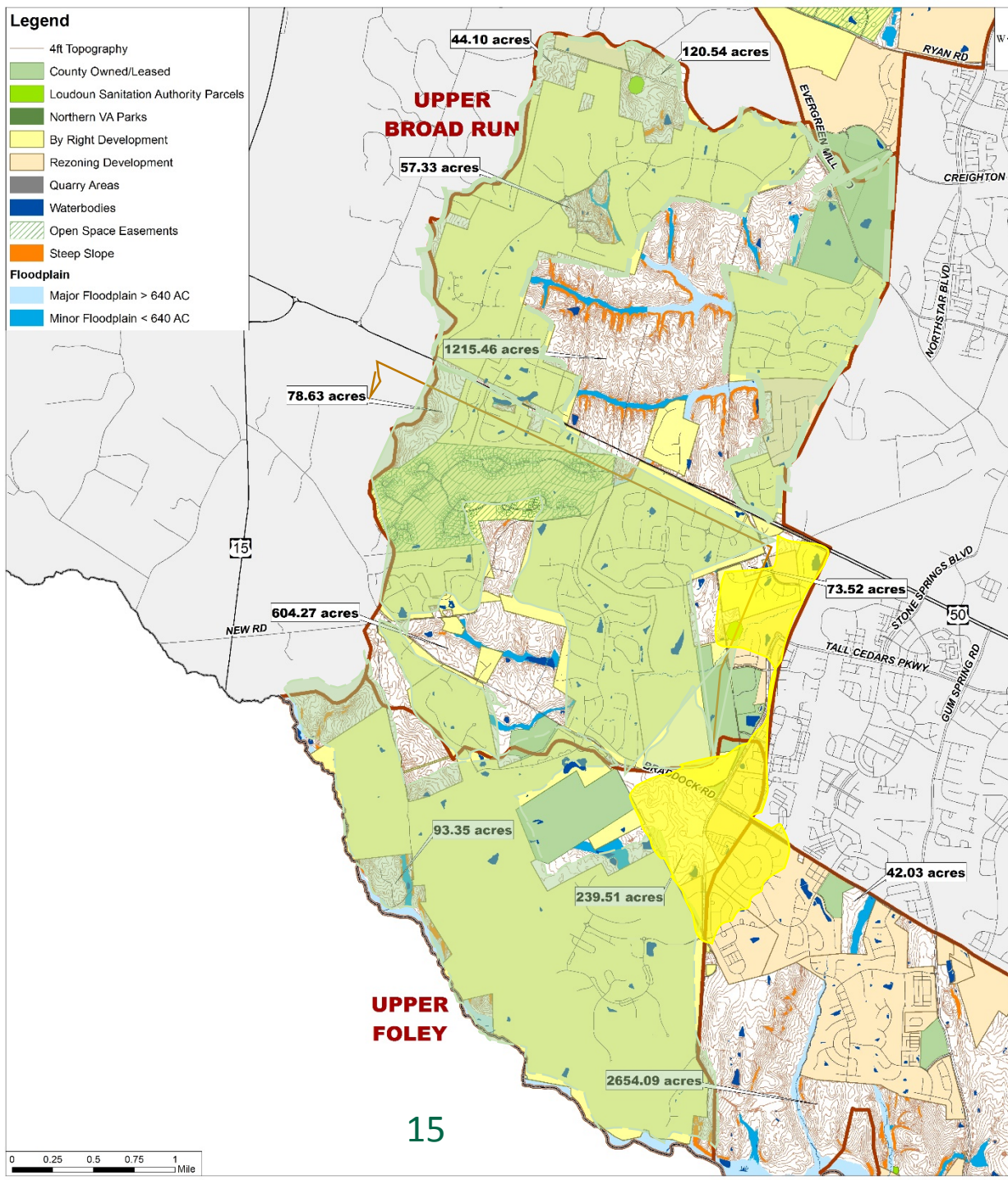
Northern TPA

- Proximity to Leesburg
- Corridor access
- Employment opportunities?
- Reservoirs



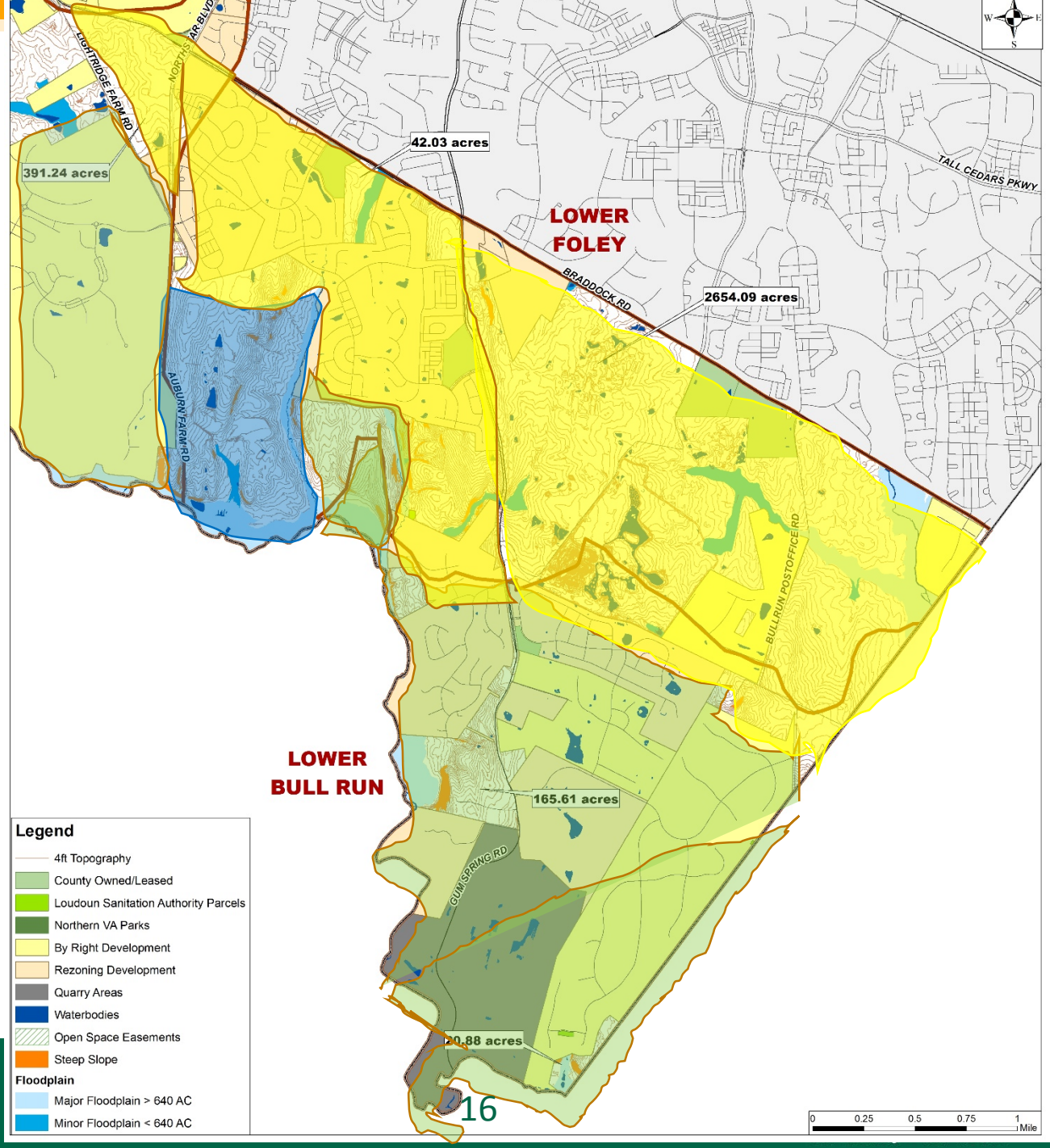
Central TPA

- Some suburban development has already been introduced



Southern TPA

- Potential for development along Braddock Road and east of Route 659
- Much of Bull Run has already been protected



Questions & Comments

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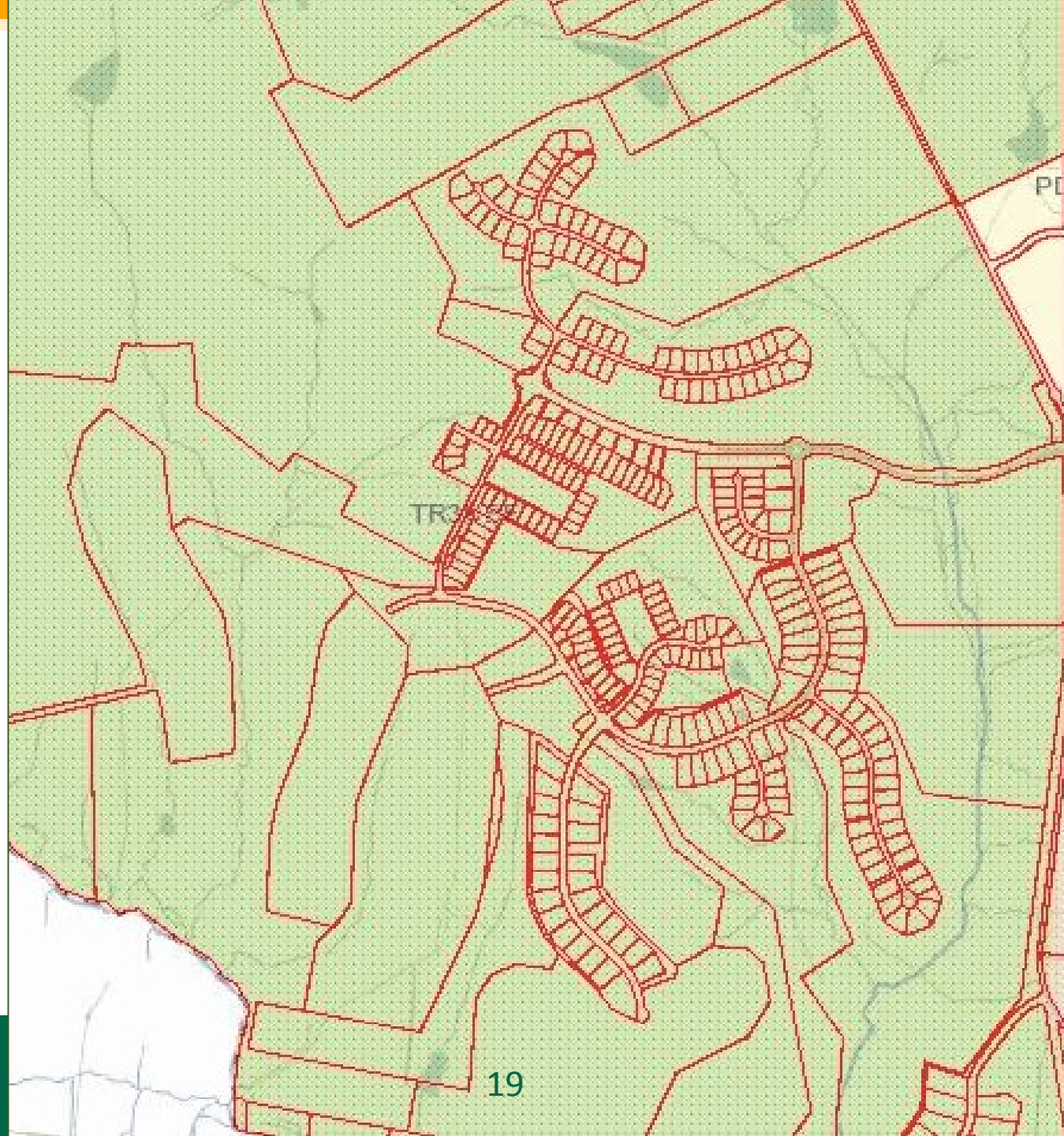
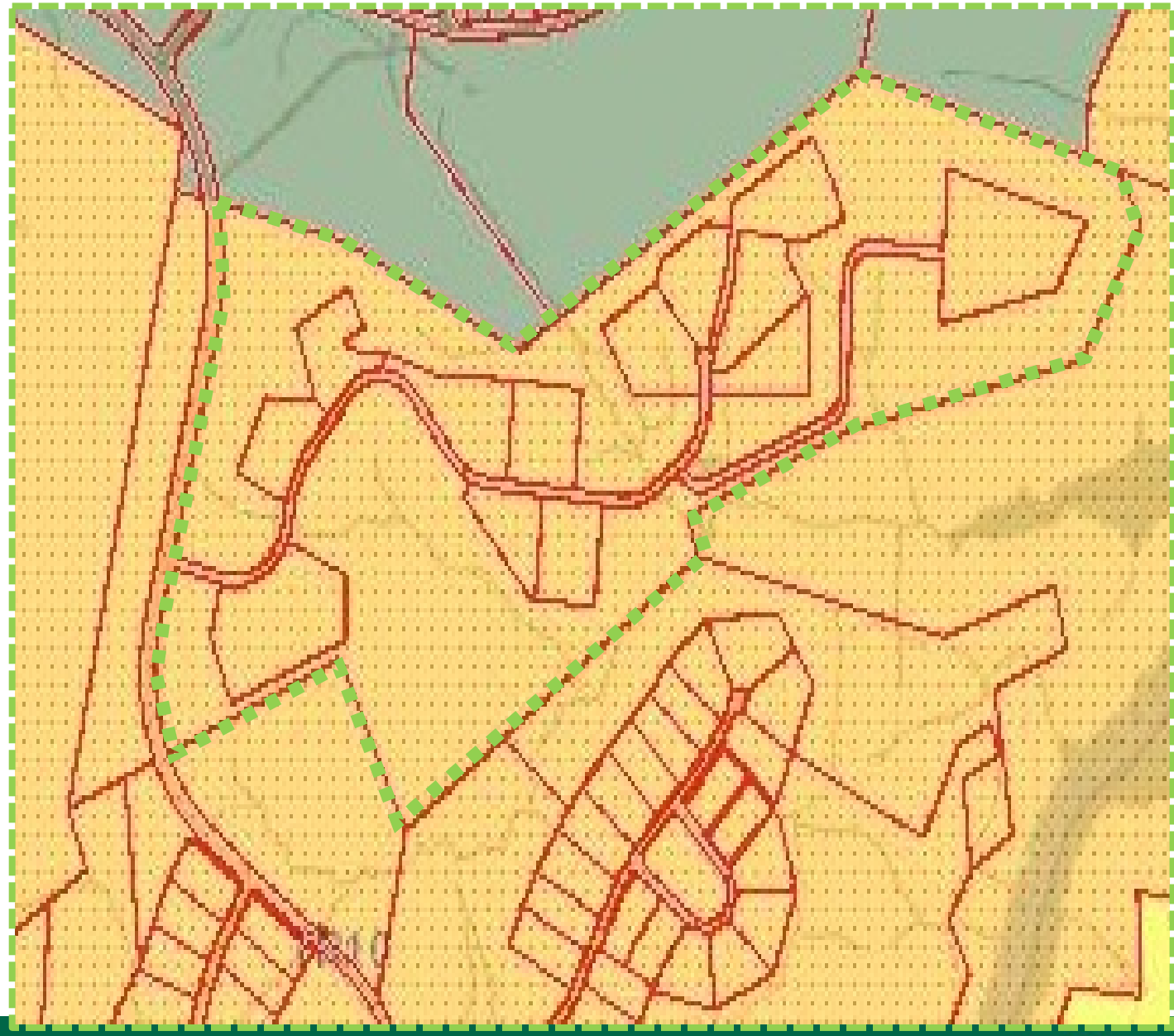
By Right

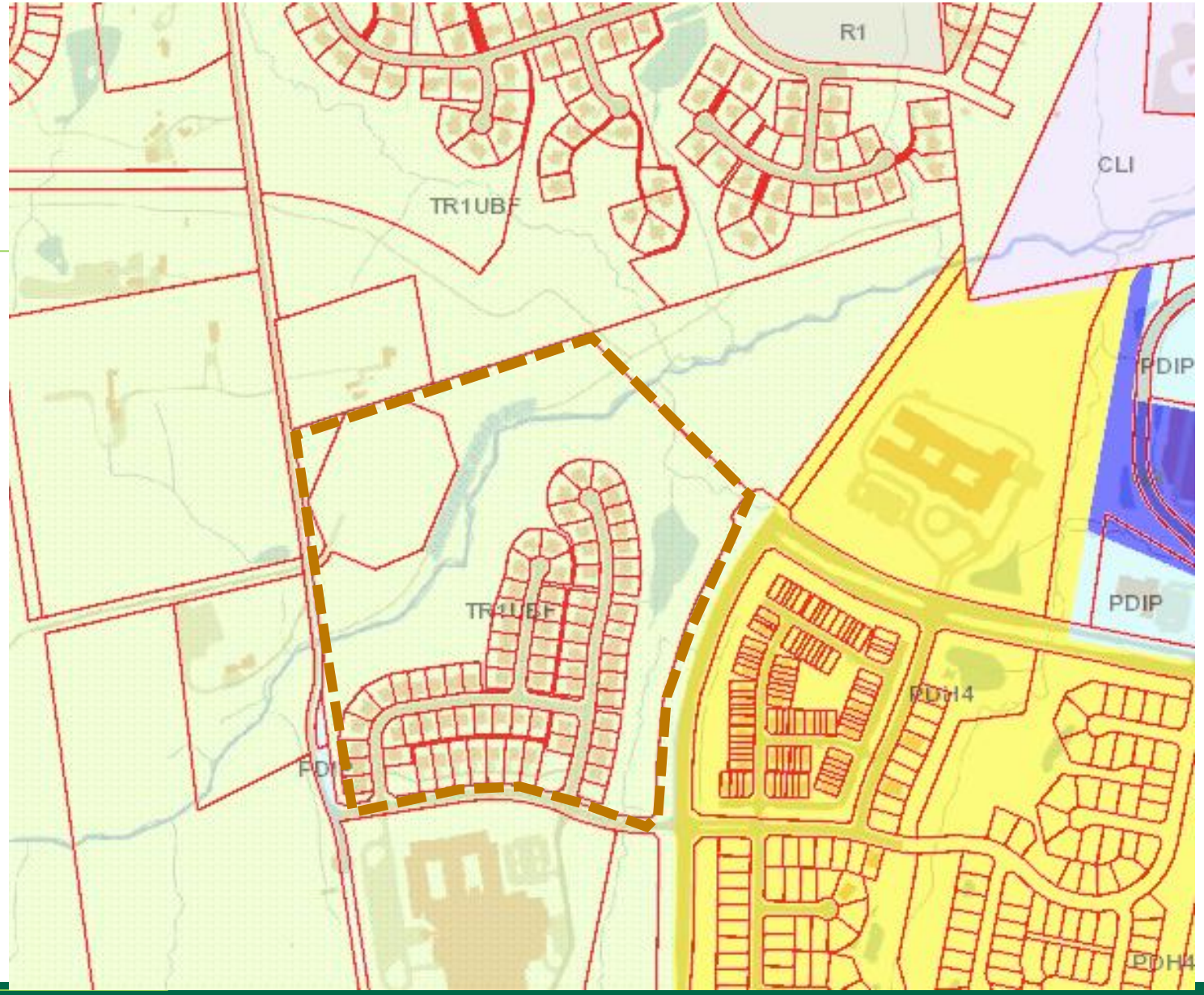
- TR 3 Zoning
- 1 du / 3 ac
- 50% open space (HOA)



By Right

- TR 10
- 1 du/10 ac
- 70% open space (HOA)



By Right

- TR-1
- 1 du/ac
- 50% Open space