



## Community Input Summary

*Loudoun 2040 General Plan*  
*Loudoun 2040 Countywide Transportation Plan*





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# Introduction

During November and December of 2016 and June of 2017, Loudoun County hosted two rounds of public outreach—in-person workshops and an online input tool—to assist in developing the County’s new comprehensive plan, the *Loudoun 2040 Comprehensive Plan*, which consists of the *Loudoun 2040 General Plan* and the *Loudoun 2040 Countywide Transportation Plan*.

The purpose of this Public Input Summary document is to provide a user-friendly summary of the public comments that participants submitted during Rounds 1 and 2 of the community outreach efforts. During Rounds 1 and 2, a total of 2,233 participants shared 8,867 comments during in-person workshops and using an on-line input tool.

## Round 1 Public Outreach, Listen and Learn (November & December of 2016)

During November and December of 2016, Loudoun County hosted Round 1 of the Envision Loudoun community outreach effort, which was called Listen and Learn. The County held six in-person workshops and gathered additional input online. The focus of the Listening & Learning Workshops was to provide information about the Comprehensive Planning process and engage participants in an open-ended discussion about the key opportunities for the community today and in the future. During Round 1, approximately 1,400 people participated, sharing more than 5,000 comments.

## Round 2 Public Outreach, Envision the Future (June of 2017)

In June 2017, Loudoun County held five Envision the Future workshops to gain additional public input to assist in developing the *Loudoun 2040 Comprehensive Plan*. The focus of the second round of workshops was gathering responses to the County’s draft Vision, Goals, and Objectives and obtaining public feedback on specific geographic areas where the County might consider future residential and commercial development. The County also gathered public input using an on-line input tool following the public workshops. During Round 2, 833 people participated in person and online, sharing 3,867 comments.

## Round 3 Public Outreach, Plan Review (May 2018)

This document does not contain public comments associated with Round 3 of community outreach. Round 3, Plan Review, takes place during May 2018 and provides the community an opportunity to review and provide feedback on the draft *Loudoun 2040 Comprehensive Plan*.

## Emailed Public Input

Throughout the Envision Loudoun process, members of the community have emailed comments about the new Comprehensive Plan to individual County staff members or to the Department of Planning & Zoning. Residents and organizations are welcome to submit their questions, comments, or concerns at any time during the Envision Loudoun process. To contribute, please [email](#) or call 703-777-0246. This document contains public comments that were emailed during the public engagement process. [Emailed Public Input](#) received outside of the community engagement period is available online.

## How was the Public Input Used?

The County used the comments shared during the public outreach process as key input for the *Loudoun 2040 Comprehensive Plan*. The County identified emergent themes from the public input. While drafting the chapters of the *Loudoun 2040 Comprehensive Plan*, staff revisited the themes often to ensure that the recommend policies addressed the themes expressed in the community input.

## How are the Comments Organized?

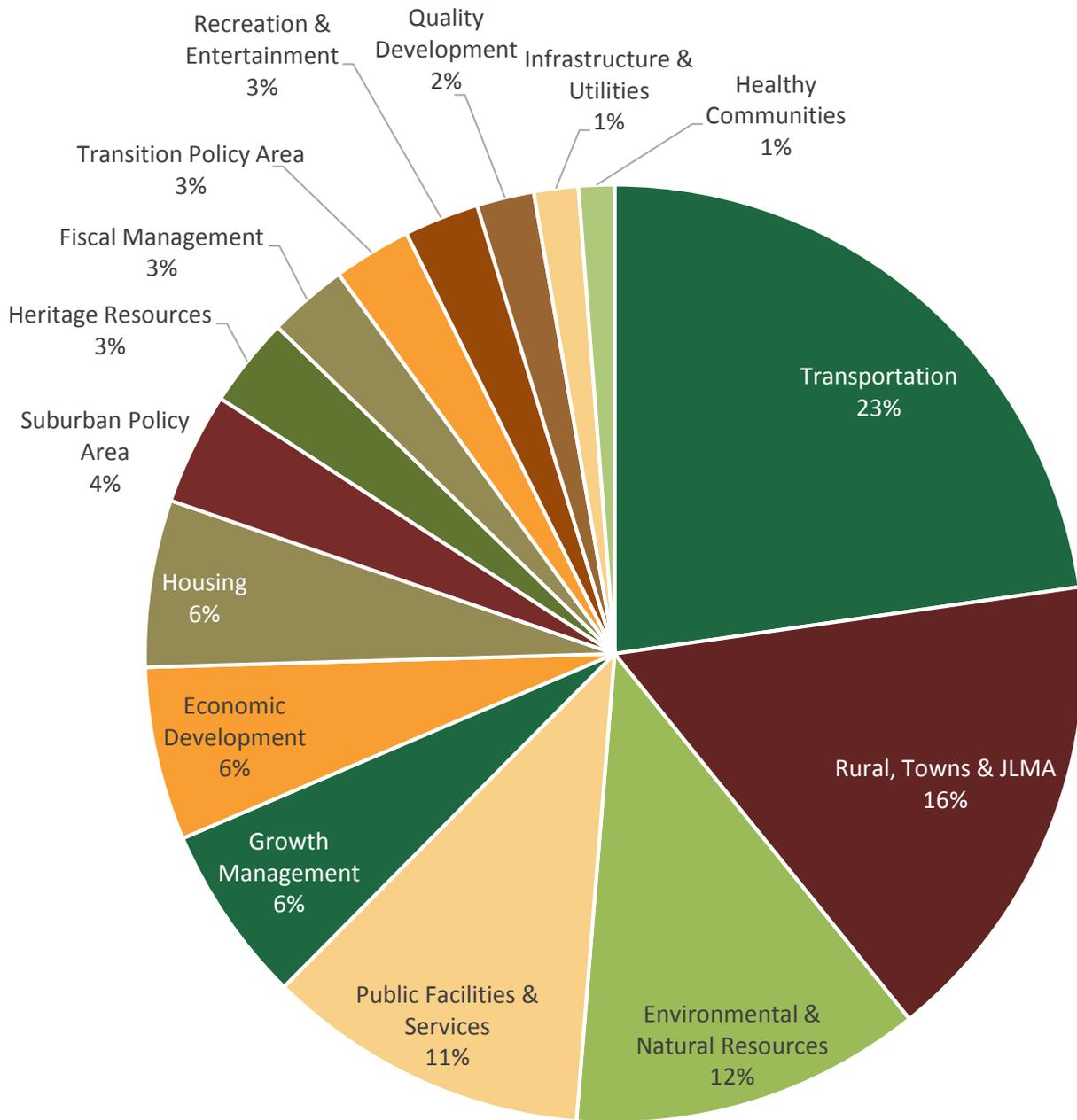
This document organizes the 8,867 in-person and online comments received during Rounds 1 and 2 of the public outreach efforts into 16 broad topics, such as Transportation, Heritage Resources, and Transition Policy Area. Each broad topic is presented as a separate chapter in this document. In each chapter, the broad topic is further divided into sub-themes. For example, Transportation is divided into topics such as traffic, trails, and road maintenance.

In the event that separate individuals submitted identical comments, such as “more affordable housing,” those identical comments are numbered to show that the comments are unique, rather than duplicates. Some of the submitted comments are complex and contain feedback that applies to more than one topic. For instance, in one comment, a respondent may provide feedback on traffic, affordable housing, and parks. In such a case, that one comment will appear in its entirety in the multiple relevant chapters. This document does not edit the grammar, spelling, or punctuation of comments. This document does not truncate comments in any way. This document presents comments exactly as the respondent submitted them.

## Which Topics Received the Most Comments?

Transportation received the most overall comments with 1,753 comments (23 percent). The topic that received the second most comments was “Rural Policy Area, Towns & Joint Land Management Areas” with 16 percent (1,271) of the overall comments. Coming in third and fourth were Environmental & Heritage Resources with 12 percent (933) and Public Facilities & Services with 11 percent (859). The remaining topics received between 1 and 6 percent (100 to 500) of the overall comments.

Figure 1. Overall Public Comments - Envision Loudoun Community Outreach, Rounds 1 & 2



Each chapter of this Public Input Summary provides further breakdowns of the broad topics presented in above pie chart.

# Community Input Summary

## Chapter 1

### Growth Management



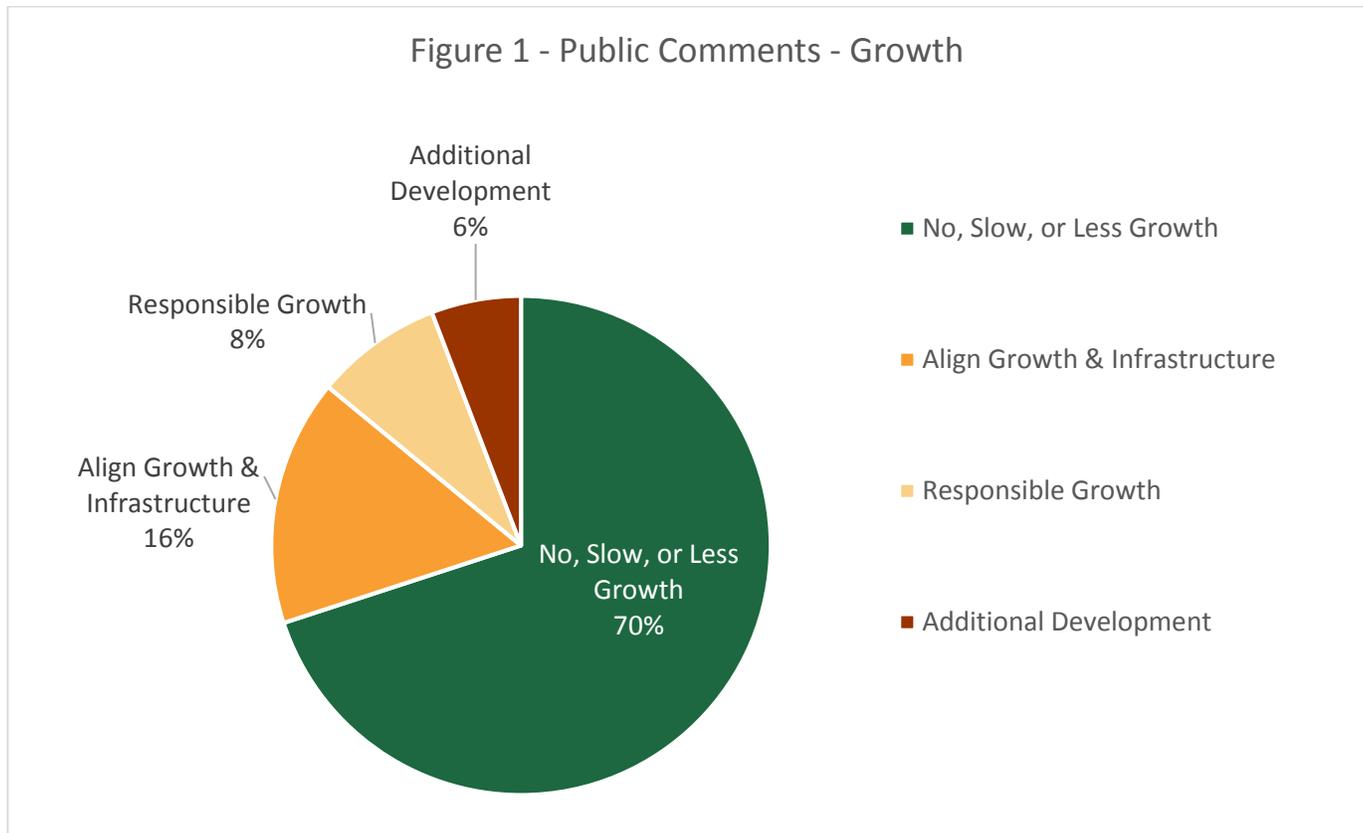
# Growth Management Comments (473)

Rounds 1 and 2 of the Envision Loudoun public input sessions generated 473 public comments pertaining to growth management. Table 1 and Figure 1 provide a breakdown of how many and what percentage of comments were received in two broad growth management categories. For additional comments about managing growth, refer to the Rural Policy Area and Transition Policy Area chapters of this Public Input Summary.

| Table 1. Total Growth Management Public Comments |                    |                               |
|--|--------------------|-------------------------------|
| Topic  | Number of Comments | Percentage of Growth Comments |
| <a href="#">Growth</a>                           | 411                | 87%                           |
| <a href="#">Density</a>                          | 62                 | 13%                           |
| <b>TOTAL</b>                                     | <b>473</b>         | <b>100%</b>                   |

## 1. Growth (411)

The greatest percentage (44%) of growth comments center on population and development growth and whether to discontinue growth, limit growth, or allow responsible growth. A breakdown of these comments is provided in Figure 1 and Table 2. Tables 3-6 contain actual public comments on a variety of development issues.



| <b>Topic</b>   | <b>Number of Comments</b> | <b>Percentage of Housing Comments</b> |
|--|---------------------------|---------------------------------------|
| <a href="#">Support No, Slow, or Less Growth</a>             | 289                       | 70%                                   |
| <a href="#">Support Aligning Growth &amp; Infrastructure</a> | 66                        | 16%                                   |
| <a href="#">Support Responsible Growth</a>                   | 34                        | 8%                                    |
| <a href="#">Support Additional Development</a>               | 24                        | 6%                                    |
| <b>TOTAL</b>   | <b>411</b>                | <b>100%</b>                           |

## 1.1 Support for No, Slow, or Less Growth (289)

*A sizeable majority—nearly three quarters—of the Growth Management public comments indicate support for no more, slow, or less growth in terms of population and residential/commercial development. Respondents expressed concerns about development pressures, overcrowded schools, loss of open space, and Loudoun’s unique character, as well as negative impacts upon traffic, the environment, and quality of life.*

| <b>#</b> | <b>Comment</b>  |
|----------|---|
| 1        | "Do we need to be one of the fastest growing Counties?"   |
| 2        | "Slow the building"-existing schools and roads should determine development-builders should contribute to schools and infrastructure  |
| 3        | A lot of incongruity - Mostly towards "if you build it they will come"  |
| 4        | Add limiting growth   |
| 5        | Aggressive developers. Help farmers and moderate income property holders to not sell or subdivide their land by means of advice, tax incentives and easement benefits.  |
| 6        | All of the areas shown as "for potential change" are undeveloped land that should be left alone or formally converted to parks/ recreation areas. The eastern part of the county has too much vacant office space and retail parks that should be redeveloped prior to further ad-hoc development that increases traffic/ congestion issues.                              |
| 7        | All the buzz words are here, except the intent of the current Comp Plan to have planning and zoning driven by the three policy areas rural, suburban and transition. If the county does not preserve that focus, it will not retain its uniqueness. Per what is written here, the county does not intend to manage growth, only to accommodate it. A real disappointment. |
| 8        | Ashburn is the fastest grown community/small town in this fastest grown county. STOP TO BUILD NEW HOUSES!! ENOUGH!!   |
| 9        | Based on my ideas we will reach a point where growth will plateau but values will continue to rise.   |
| 10       | Be mindful of existing residents when considering commercial development (greatly restrict commercial development)  |
| 11       | Big time developers paying to drive their agenda. Lackluster local input.   |
| 12       | Can county really keep growing  |
| 13       | Can you stop more residential growth?   |
| 14       | Commercial eats up generally too much highway; stop population "explosion"  |
| 15       | Compete economic growth that fits in w/ the city things in western Loudoun need to be compatible.   |
| 16       | Concerned will destroy beauty - not everyone has to live in Loudoun county  |
| 17       | Concerned with amount of land OK'd for development  |
| 18       | Concerns: Uncontrolled growth Needs: Measurable, enforceable policies, requirements and zoning to protect the health, safety and welfare of residents (not just businesses).  |

| <b>Table 3. Actual Public Comments – Support for No, Slow or Less Growth</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 19   | Continue fighting off developers that think they should make all of their money by subdividing Loudoun.   |
| 20   | Control development (residential) and commercial  |
| 21   | Controlling residential upzoning will help prevent overcrowding in schools  |
| 22   | Corporate and developers' greed.  |
| 23   | County mindset - make new people happy on the backs of those already here. i.e. Red Hill water towers. Need more planning foresight   |
| 24   | Create incentives for landowners not to develop (x4)  |
| 25   | Curtail the growth that so severely impacts our schools and our quality of life.  |
| 26   | Decide how big Loudoun should be and make zoning reflect those decisions - stop growth  |
| 27   | Delineation between residential and commercial. Commercial pays for itself. Housing causes traffic, school crowding.  |
| 28   | Desire to enjoy open space, less development  |
| 29   | Determine likely demographic makeup of Loudoun in 20 years  |
| 30   | Develop, commercial, employment are all over it. Nothing saying sustain. Preservation should be upfront. Look at redev - take care of who is here now. No more houses, no new jobs - recognize important value of small schools. List these schools in the comp plan. Protect these schools. no pedestrian access to schools  |
| 31   | Developer greed trumping the needs of existing citizens. Always has been / always will be the chief struggle. Secondly, we need to diligent in dealing with Unions demanding unrealistic, unsustainable benefits in perpetuity. There are entire municipalities and states nationwide who are on the verge of collapse because of terrible deals struck decades ago.  |
| 32   | Developer priorities  |
| 33   | Developers and their unending desire to build, build, build. Land owners seeking to increase the profit from land sale by changing the zoning. Supervisors who are beholden to developers' political contributions. Government leaders who see development as offering more tax dollars and as a way to expand the bureaucracy.   |
| 34   | DEVELOPERS GREED. Toll Brothers, Pulte, Lanar, NV, etc. They don't care about our county; they don't live here. These publicly traded companies only care about their quarterly earnings. Until they discover the potential of reworking older, existing development (or are forced to do so) their only path is in tearing down our forests, ripping up the farms, and throwing up yet another high-margin eye sore.     |
| 35   | Developers have a strong lobby and want to build cheap houses close together. Elected officials need to resist this to preserve the county.   |
| 36   | Developers have stronger lobby on board of supervisors  |
| 37   | Developers' influence   |
| 38   | Developers only make money when they are building houses. *Administrators of Loudoun County Public Schools are historically very bad/incompetent at anticipating growth levels. Historic Leesburg real estate, I am told, is in the hands of one owner who has no imagination and is not adding upstairs apartments to all those boring antique shops.  |
| 39   | Developers to recognize community desires   |
| 40   | Developers. They would like to pave the entire county. And will if the BOS changes the zoning maps.   |
| 41   | Development pressure  |
| 42   | Development pressure on Metro comes (Esp. W Loudoun)  |
| 43   | Do everything possible to avoid further soul-deadening, monotonous, townhouse sprawl, devoid of retail life, street life, or anything distinctive of Loudoun character. Ditto for the meadow-muffin mansions that spring up in western Loudoun, designed with beautiful fronts and ugly, cheap vinyl and maybe one window on the remaining three sides" yet visible from all angles in the open, former pastures they now |

| <b>Table 3. Actual Public Comments – Support for No, Slow or Less Growth</b> |  |
|--|--|
| #  | Comment  |
|  | occupy. USE TOURISM ECONOMICS TO COUNTERACT THESE DEGRADING TYPES OF DEVELOPMENT. If more development is needed”doubtful”encourage rural-village concepts, with embedded retail.   |
| 44   | DO NOT DEVELOP further.  |
| 45   | Don't let developers take over, pay themselves   |
| 46   | Don't permit rezonings or special exception uses that increase the development intensity/density of rural Lo. Co.-don't change rural character of Western Lo. Co.  |
| 47   | Don't soak up all areas with development, leave some access TBD to accommodate new innovations; leave room open for future.  |
| 48   | Ensure our unique Towns are not swamped by suburban development by maintain Rural Policy area  |
| 49   | Five areas of goals and objective can be in conflict when the time to make a decision that will impact the residents, who elects the board of supervisors. These goals and objectives are not priorities. For example, economy was a priority when the data centers were allowed to be built all around eastern Loudoun. This simply has changed the landscape of our communities where concrete buildings are now dominating our main roads, creating heat islands - which is highly undesirable.   |
| 50   | Freeze growth at current levels  |
| 51   | From what I read, it sounds like the Shape, Compete and Connect are just a way of saying let's bring in as much business, crowded housing developments and roads as we can. All around I see the older trees being bulldozed down to make way for yet another strip mall with businesses that come and go at an alarming rate, or another over crowded housing development that will require more roads, power lines and schools and thus less forests. There are so many strip malls and other abandoned buildings along 50, why do we allow yet another to be built? Once the trees are gone, they are gone forever! I would love to see more of our older mature forests stay intact, preserve our open space with the existing forests and streams, instead of plowing it all down just to plant grass and call it 'open space'. I would also like to see better planning on the part of the housing developments that truly leave more mature trees intact. |
| 52   | Funding - the County will continue to allow for further development to the south and towards the west, which is OK, but Developers will push back on providing roadway construction up front, prior to making a certain amount of money on their projects. The County will need to be firm with Developers, the message should be - if you want to build your project, and make money in this county (which you will), provide the roads first.  |
| 53   | Funding. Approval from VDOT. Greedy developers/builders who want to build out Loudoun as quickly as possible.  |
| 54   | Getting the developers to chip in and/or slowing the building projects which are putting more vehicles on the road. At least for eastern LC it is not a rural community anymore.   |
| 55   | Goal shape - residents should be the priority  |
| 56   | Goals: no strategic statement of growth. Need boundaries. This is enough no more growth - west/east. Slowly growth coming to the west: This is what it looks like.   |
| 57   | Going in right direction - sounds good but how many people can we have that sustains this county. Need realistic population limit.   |
| 58   | Greedy developers and homebuilders 2. Money hungry politicians 3. Convincing businesses to set up shop and that the community would be profitable and stable   |
| 59   | Greedy developers are standing in the way. They see a piece of land and want to build. The more they build the more traffic there is. Building the third lane west of Leesburg did not help the congestion coming off the greenway. It backs up as early as 3:30. There is no more room for roads in western Loudoun.  |
| 60   | Growth leads to move safety concerns, internet traffic, move employment, etc. Need to be proactive resources to maintain existing safety the county enjoys.  |

| <b>Table 3. Actual Public Comments – Support for No, Slow or Less Growth</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 61   | Growth should not drive planning   |
| 62   | How does development affect others?  |
| 63   | Hyper growth will destroy everything we like about Loudoun   |
| 64   | I believe that Loudoun needs to slow the growth of residential building. We need to preserve the "green spaces" in Loudoun as that's is what makes this place so appealing. Moreover, I believe that higher density building needs to be tied to economic growth. Attract companies and agencies to hire a significant number of high paying professionals in Loudoun county before approving high density residential constructions. The goal should be to create an abundance of high paying jobs in Loudoun county so residents aren't forced to commute out of the county. One Loudoun is a perfect example of a development that should have had a commitment from a large company to open offices in. How many servers are Bar Louie and the Alamo own homes in One Loudoun?           |
| 65   | I believe that you should leave more land open and not develop it. I especially am against the bridge coming through broad run farms as that is my neighborhood. We moved into here to have privacy and a country atmosphere while being close to things. I think you will ruin the natural look of this area with this bridge and make it look unnatural.   |
| 66   | I feel there is too much focus on large scale development. There needs to be greater emphasis on providing shared and common lands that surround our commercial and suburban residential areas. Everything should not be paved over. Studies show, for example, that urban forests and urban farms/gardens enhance wellbeing, increase student performance and decrease crime in urban areas. Our children especially need access to the natural world. We also need to have more public transportation and fewer expansive highways.  |
| 67   | I sincerely hope that Loudoun is not allowed to become overcrowded with development. The tremendous amount of townhouses and condos being built contribute to traffic and the overcrowding of schools. I see this occurring in the Brambleton, Ashburn and Aldie areas. It detracts from the reason we live here. The county should work to slow development. Often residential development occurs in Loudoun faster than the development of infrastructures to support it. This is a huge problem here. Also, the beautiful scenery which draws people to Loudoun is destroyed when development after development of town homes and condos are built. With overcrowding comes crime and traffic. We moved here for a peaceful suburban lifestyle, and would like to see it remain that way. |
| 68   | It needs a statement about controlling/limiting development and requiring new development to meet the highest environmental standards.   |
| 69   | I think a key challenge is that developers from outside the state of Virginia may see our county as ripe for the picking and want to come build, build, build houses but not really help with the infrastructure (that is how it appears, anyway). The roads, particularly, need care to handle all the traffic that is created. Are those developers required to put any of their money earned into developing the communities? Just wondering. I think it would be great if we expected that of them.  |
| 70   | I think we need to focus less on building and focus more on strengthening the quality of what we currently have. With each new development, we are destroying our open spaces/nature. If makes us have to pay for more schools and mess with boundaries. We have empty business spaces across from areas cutting trees and adding more business space. I want Loudoun to be a leader in nature preservation and using the developed spaces we currently have with efficiency.  |
| 71   | I think we need to slow commercial growth down.  |
| 72   | I think we should leave Sterling Park as it is. It is going through some natural changes/improvements already. I think we should slow down growth. Not increase it. We did more than "Fairfaxing Loudoun" in the past. We need less high density building.   |
| 73   | I understand that the county only has so much influence over how quickly and efficiently private developers move projects along, so I don't expect Loudoun County to have a ton of influence. But  |

| <b>Table 3. Actual Public Comments – Support for No, Slow or Less Growth</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
|  | coordinating the Tall Cedars expansion is a very good sign that the county is working alongside the Avonlea developers and I'm happy to see that.   |
| 74   | I would like to see protection of the natural environment that Loudoun has been blessed. Rural landscape, water quality, wildlife and the beautiful open space that uniquely identifies this land. The continuous sprawl of development that robs us of that unique and valuable identity is an irreversible travesty.  |
| 75   | If the rampant growth stops, we'll know we've succeeded.  |
| 76   | If we halt new housing, we will know we have succeeded when we can go two consecutive years without adding another school.  |
| 77   | If we have development, development brings too much traffic.  |
| 78   | If you keep crowding more density into the suburbs, people will leave and move west. Protect the native wildlife, create more opportunities to be outdoors in community spaces rather than more homes or businesses,  |
| 79   | Industrial development next to residential and commercial - not to change/revamp process so this doesn't continue   |
| 80   | Infill - No more development! Just leave it like is!  |
| 81   | Infill - No More Townhouses anywhere.   |
| 82   | Interests in paving over every available surface, outdated notions of what sustainable development looks like - i.e., it doesn't mean putting a house or empty commercial property on every square foot of space. Our county decision makers need to demonstrate through the decisions they make that the residents of Loudoun county, not the business interests that fund their campaigns, are their first priority by ensuring they shape a county that results in a livable, reasonable density of development which retains the environment that provides the ecosystem services - clean water, air, pollination, and more - that we all need to live healthy lives. |
| 83   | Is continued growth a net positive?   |
| 84   | Is it greed or need? Getting filled whether needed or not.  |
| 85   | It all sounds nice but I feel that it doesn't address the rapid growth that is causing increased traffic and congestion which is counterproductive to many of the stated goals.   |
| 86   | Just look around. If it looks like Fairfax, we've failed. If it looks like the Loudoun we know and love, we have succeeded.   |
| 87   | Just say "no" to any more growth  |
| 88   | Just saying NO to the developers is certainly the biggest challenge. Despite all the benefits of development that the BOS is bombarded with every day, they need to set aside all this nonsensical rhetoric and use some common sense while actually listening to their constituents that have to deal with the consequences of development.  |
| 89   | Keep as much residential development to the east of Route U. S. 15  |
| 90   | Keep commercial development around towns and pop areas  |
| 91   | Keep development to a minimum. People want to live in a less congested county. That is why they moved to Loudoun  |
| 92   | Keep the Transition area as it is, allowing no further dense residential and commercial development   |
| 93   | Keep western Loudoun rural and as undeveloped as possible. No commercial development outside the towns. Severely restrict residential development, along the lines of the current Comprehensive plan  |
| 94   | Keeping strong presence of community while growing  |
| 95   | Key challenges to my suggestion would come from builders, developers, lawn maintenance companies, HOAs (probably), and anyone else with a vested interest in the status quo for financial or other reasons.   |
| 96   | Knowing when to stop growth   |
| 97   | Lack of follow through and commitment by the county. Developers have deep pockets and are often   |

| <b>Table 3. Actual Public Comments – Support for No, Slow or Less Growth</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
|  | able to get more approved than what is planned.  |
| 98   | Lack of planning and too much pressure from developers.  |
| 99   | Leave areas of redevelopment open IE Dulles Town Center gone don't use.  |
| 100  | Less building more park like settings.   |
| 101  | Less commercial space with so much vacant  |
| 102  | Less development county wide   |
| 103  | Less development, more natural areas, nature preserve! Leave old neighborhoods untouched.  |
| 104  | Let's face it, we have sold out to developers and they will come in and ruin the rest of the county. This entire county is under construction. We have already Fairfaxed Loudoun, but not quite. STOP NOW! NO MORE IRRESPONSIBLE DEVELOPMENT! Remember the "Loudoun Hounds" baseball stadium? What an awful idea. And who stood to benefit from that? Never was a Loudoun Hounds. What a joke!!!!  |
| 105  | Limit additional houses. Too many people for the public schools to keep up. Not enough open land for new schools.  |
| 106  | Limit development in certain areas to maintain quality development   |
| 107  | Limit growth   |
| 108  | Limit growth and keep development in existing areas.   |
| 109  | Limit of capacity? Stop building. Green space.   |
| 110  | Limit strip malls - they are an eyesore and encourage driving instead of walking, making traffic that much worse. Build town centers like Reston, not glorified malls like Dulles. Build pedestrian bridges across routes 7 and 50.  |
| 111  | Limit the amount of building, both residential and commercial. We do not have the infra structure to support all of this building.   |
| 112  | Limit/restrain development and schools that change the character of neighborhood (traffic, light pollution, water/waste etc.)  |
| 113  | Loudoun already is a great, diverse place with a strong economy. I would like to see much, much less housing and commercial development.   |
| 114  | Loudoun County is experiencing runaway growth that is fueled by developers wanting to build on any open space they can buy. My vision is to concentrate growth where it is near the metro, and will help the Silver Line be a success. Developing the Transition Area, and then adding multi-lane highways to support the development seems counterproductive and wasteful. Our government needs to get ahead of the growth problem, rather than reactively responding in piecemeal fashion to the push by developers for unimpeded numbers of dwelling units. |
| 115  | Loudoun County needs to slow development and plan better. Loudoun County needs stronger development regulations, in regards to commercial construction.  |
| 116  | Loudoun has grown so fast and the quality of life has been deteriorating with crowding. Prioritizing the goals will determine what is more important going forward. You must put people first. People who live in Loudoun already. Tax paying residents elected the board and they are obligated to make the quality of life in Loudoun a priority. It seems like business world, especially developers have a lot of influence and presence in these decision making. People first. Residential quality must be first.  |
| 117  | Loudoun is changing too fast; shape: it already is a great place! Keep it! Save it!  |
| 118  | Loudoun should maintain the natural borders between suburban and rural communities. Prevent the expansion of the suburban development into western Loudoun.  |
| 119  | Make Loudoun like Clarke County-low taxes, high quality, limit on suburban sprawl  |
| 120  | Manage development that is in the best interest of communities and Loudoun County. Be mindful of residential and commercial development balance and invest in the services that are required to support it long term.  |

| <b>Table 3. Actual Public Comments – Support for No, Slow or Less Growth</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 121  | Money that would be set aside for parks and open space. By in from county officials that Loudoun will not be over developed and will work hard to make Loudoun the special county that it is.  |
| 122  | More oversight is needed with new development; environmental impacts; sustainable development for new area; density; economic impacts  |
| 123  | Mostly, the vision, goals, and objectives seem excellent, with some concern over. Goal: Compete, Objective 7: "... support a growing workforce with desirable and obtainable housing. . ." which can be interpreted as carte blanche for yet more housing development sprawl That is incompatible with the vision and seems coupled with basically infinite growth. There is no indication of when enough is enough.     |
| 124  | Mostly. However, it is of the utmost concern to every resident of Loudoun County--east and west--that we preserve the rural character of Western Loudoun. We must confine development, both residential and commercial to Eastern Loudoun as we have done in the current Comprehensive Plan. If we don't, we'll have one large, overtaxed, underfunded, unsustainable suburb that will benefit no one except developers. |
| 125  | My idea is that the developers continue to have too much power in the county, to the detriment of other interests and values. There is no dot big enough to capture that idea.   |
| 126  | Need development that balances needs of all generations, considers needs for the future  |
| 127  | Need to balance residential growth with road and school capacity.  |
| 128  | Need to focus more on green space - less development. No need to cut all the trees down  |
| 129  | Need to focus on Making sure housing is NOT overbuilt and totally focus on rural infrastructure and economy. Loudoun is not Fairfax  |
| 130  | No - there is underlying accommodating growth from residents designs and we don't need it  |
| 131  | No - way too much/broad - need to trim ten goals and objectives - Too much development and what do we do when it goes south (empty buildings)  |
| 132  | No commercial development at 287 and Rte. 7 bypass   |
| 133  | No current development is worth anything to humanity so please stop with these horrible, ugly, "communities", and no "smart" communities - we don't need more corporations running our lives and humans need real social interaction and need to live for themselves.  |
| 134  | No development anymore it is already too much  |
| 135  | No development please. Preserve what we have   |
| 136  | No development! Leave it untouched!  |
| 137  | No exceptions should be made to rules designed to limit development. Planners should avoid the temptation to give in to developers who are only interested in turning farmland into personal profit.   |
| 138  | NO MORE DEVELOPMENT  |
| 139  | No more development west of Leesburg   |
| 140  | No more development! Protect our green spaces and our wildlife. We do not need any more housing in Loudoun County.   |
| 141  | No more houses without dealing with existing commuter problems (MD, WV, PA). And not just ideas - but taxpayer funded, concrete being poured solutions.  |
| 142  | No more housing! Slow down this growth with stiffer guidelines and lower build numbers.  |
| 143  | No multi-family.   |
| 144  | No new homes means we can maintain the integrity of Loudoun's land. It means no overcrowded schools. It means a better way of life. Turnover of existing homes will strengthen communities. The population will be more fiscally diverse. Right now we have the really rich and the really poor. Your average American doesn't fit in.   |
| 145  | No the 2 page vision is claptrap. The citizen's goal is to prevent Loudoun from becoming every suburb USA. The vision should be open space, a freeze on building permits, and developers acknowledging they  |

| <b>Table 3. Actual Public Comments – Support for No, Slow or Less Growth</b> |  |
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| <b>#</b>   | <b>Comment</b>   |
|  | are not welcomed, the goal should be a staff culture change which celebrates denial of zoning exceptions. Let's let the speculators know our objective is that they will have to sit on their land investments for a generation or more.   |
| 146  | No the 2 page vision is claptrap. The citizens' goal is to prevent Loudoun from becoming every suburb USA.   |
| 147  | NO!!! They would promote far too much growth.  |
| 148  | No, because of a contradictory vision and objectives. The VISION, GOALS & OBJECTIVES are cookie-cutter, vague, and utopianistic. Cookie-cutter since this ideal combination of features would be great anywhere. Vague since it doesn't go far enough to address specific challenges. Utopianistic since you cannot enhance quality of life and strengthen natural and historic assets while at the same time add more housing and businesses. More development means even more congestion on our already clogged roadways and more development means destroying rural areas (i.e. unsustainable). And building more roads (or paving current gravel ones) will never be a solution to our traffic nightmare as this invites even more development and is again contradictory since road-building disturbs the land and is unsustainable. Loudoun has enough housing and businesses. Where is there a requirement that a county government needs to provide housing to satisfy a "housing demand"? More housing, in addition to the comments above, means more tax burden (fiscally unsustainable) to pay for all the infrastructure as the developers don't pay for it. The bottom line is Loudoun has enough development. Eastern Loudoun has been overdeveloped enough and leave the TPA and Western Loudoun alone. Don't ruin what has made Loudoun special by catering to the developers. |
| 149  | No, I do not think they move us in the right direction. I think they rely on new construction, new development and new business too heavily. Where is the concern for existing historic construction? I'm not talking token historic properties preserved for "cultural value" but a recognition that older towns often have much of what designed communities seek in a "sense of place." Where is the concern that development may need to be curtailed? And what about our existing urban and rural businesses? Where is the sense that they contribute currently and should continue to be fostered?   |
| 150  | No, not really. The visions, goals and many of the objectives may sound good individually but taken as a whole they lead to a paradoxical message of wanting significant new development and much larger infrastructure while at the same time improving quality of life and maintaining natural beauty, open spaces, agricultural land and wildlife habitat. You can't emphasize both and expect a good outcome.  |
| 151  | No, slower growth would work better.   |
| 152  | No, too developer-based.   |
| 153  | No. I think it focuses too much on development and growth. The Sustain section is my top priority, preserving and developing more open green space and nature-based recreational options. More contrived, residential-commercial areas catering to millennials might be great for developers' profits and tax revenue, but they'll also crowd our roads and chip away at the rural character of this county we love. Please stress more conservation and limiting of development.  |
| 154  | No. 1. They are nothing more than happy talk. 2. They ignore all the real constraints we face in the county- natural resources (water), road networks, have no metrics attached to them, and include no structure for preservation of what citizens have strongly voiced support for. 3. They ignore the overwhelming support by citizens (voiced both in the public input sessions and by the much more scientific UVA poll, for stopping out-of-control growth and traffic congestion.   |
| 155  | No. The draft emphasizes business development too much.  |
| 156  | No. The goals stated moves Loudoun towards increased development - i.e. taking over large swaths of open natural land and developing them to meet consumer demands. Here's one direction - stop the development. Leave the land as is.   |

| <b>Table 3. Actual Public Comments – Support for No, Slow or Less Growth</b> |   |
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| <b>#</b>   | <b>Comment</b>  |
| 157  | No. The objectives are biased towards growth rather than smarter redevelopment. For example, "attract residents and businesses to Loudoun County" assumes that we need more residents in Loudoun County. We do not. Loudoun is already a wealthy county with breathtaking landscapes, vibrant business districts, and sustainable rural businesses. Assuming as a baseline that we need more residents shifts the question from "how can we be better?" to "how can we fit more residents in?" There are plenty of developments and urban areas which could be improved. We do not need to make increased population a primary goal or even need. Residents complain about traffic; traffic will not be solved by unchecked population growth. People do not move to Loudoun because they want more neighbors.  |
| 158  | No...Loudoun is moving in the wrong direction. Houses, restaurants, and data centers are popping up everywhere in eastern Loudoun. We have sprawl in eastern Loudoun and the board of supervisors is looking to increase traffic and ruin a neighborhood (Broad Run Farms) by slamming a bridge down our throat. Broad Run Farms is one of the oldest neighborhoods in eastern Loudoun. It has history (Mosby's Rangers at Miskel Farm & was settled in the early years by the Algonkian Indians). It is one of the few neighborhoods in eastern Loudoun with mature trees. The Loudoun board of supervisors want to take over this land we call Broad Run Farms and extend Route 28 into Montgomery County. This is shameful to our community, to eastern Loudoun, and to all Loudoun County citizens. The Loudoun Board of supervisors need to listen to us citizens or they will all be voted out. |
| 159  | Not much more development past 15 or Watson Road  |
| 160  | Not sure we need to grow  |
| 161  | One of the truths I have managed to understand in my life is that there is always someone who wants to us believe there is something better than what we have. My wife and I moved to Loudoun 35 years ago because we wanted to have the beauty of such a wonderful place always around us. Your goals seem to me to be taking aim at that beauty to line someone's pockets. I do not like that type of individual, and I am seeing "him" more and more.  |
| 162  | Overbuilding is problem for everything - traffic, taxes, etc.   |
| 163  | Overdevelopment is the challenge. Smart growth guidelines where development is clustered around transportation such as the Silver Line is best.   |
| 164  | People move into Loudoun a lot  |
| 165  | People putting resources and education before development and capital.  |
| 166  | People want to live in Loudoun, people want new houses. Let's balance that out to make sure that we have GREAT neighborhoods that have character, not tons of new neighborhoods.  |
| 167  | Planned development   |
| 168  | Please help curtail rampant development in Western Loudoun that threatens to destroy the way of life and beauty here the reason many of us live here in the first place.  |
| 169  | Please preserve greenery and nature by limiting development to metro station pockets. Plant more trees and preserve natural waterways and woods.  |
| 170  | Please stop building new neighborhoods or industry on 15 north of Leesburg. Between the sinkholes, karst, limestone caverns, water contamination, and the traffic on route 15, we are becoming stuck in a septic quagmire.  |
| 171  | Please stop building to just be building. Here in eastern Loudoun I have seen tremendous growth in mind communities and with traffic on Potomac view from the new condos and then new mini market corner rt7 and Potomac view. YIKES!   |
| 172  | Population based challenges   |
| 173  | Population growth how do we control - what is smart growth -  |
| 174  | Population has impacted schools, quality of life. More problems. Miss allocated assets. Population problems fall short against any change. V, G, O, does not take into consideration of anything  |

| <b>Table 3. Actual Public Comments – Support for No, Slow or Less Growth</b> |  |
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| <b>#</b>   | <b>Comment</b>   |
| 175  | Preserve historic character and green spaces and limit growth to high density areas around hospitals and city centers.   |
| 176  | Preserve open space; traffic concerns; need a cap on development, at breaking point. More development takes away from beauty of Loudoun. Stay off moving development west. Slow down development, protect rural, keep transition area same; no high density.   |
| 177  | Pressure from business and developers. Not enough money for schools and roads. Too long to build schools and roads   |
| 178  | Pressure from developers to build without making sure that the local infrastructure can support their plans, or that the local wildlife or community will actually benefit from yet another subdivision of identikit houses on bare plots.   |
| 179  | Pressure from land developers, and demands for increased housing. Specifically, for the idea about adding bike lanes and wide shoulders on the roads, a major obstacle are the attitudes of riders and local drivers. This can be improved with improved road availability and usage, coupled with a desire to attract active tourists to the area to support local businesses and keep Western Loudoun rural. |
| 180  | Pressures of developers and property owners who want to subdivide their land.  |
| 181  | Prevent sprawl - limit expansion of towns  |
|  | Prevent urban sprawl   |
| 182  | Protect Western Loudoun from further development. Have City staff supervise /monitor their easements   |
| 183  | Publicly owned land will benefit the residents to conserve or restore natural areas. Way too much parking lots and strip malls already. Too many residents and not enough breathing space.   |
| 184  | Put brakes on development; both commercial and residential; to protect green space, residential, golf, data centers  |
| 185  | Quit building more houses, apartments, condos, which then call for more schools, shopping centers, and places to eat. You are ruining Loudoun County with too much development!  |
| 186  | Reduce construction, make improvements, and preserve what we have now. Visit any of the major roads within Loudoun county during peak hours and you will know what issues are foreseeing in the future. Builders need to stop....  |
| 187  | Reduce emphasis on housing; diplomatic way to stop development; character of development   |
| 188  | Regulations need to be changed to implement current plan, not changing plan to cater to specific development interests.  |
| 189  | Require new builders to include a new school (and funding for the school) in their plans that will create overcrowding in the existing schools.  |
| 190  | Residential development in east (metro); not in west   |
| 191  | Residential development is unsustainable. Just look at the school situation. We must control it, and keep the same restrictions in place that we have in the current Comp. Plan.   |
| 192  | Responsible development. Do not develop western Loudoun.   |
| 193  | Restrict building on karst between the Potomac and route 15  |
| 194  | Restrict further residential growth except in existing developments OR in more populous areas, to preserve open space, keep the rural/village feel and ease of access that we all moved here for.  |
| 195  | Shape: question 6. Not sure if infilling older areas should be an automatic given as a goal.   |
| 196  | Slow development   |
| 197  | Slow down development  |
| 198  | Slow down growth. Increase book store  |
| 199  | Slow down growth; what will happen?  |
| 200  | Slow down housing construction-outpacing infrastructure, more local mom and pop stores   |
| 201  | Slow down the residential growth in Ashburn and Leesburg. The County is starting to lose the small town,   |

| <b>Table 3. Actual Public Comments – Support for No, Slow or Less Growth</b> |  |
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| <b>#</b>   | <b>Comment</b>   |
|  | country charm.   |
| 202  | Slow growth (we are not Arlington)   |
| 203  | Slow growth and growth population. Should not go out West. Slow the growth to decide is that good for the County?  |
| 204  | Slow growth and plan for more parks and improved roads   |
| 205  | Slow growth so that schools and infrastructure can catch up. Right now, there are more people and places to live than schools and adequate transportation.   |
| 206  | Slow overall development. Development is causing problems.   |
| 207  | Slow population growth in county   |
| 208  | Slow the growth in western Loudoun. Preserving the countryside is a must. Those of us that live there do so bec of the rural nature of the area.   |
| 209  | Slow the housing growth in order to maintain our quality of life and protect natural resources.  |
| 210  | Slower residential growth should be provided for   |
| 211  | Specifically object to Goal: Connect, Objective 4 integration with neighboring jurisdictions "improve" connectivity to attract new residents to Loudoun. We have enough growth to manage already without making this an objective. I assume Goal: Connect, Objective 4 refers to ill-advised Bi-County Parkway with Prince William County which I strongly oppose. |
| 212  | Sprawl is not ecological and not affordable  |
| 213  | STOP ALL DEVELOPMENT in Western Loudoun (meaning Leesburg and west of Leesburg)! The rural atmosphere, and the small towns, are the reason people move out here, and the reason people visit. If you create another cookie-cutter suburban development, it will blight the rural small-town charm.   |
| 214  | Stop building more houses!   |
| 215  | Stop building on every inch of green space!  |
| 216  | Stop building!   |
| 217  | Stop building! Plain and simple. Keep Loudoun small like yesteryear. Have builders widen the roads on their own dime if they want to keep building. We are at a standstill with the massive traffic issues we have now. Thank you!   |
| 218  | Stop building. We have congested schools and roads and so much retail (much still empty) and we continue to build. Get a grip on it!   |
| 219  | Stop building. Enough stuff in the east  |
| 220  | STOP DEVELOPING ALREADY. Enough is enough!   |
| 221  | Stop development and keep the small home town feeling.   |
| 222  | Stop issuing building permits for large developments. Quit taking farm land for development.   |
| 223  | Stop or slow down growing??!! It sounds like a crazy idea for most of people. I moved here 1999 from Reston. I like to enjoy rural - low density life. However, more people means more income for you guys. The challenge is you guys won't concern "Stop or Slow down" is an option for you.  |
| 224  | Stop or slow down to build new houses. Build more schools, and more public area. Get our quality life back.  |
| 225  | Stop over developing, leave more conservancy space and park areas  |
| 226  | Stop overdevelopment and construction in the county and leave it as it is now, except by the future metro stations.  |
| 227  | Stop residential development in Dulles South, focus on businesses, stores, restaurants, community centers and schools.   |
| 228  | Stop saying yes to developers  |
| 229  | Stop the residential development. We are overdeveloped relative to roads and public services. Just say No.   |

| <b>Table 3. Actual Public Comments – Support for No, Slow or Less Growth</b> |   |
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| <b>#</b>   | <b>Comment</b>  |
| 230  | Stop the urban sprawl and protect rural Western Loudoun. We need specific policy protections like heavy district restrictions and so forth. The character and history of the land is too important not to have concrete protections.  |
| 231  | Stopping the building explosion.  |
| 232  | The "vision" is very skewed. This is not founded on a collective vision but rather a group of individuals that have been empowered to speak out for the community. I've never as much as received a questionnaire regarding my thoughts on Loudoun County's growth. I've contacted Volpe on various occasions regarding crime, safety, taxes...and always get the politically correct run around full of lies. Loudoun doesn't have the resources to take care of the problems at present, so why would expansion improve that? The current exercise to cross the Potomac is just another waste of tax payer dollars and to do what, dead end in Montgomery County, MD? Where's the plan for the infrastructure on the other side. That tidbit has been missing since this first surfaced in the 1950-60's. |
| 233  | The "vision" statement is a lot of fluff and hyperbole - "Enhanced multimodal safety for all system users" - Translation: Stop the residential developments overcrowding our already stressed roads, and get with the fucking times and build some bike lanes! Our neighbors in Fairfax only one county away have done this - and in centuries old Europe, which we should be all be taking lessons from, bike traffic, parks, and green zones is a huge part of life. Why are we short sighted here? STOP the big developments eating away at the fabric of what makes this county what it is, STOP the cookie cutter UGLY AS SIN housing developments that lack ANY regard for what Loudoun is about, and get with the times!!  |
| 234  | The best part of Loudoun is the (rapidly disappearing) rural atmosphere and green spaces. It is quickly becoming overdeveloped - too many new homes and businesses. The growth keeps outstripping the infrastructure. Please do not let the developers win. Leave some of the green spaces that make Loudoun wonderful.   |
| 235  | The biggest challenge is unplanned and excessive growth. This put a strain on our fiscal resources, leads to traffic congestion and overcrowded schools and ultimately lowers the quality of life.  |
| 236  | The biggest challenges are restricting real estate from development, as the short-term profits for developers always outweigh the community's interest in creating a livable community.   |
| 237  | The biggest obstacle is always greed... building more homes, reducing green space,  |
| 238  | The challenge will be balancing the reason many people move here (looking for a nice quiet neighborhood) with the insane building of shopping areas that create traffic.  |
| 239  | The challenges are greed, and the many conflicts of interest that exist in those working on zoning changes. Preservation is impossible when ZOAG and other groups consist mainly of those in the development community.   |
| 240  | The continuous development of subdivisions  |
| 241  | The excessive development of homes is like something out of Dr. Seuss' The Lorax where we are driving wildlife out and they have no place to go.  |
| 242  | The goals are correct. The problem is Loudoun County supervisors consistently cave to developers and disregard what direction the community provides. This has been a consistent problem for the last 20 years. Previously, Loudoun county had a slow growth development plan, which was completely disregarded and led to the runaway growth and congestion and declining quality of life. Remember the bumper stickers "Don't Fairfax Loudoun". Well, you did it anyway.  |
| 243  | The goals sound fine, but implementation is another thing. All I've seen is more farmland being turned into subdivisions, ridiculously overcrowded roads, and the elimination of small community schools in the western half of the county, and diminishing water quality. Loudoun is becoming a paved-over, strip-mall crazy extension of Fairfax. How is this improving the quality of life here for anyone besides developers? And how exactly is any of this sustainable?   |

| <b>Table 3. Actual Public Comments – Support for No, Slow or Less Growth</b> |  |
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| <b>#</b>   | <b>Comment</b>   |
| 244  | The pressure to develop Loudoun will only grow. We need strong protections for rural Loudoun in the comp plan to keep momentary shortsightedness from ruining it forever.  |
| 245  | The rate of development will drastically slow down.  |
| 246  | The various goals and the vision are in conflict with one another. Protecting rural spaces sounds good but is undermined by development. Calling development thoughtful doesn't make it any less invasive of the rural landscape. I'm discouraged at the direction of sprawl and how in the end, building out open spaces is the only thing the county seems to know how to do.  |
| 247  | The vision should be open space, a freeze on building permits, and developers acknowledging they are not welcomed, the goal should be a staff culture change which celebrates denial of zoning exceptions. Let's let the speculators know our objective is that they will have to sit on their land investments for a generation or more.  |
| 248  | There is simply too much money to be made, developers make tens of millions of dollars and are allowed to ruin the landscape. Why are developers not responsible for adding a lane to route 50 in the Aldie area? Why are they allowed to install such poor landscaping plans that do little to protect the view and nature of the land?   |
| 249  | There were discussion about the type of development - no character to "new" developments - we are developing "new" "top forty" type of development   |
| 250  | There won't be as many areas under construction and the ones that are will actually be worked on a regular basis.  |
| 251  | These goals and objectives don't reflect the comments that were made at the tables I sat at during the two feedback sessions I attended. This is much too pro-development. What I heard people saying was that we have too much development and it needs to be slowed down not facilitated. These don't capture that at all.   |
| 252  | They are certainly comprehensive, by which I mean "all things to all people." They don't recognize that some items will have significant force on their own (economic development on raw land) while others have less (redevelopment). Similarly, our county can afford to slow the built environment--that preserves opportunity for the future--but forever loses its rural economy each time a family farm goes away, each time farmland is developed. The weighting of objectives should reflect these disparities in inherent momentum. |
| 253  | Too many developers building houses and not contributing sufficiently to infrastructure  |
| 254  | Too many people  |
| 255  | Too much development. Please stop.   |
| 256  | Too much focus on the prong of economics and population growth. Business commercial transportation.  |
| 257  | Too much interference from residential developers. Hard work will be required by government employees to bring new business to the county. Too easy to continue on the same course.  |
| 258  | Too much pressure from residential home development companies and not enough time planning and assessing the impact of new residences being put in without the infrastructure to support it. Also, not enough time and energy being put into assessing how to create more walkable communities that meet residents' needs such as ample outdoor space in the form of parks and trails, not enough sidewalks and paths to access shopping, and not enough businesses within the community (e.g. quality grocery stores).                      |
| 259  | Uncontrolled development and misplaced embracing of the idea that ever-increasing growth is positive or feasible in the long-term.   |
| 260  | Unregulated development, unbalanced geographic growth (more near Dulles, less elsewhere), antiquated zoning and infrastructure and lack of a county wide plan are all possible obstacles.  |
| 261  | Vision is very general. A bunch of words. Suburban sprawl has occurred. Evaluate and bring out small sections.   |

| <b>Table 3. Actual Public Comments – Support for No, Slow or Less Growth</b> |  |
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| <b>#</b>   | <b>Comment</b>   |
| 262  | Walkability, too much growth, preserve green space   |
| 263  | Want less congestion, slow growth, keep old Ashburn, more walks  |
| 264  | Want to keep real estate values high by limiting overbuilding (concern about housing and school bubble)  |
| 265  | Water is limited - be careful with development. People want rural + convenient at the same time. But commercial development should be restricted   |
| 266  | Water, land access, preserve rural beauty. No more townhouses; school capacity   |
| 267  | We are there-just slow growth  |
| 268  | We do NOT need any more development in Loudoun County! It is already WAY too crowded and driving east of route 15 is horrific.   |
| 269  | We don't need to build more houses just because there is the demand  |
| 270  | We need to preserve what little open space we have now and do not allow further development of our areas.  |
| 271  | We will have succeeded when we have significantly slowed residential growth, taxes are lower, and our schools are not overcrowded.   |
| 272  | We will know we've succeeded when a drive through the area sees new development without significantly affecting the current views of woods and openness or parks with playing fields (like the new one taking shape at Croson Lane and Belmont Ridge Roads.  |
| 273  | What is the justification for development  |
| 274  | When developers start building what people want where they want it?  |
| 275  | When development stops or slows down to the point that we don't have to build new schools each year. And taxes can lower. I'd rather see a new vineyard go into an old farm than some strip mall or housing development.   |
| 276  | When there is controlled development   |
| 277  | When we see reduction of or elimination of plans for developments along the Route 50 corridor east of Gilberts Corner, and also Braddock Rd.   |
| 278  | When we see slowed growth  |
| 279  | When will housing development stop? Need clearer info - too vague info provided  |
| 280  | When you quit approving more housing. There is plenty of diverse housing in Loudoun, rentals, apartments etc.  |
| 281  | When you require one to three acre lots for building in order to stop turning all of Loudoun county into overcrowded cities.   |
| 282  | Would like to see a change/halt on building construction, with an emphasis on retaining the land allowing only efforts for outdoor venues that bring people together. For example, what this county is lacking are things such as a dog park, an outdoor large concert area, an outdoor public pool (not a water park) or, if you ask my husband, a minor baseball field. Who approved that tacky top golf place, right along Route 7! Shame!  |
| 283  | Would love to see the Dulles South area have slower growth by limiting the number of permits given to builders. For those builders that are allowed to build limit the zoning to keep house to land ratios low (more land per house).  |
| 284  | Yes and no. I believe Loudoun, today, is still a great place. I believe we currently have a lot of the objectives that we are seeking. I particularly agree with objective #6, falling under SHAPE- adaptive reuse, and redevelopment of aging areas in a manner that complements and strengthens surrounding community. NO NEW DEVELOPMENT OF ANY KIND- USE WHAT WE HAVE!!! Do not build more- meaning NO New Bridge Crossing - ANYWHERE. Connect # 2-A reliable and efficient multi-modal transportation network that manages the travel demands of the County while maintaining fiscal and environmental sustainability. Our traffic is congested along some of our major corridors, Rte. 15, Rt. 7, and Rte. 28 to |

| <b>Table 3. Actual Public Comments – Support for No, Slow or Less Growth</b> |   |
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| <b>#</b>   | <b>Comment</b>  |
|  | name a few. I believe constructing a bridge crossing between VA and MD will only add to our traffic problems. Particularly where Rte. 28 and Rte. 7 meet. There is already a back-up at the intersection. Adding yet another road there will only cause more of a bottleneck and back up on routes 7 and 28. I suggest using the funds for building a bridge to create ore flyovers, eliminating traffic lights, to provide a better flow. All objectives listed under Sustain suggest a bridge crossing is not what we need. Taken away will be some of our green infrastructure as well as privately and publicly protected open space. There are many historical buildings and areas along the river that will be compromised with the construction of a new bridge. Ground water will be polluted with increased traffic, and the air quality will be in jeopardy with the increased pollution caused by increased traffic. Support Ensure ALL residents enjoy a high quality of life- again will be compromised with a bridge crossing- A new bridge will either displace or destroy communities with character where families live and thrive. The Vibrant life enjoyed by those citizens living in effected communities will be gone. Families will either be forced to move outside of Eastern Loudoun to enjoy the lifestyle they have come to love. |
| 285  | Yes, much of it addresses many of the problems we face now, which are poorly designed, dense neighborhoods which strangle local roads and communities. There are also not enough nice community amenities like Burke Lake in FFX.   |
| 286  | Yes, the goals seem to be generally consistent with my values, and those of other residents I know. I am concerned when I see the term "Infill"...this can often mean destruction of original homes in a community with replacement by much larger, location-inappropriate structures. Also, I am concerned that when I see "regional and statewide connectivity" that this does NOT include building a bridge to Maryland in Loudoun; despite NVTVA's sales pitch, rather than improving local Loudoun residents' commutes, the additional traffic brought through Loudoun from across the region (other VA counties and MD) will inundate primary and secondary roads in the county, and will spur increased commercial development. This county is overflowing with commercial development, and is blessed with one of the most vibrant and successful economies in the country, combined with a wonderful quality of life for its citizens. I don't want to see eastern Loudoun end up resembling Tysons Corner.  |
| 287  | You need to cease residential development in Brambleton until schools and infrastructure have been addressed. [Communities have been horribly zoned...with additional rezonings in the not-too-distant future to accommodate the lack of planning. The traffic is overwhelming during rush hour.]   |
| 288  | Your second objective regarding the desire to use government regulation to provide a spectrum of housing that meets the needs and preferences of all ages, abilities, and socio-economic groups will be the beginning of the end for Loudoun. It does not work and will result in higher crime and lower home values in every area where local governments have tried to offer low income housing. Just look where all of the crime is now in the county. It's all in the low income/affordable housing areas. Just let the market decide vs. government intervention. Please slow and limit the housing growth of the county. Our roads can't handle what we have now.   |
| 289  | Zoning to confine and isolate commercial growth   |

## 1.2 Support for Aligning Growth & Infrastructure (66)

*Respondents indicated that public infrastructure and public facilities should be in place before new development occurs. Respondents most commonly mentioned the need for schools and roads to keep pace with residential growth.*

**Table 4. Actual Public Comments – Support for Aligning Growth & Infrastructure**

| #  | Comment   |
|----|---|
| 1  | Address infrastructure in a proactive manner. We are currently playing catch up and well behind the curve for completing the infrastructure necessary to sustain responsible growth.  |
|    | Adequate public facilities planned/in place before approved house densities   |
| 2  | Balance development with adequate infrastructure  |
| 3  | Be cognizant of new development impacts to roadway network be more proactive  |
| 4  | Better future planning of schools and roads with the influx of so many high density residential homes   |
| 5  | Better manage growth so that infrastructure keeps up with development. Highways/roads are getting so backed up with traffic as more and more residents move to Loudoun.   |
| 6  | Build infrastructure in advance of homes. Widen roads, install stop lights, etc.  |
| 7  | Build schools at a parallel rate as the county develops housing. No one enjoys rezoning schools every few years.  |
| 8  | Building many schools, will have to pay for bonds, when will it stop. Will we have to pay?  |
| 9  | Concerns related to development: traffic, crime, strain on county resources, strain on natural resources, increased litter, destroying the land.  |
| 10 | CONNECT, Objectives 4, 5, 6, 7 - Care must be taken to avoid growth that negatively impacts the living and working environment for the residents of Loudoun by creating more traffic congestion. Too much growth too fast will lead to sprawl and negative consequences like increased traffic and overcrowding. "Over-connecting' neighborhoods and regions can result in increased traffic and overcrowding. Qualitative should be the focus rather than quantitative. Increase transportation efficiencies and choices without increasing transportation volume. More or better access to mass transit, more pedestrian and bike paths, and electric vehicle recharging stations. Avoid at all costs creating excessive traffic inlets such as allowing a new Potomac River bridge to connect to Route 28, which would irreversibly destroy our way of life in Loudoun County. |
| 11 | County need to ensure infrastructure in place for large by-right developments in the west (schools, roads, water, sewage)   |
|    | Development must be measured. Infrastructure must become a priority. Our schools need to continue to be a priority.   |
| 12 | Don't politicize infrastructure - not our needs   |
| 13 | Ensure public infrastructure (roads, schools) are ahead of residential development.   |
| 14 | Goal: Connect, Objective 2 There is a need for a plan for a transportation network that incorporates travel demands and fiscal and environmental sustainability. New development should not occur unless the transportation infrastructure is already there.  |
| 15 | Goal: Connect, Objective 2. There is a need for a plan for a transportation network that incorporates travel demands and fiscal and environmental sustainability. New development should not occur unless the transportation infrastructure is already there.   |
| 16 | Growth outpacing facilities, especially schools   |
| 17 | Growth slower so infrastructure can catch up  |
| 18 | Hard to keep up with growth   |
| 19 | Have good infrastructure in place, roads, utilities etc... Good zoning laws.  |
| 20 | How will county sustain infrastructure with influx of people and business. Ensure infrastructure is in place and property planned to support growth.  |
| 21 | I am concerned that the vision, goals and objectives continue to place too much emphasis on development and not enough emphasis on sustainability and preserving the rural character of the county. It is concerning to me that even in the discussion of sustainability, the focus is on "green infrastructure." We need forests, not infrastructure; fields, not "green spaces." Once that is lost, it is lost forever. I strongly support the pillars  |

**Table 4. Actual Public Comments – Support for Aligning Growth & Infrastructure**

| #  | Comment   |
|----|---|
|    | which speak to enhancing the quality of life and strengthening our natural and historic assets. I believe, however, that the plan places too much emphasis on "meeting the needs of businesses" and economic development. Loudoun County is already strong economically. We need to give greater thought to the needed services and supports to accompany that economic growth, which are lacking. For example, it's ridiculous that we're one of the wealthiest counties in the nation and we don't offer full day kindergarten - - we need to focus on funding our schools at the elementary and high school level, before we add more new home development!! |
| 22 | I believe the goals as written provide a good basis for growing Loudoun County, however, the implementation of these goals - the who, how, when, and where - that will make the difference in what really happens in Loudoun County. Loudoun is already suffering from growing pains -- not enough schools, the infrastructure needs work in many areas... roads, water, etc.   |
| 23 | Improvements will be in place   |
| 24 | Infill - This is a leading question. Hold the density originally planned for the area. If any changes are made, create more parks and recreation opportunities, including wildlife habitats. Add more bike and walking trails.  |
| 25 | Infrastructure does not support rapid pace of development   |
| 26 | Infrastructure needs to keep up with growth   |
| 27 | Limit the amount of building, both residential and commercial. We do not have the infrastructure to support all of this building.   |
| 28 | Loudoun County has grown tremendously of the last two decades. We are currently exceeding our ability to maintain a reliable infrastructure and need a comprehensive plan that provides tools to manage growth. Prevents overcrowding in our schools, relieves traffic congestion, and protects our environment for future generations.   |
| 29 | Loudoun is growing too fast, outgrowing schools, roads, etc. Being on the list of fastest growing counties in the country is not a good thing. Falling on that list would be a good sign. Keep western Loudoun rural, we're succeeding as long as it stays rural.   |
| 30 | Many comments regarding planning for and having infrastructure to accommodate the growth  |
| 31 | More parks, natural parks, plan for open space and parks, corridor maintenance for parks a big part. When approving new developments, density is too high, work the park space into the plans.  |
| 32 | Need to ensure roads are sufficient to deal with existing + planned growth  |
| 33 | Need to manage impacts of growth with focus in transport environment and safety   |
| 34 | New communities built before support/services in place--time on buses, V&D service  |
| 35 | Obstacles - Money and Planning!!! Opening up Loudoun for more land development, especially without fixing current infrastructure issues. I feel terrible for kids that are frequently redistricted because of poor planning. There are so many people that have no choice but to move further west in order to afford housing.  |
| 36 | One of the main this is proper planning INFRASTRUCTURE before giving the permission to construct the Town Houses. **Need to construct the road that connects North and South Loudoun. Example. Which connects Rte.50 and Rte. 7   |
| 37 | Overall I would like to see less development along Route 7 in Sterling/Ashburn. Instead spend resources on improving existing roads. So much new retail and housing is only increasing traffic.   |
| 38 | Overcrowding leading to un-fixable congestion if too much residential zoning is allowed without sufficient additional roads/public transit.   |
| 39 | Pause growth and use fiscal resources to fix what we already have. Too many new developments are being built, while many of the existing developments are served by dirt roads.   |
| 40 | Please prioritize infrastructure ahead of major developments, specifically, the main routes. Modeling should be utilizing maximum capacities to stress the models to ensure the county is building robust infrastructure  |

**Table 4. Actual Public Comments – Support for Aligning Growth & Infrastructure**

| #  | Comment  |
|----|--|
|    | ahead or in near-real time with development growth. The model assumptions should be made public so the residents have buy-in to the modeling that is driving our planning; public buy-in helps, as you know, to taking ownership of the solution or the problem in the end.  |
| 41 | Poor infrastructure/road planning. Get roads in place before allowing too much development. Invest in a better world-class airport and get rid of ancient buses.   |
| 42 | Providing adequate infrastructure to promote good quality of life (roads & schools)  |
| 43 | Require "Builders" to provide their own water and sewer AND solar or wind power source per neighborhood of 25 homes without utilizing town or city grids or pipelines. This makes each neighborhood self-sufficient and economically responsible.  |
| 44 | Require developer to put in infrastructure prior to 1st building permit  |
| 45 | Require that developers must first improve the infrastructure prior to building the homes they have been approved for. Our roads are overcrowded as it is and it is only getting worse.  |
| 46 | Realize that growth will not solve the real problems that our government appears unwilling to pay for: Roads, Schools and Community Services.  |
| 47 | Schools aligned with growth  |
| 48 | Slow down developers so infrastructure can catch up.   |
| 49 | Slow development so infrastructure can catch up to protect roads   |
| 50 | Slow down approving development -> housing, to catch up on roads and schools   |
| 51 | Slow down developers so infrastructure can catch up.   |
| 52 | Slow the development of housing and allow the infrastructure to catch up.  |
| 53 | Sprawl creates higher taxes from increased housing crowds, schools, traffic, and taxes   |
| 54 | Stop allowing housing construction until the infrastructure is in place to support it. Issuing building permits for homes then making residents beg for resources to "fix" the roads and school overcrowding makes everyone absolutely miserable. Put the infrastructure in place first. Place marks are incorrect.  |
| 55 | STOP BUILDING! When are we going to stop having to build schools and provide services because the county seemingly never says no to a developer?   |
| 56 | The biggest obstacle is allowing too many housing developments to be built and not being prepared to provide the necessary services at the same rate.  |
| 57 | The current system of only improving a roadway in and around new developments is crazy. These new developments add thousands of new homes, all of which create traffic issues further down the roads as the new residents try to make their way to the collector roads and the east-west highways (7, 267, 50). New developments should only get green lighted when the roads are improved all the way to the major access roadways. Look at Stone Spring Blvd, Evergreen Mills, Belmont Ridge, Ryan Rd, etc.  |
| 58 | The goals sound fine, but implementation is another thing. All I've seen is more farmland being turned into subdivisions, ridiculously overcrowded roads, and the elimination of small community schools in the western half of the county, and diminishing water quality. Loudoun is becoming a paved-over, strip-mall crazy extension of Fairfax. How is this improving the quality of life here for anyone besides developers? And how exactly is any of this sustainable?  |
| 59 | The stated goals and objectives may be in conflict. For example, many of the stated goals and objectives are related to, or facilitate, expansion of the built environment, e.g., housing, transportation and other infrastructure, etc. to attract and accommodate a growing population, which will also bring over-crowded schools, increase traffic and congestion, increased transit time, which will, in turn, bring an increase in air and other pollution, and cumulatively will have a negative impact on the quality of life--one of the stated goals-- as well as bring higher mitigation costs and local taxes. |
| 60 | The vision, goals, and objectives are anodyne, "happy talk" pie-in-the-sky language that does not descend to the level of actual, actionable, metrics-based actions that should guide the future of the county. What   |

**Table 4. Actual Public Comments – Support for Aligning Growth & Infrastructure**

| #  | Comment  |
|----|--|
|    | are the constraints? The needs are for securing water resources, transportation funding, and the desires of current residents for retention of open space, extreme limits on new housing (with expansion of new housing along the Metro routes), and more trails, paths, and options for outdoor recreation and transit, plus better broadband to enable work-from-home options throughout the county. |
| 61 | This is just some of the issues I see facing us in the coming years. We can't keep building road systems, schools, and infrastructure to meet a growing demand. If we keep building and raising our taxes to meet demand we will burn out our economy. Ending up like many failed communities.   |
| 62 | Want to improve roads/transportation = increase quality of life. "don't ffx Loudoun" okay with most goals  |
| 63 | Well planned infrastructure (including adequate utilities) for future development  |
| 64 | When a proper balance of homes, services, and infrastructure is noticeable. People in Dulles South have to go to Fairfax, Ashburn, Leesburg, etc. for many services, increasing congestion on roads. If services and adequate infrastructure is in place, the amount of congestion will go down, and improve the quality of life of us residents.  |
| 65 | When traffic has been rerouted away from the geographic area north of Leesburg, from the Potomac river to Lovettsville. When building new mass housing developments is moved to other areas that can tolerate the burden/ population density   |
| 66 | With density need to provide services, i.e. schools, for population  |

### 1.3 Support for Responsible/Planned Growth (34)

*Some respondents indicated support for planned growth that is high-quality, sustainable, and environmentally responsible.*

**Table 5. Actual Public Comments – Support for Responsible/Planned Growth**

| #  | Comment   |
|----|---|
| 1  | Accommodating growth/change while also maintaining/preserving what we have  |
| 2  | Allow controlled commercial growth in western Loudoun. Restaurants and shopping would be well received in this area and supplement the tourism industry that is growing out this way.   |
| 3  | Attracting the kind of investors the county needs. Not developers who want to fill tracts of land at any price but people who care about character and quality. This has to be done quickly before banal development takes over.  |
| 4  | Balance the development with preserving open space, vegetation, etc.  |
| 5  | Be intentional about growth and change-by right not always best   |
| 6  | Be open to understanding the desire for managed growth  |
| 7  | Better growth control; maintain open space  |
| 8  | Build a reputation for innovative smart growth. Loudoun has this opportunity.   |
| 9  | Commitment to prevent sprawl. This plan should include a commitment that once these goals are determined and adopted, the objectives and goals will lose their integrity with rezoning and special exception permits.   |
| 10 | COMPETE, Objectives 1, 2, 6 - Care should be taken to avoid too much growth, too quickly. For example, relocating a major sports stadium (for example, the Washington Redskins) would bring economic growth but with it extremely undesirable levels of traffic congestion. In order to maintain and enjoy the "viable rural economy" referenced in Objective 4, over-building and over-developing Loudoun County must be avoided. Once development or expansion has occurred, it cannot be undone. |

|    |   |
|----|---|
| 11 | Controlled growth (planned ahead); big picture plan   |
| 12 | Eliminate by-right development. These developments are being built without any analysis to effect on roads, schools, and other necessary infrastructure, and resulting in rapid increase of traffic, population, and other unforeseen challenges on communities already stretched to the limit (Aldie, Leesburg areas). New developments should be vetted by a review board that considers these issues, allowing for reasonable, managed growth.   |
| 13 | Ensure that Loudoun maintains as much natural/green space as possible. If we can build an effective development plan that includes housing, commercial development, roadways, infrastructure and land conservation this should be achievable.   |
| 14 | Generally they are moving us in the right direction, but there should be more emphasis on controlling growth, especially in the eastern county.   |
| 15 | Growth should be centered around the Silver Line. The unique historical character and environment of rural Western Loudoun should be preserved for future generations. We already have thousands of housing units and businesses permitted under the current Master Plan. Do not deviate from its transition zone and allow exception after exception to ruin it, particularly for the environmental damage it would cause that will affect the water, air and other factors in the entire county.  |
| 16 | I am concerned that the vision, goals and objectives continue to place too much emphasis on development and not enough emphasis on sustainability and preserving the rural character of the county. It is concerning to me that even in the discussion of sustainability, the focus is on "green infrastructure." We need forests, not infrastructure; fields, not "green spaces." Once that is lost, it is lost forever. I strongly support the pillars which speak to enhancing the quality of life and strengthening our natural and historic assets. I believe, however, that the plan places too much emphasis on "meeting the needs of businesses" and economic development. Loudoun County is already strong economically. We need to give greater thought to the needed services and supports to accompany that economic growth, which are lacking. For example, it's ridiculous that we're one of the wealthiest counties in the nation and we don't offer full day kindergarten -- we need to focus on funding our schools at the elementary and high school level, before we add more new home development!! |
| 17 | I feel that too much emphasis, whether that be in jobs, in infrastructure, or in lifestyle enhancements, focus on growth. We do not need to keep pace with Fairfax. Growth can be done tastefully, aesthetically, aimed at convenience, etc. - which are all good things - but it is still growth. All of the objectives are worded well, but we do not need to approve of every single project. Otherwise, Loudoun County loses its identity and becomes every other suburban community in America. Keep Loudoun "Loudoun"! Shape: 2; Shape: 6; Shape: 7; Compete: 1; Compete: 5; Compete: 6; Compete: 7; Connect: 3; Connect: 4   |
| 18 | Keeping population informed. Slow growth in zoning changes. Do not disturb as ____. Connectivity between towns. Implementation plan is not included (for different areas)   |
| 19 | Manage growth to hold down crime.   |
| 20 | Managed growth  |
| 21 | Managed, but not stagnant population and commercial growth while maintaining historic and rural nature of area  |
| 22 | Managing growth   |
| 23 | Planned growth like Reston Town Center  |
| 24 | Preserve rural/open space for future generations/balance growth   |
| 25 | Quality growth rather than quantity   |
| 26 | Shape nothing about managed growth. Preservation of waterways is missing. Natural resources small businesses missing.   |
| 27 | Smart environmentally sound development; just because a metro stop is coming, don't fill to maximum   |
| 28 | Smart growth; review transition area; improve traffic on Ryan and Evergreen; rezone corner to be similar to Brambleton; transition area really doesn't exist in that area   |

|    |   |
|----|---|
| 29 | Smart growth-the hyper growth we have now will destroy schools, increase taxes etc. sustainable growth  |
| 30 | Smart planning and growth being environmentally conscious, integrate utilities and bike lanes with road construction  |
| 31 | Stable growth. Population and business growth relatively level.   |
| 32 | Sustainable growth  |
| 33 | There are some items that need to be addressed. 1. Sustainable growth, no growth, maintaining existing population.  |
| 34 | Vision is general, nice and good about everything, not Loudoun centric. Consider preservation & current condition and uses. Slow growth is good and that position not summarized. |

## 1.4 Support for Additional Development (24)

*Fourteen percent of comments on growth indicate support for more development, particularly businesses that serve current and new residents. Respondents suggested increasing density in urban areas, increasing services near existing residential development, and supporting increased population.*

| <b>Table 6. Actual Public Comments – Support for Additional Development</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | As neighborhoods grow, plan on basic needs of residents: grocery stores, gas stations, and office space to meet the tastes of new families.  |
| 2   | Aversion to development. NIMBY attitudes. Exclusionary zoning.   |
| 3   | Conservative folks that do not necessarily embrace growth in population and diversity. Small town communities that do not want growth in residential and commercial development, as they know it will drive more diversity to this predominantly Caucasian area. I do not want state that we are new to Loudoun (2 years), and have certainly felt embraced by the communities. But these suggestions are based on actual comments made by such individuals who I have established a trusting relationship with, and so they have been candid in their feelings. |
| 4   | Continued growth.  |
| 5   | Dense, mixed use developments to attract younger work force  |
| 6   | Denser mixed-use walkable downtowns in existing urban areas which have a range of entertainment and restaurant options. Reinterpret big box zones and strip malls as pedestrian communities.   |
| 7   | Growth should occur within the town’s boundaries. Family-friendly environment  |
| 8   | I think we need to let our neighborhoods grow/change as they do naturally. Sterling Park is a great example. The commercial areas are improving and the majority of the homes have been updated improved.  |
| 9   | Loudoun County will have urban centers   |
| 10  | More development should be permitted in the county. Development should be based on market forces. Development should not be significantly constrained.   |
| 11  | More new development, residential and commercial   |
| 12  | More people will come  |
| 13  | More people, more wealthy  |
| 14  | More population; but not too much population   |
| 15  | More urban mixed use - more of a city feel   |
| 16  | Most of these things need to be done by the private sector and will best serve an increased population with the exception of the ppol.   |
| 17  | People will be happy. More people will come here.  |

|    |   |
|----|---|
| 18 | Proving to the general public that growth can be a good thing & development is not a "bad word."  |
| 19 | The public seems to think that no growth is an option. Property rights? Work-force housing? Equal rights to housing, non-exclusionary zoning.   |
| 21 | We need more commercial development to better match the pace of recent residential development (instead of yet more residential development).   |
| 21 | When a proper balance of homes, services, and infrastructure is noticeable. People in Dulles South have to go to Fairfax, Ashburn, Leesburg, etc. for many services, increasing congestion on roads. If services and adequate infrastructure is in place, the amount of congestion will go down, and improve the quality of life of us residents. |
| 22 | When community leaders no longer fear development! Development brings schools, shopping, homes, and offices to Loudoun. Every home built provides employment for Engineers, Surveyors, Carpenters, Roofers, Plumbers, Tile Experts, Landscaping Companies, Irrigation, Window Experts, Interior Designers, Furniture Sales...etc.                 |
| 23 | You have to build it and then let them come.  |
| 24 | As neighborhoods grow, plan on basic needs of residents: grocery stores, gas stations, and office space to meet the tastes of new families.   |

## 2. Density (62)

*Growth Management comments related to density were almost evenly divided into opposition to and support for higher density development. Some respondents support increased density in particular areas: around transportation corridors and in the vicinity of the Metrorail stations.*

**Table 7. Growth Public Comments**

| Topic  | Number of Comments | Percentage of Density Comments |
|--|--------------------|--------------------------------|
| <a href="#">Support for Higher Density Development</a> | 34                 | 55%                            |
| <a href="#">Support for Lower Density Development</a>  | 28                 | 45%                            |
| <b>TOTAL</b>   | <b>62</b>          | <b>100%</b>                    |

### 2.1 Support for Higher Density Development (34)

*Public comments indicate support for higher density development, particularly along major transportation corridors and future Metrorail stations.*

**Table 8. Actual Public Comments – Support for Higher Density Development**

| # | Comment  |
|---|--|
| 1 | Ability for higher density so property can be subdivided - traffic is bad                            |
| 2 | Better planning of open space and density of town house communities                                  |
| 3 | County wide density - create higher communities of more open space                                   |
| 4 | Densities need to be tied to transportation improvements   |
| 5 | Density around the metro   |
| 6 | Development around metros needs to be dense with a variety of home types, including workforce        |
| 7 | Focus development in more developed areas-at higher density  |
| 8 | Higher density commercial by-right in targeted sterling areas--modify zoning ord. to facilitate this |
| 9 | Higher density in areas of potential change  |

|    |   |
|----|---|
| 10 | Higher density/urban growth along major transportation routes   |
| 11 | I think we do need more dense development, even if it ends up just being on the Eastern side of the County. I think that a Reston Town Center type of development, maybe even larger, would help manage the growth of the County and attract and maintain millennials here. |
| 12 | Increase density  |
| 13 | Increase density in buildable areas   |
| 14 | Increase density where appropriate  |
| 15 | Increase growth (density) in the East of Route 15   |
| 16 | Increase residential density and economic diversity in Leesburg and other areas of county   |
| 17 | Manage sprawl; setbacks were not consistent on Rt. 7; lost opportunity for tax revenue for high density housing   |
| 18 | More dense development and redevelopment in the Eastern part of the County.   |
| 19 | More density around metro stations, similar to Reston   |
| 20 | Need greater density metro station (mixed use)  |
| 21 | Need to see - High density  |
| 22 | No, I do not want a "spectrum" of housing options near where I live. I would like to see higher density development only near the planned metro stations, not in the rest of the county.  |
| 23 | Plan/utilize density around metro stations-increase density   |
| 24 | Reduction in density creates bad sprawl. Need creative solutions for workable hamlets/villages  |
| 25 | Residential density adjacent to highways (and commercial)   |
| 26 | Standout "shape" & "support". More dense development , more housing needed  |
| 27 | Too much sprawl from trying to protect heritage. Must have smart growth. Not enough density given.  |
| 28 | Up-zoning the density requirements for the transition zone all along Sycolin Road, and about two miles on either side of its centerline   |
| 29 | Vision: density   |
| 30 | We need high density along the greenway and metro   |
| 31 | We need more dense development at major transportation hubs.  |
| 32 | When higher density is approved   |
| 33 | While protecting view sheds, areas for outdoor recreation, and land for needed infrastructure, designate well-chosen areas to be those within which higher density residential will be allowed.   |
| 34 | Zoning and access to residents (not only in Loudoun, but in the surrounding area). Perhaps it's Innovation Center or another massive mixed-use project, but this place must be zoned for high-density development.  |

## 2.2 Support for Lower Density Development (28)

*Some participants indicate a preference for lower density development—both in new developments and infill projects.*

| <b>Table 9. Actual Public Comments – Support for Lower Density Development</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Congestion along Rt. 7 (east bound lanes from west to east) increase in density concern   |
| 2  | Cluster development a bad idea without definition of "open space"; reduce allowed density of environment interrelated with development              |
| 3  | Control Proper density - limit high density residential the further west you go   |
| 4  | Curtail high density development in the transition area between eastern and western Loudoun county  |
| 5  | Disallow/restrict further high density developments in Leesburg and points west. High density development bringing down quality of life in Loudoun. |

|    |   |
|----|---|
| 6  | Do cluster development; eliminate development option; maintain base density   |
| 7  | Focused areas for densely development. Prevent unmanaged density  |
| 8  | Has to be active measures and strategies to maintain low density  |
| 9  | I would like to see less dense housing and more natural open space.   |
| 10 | Increase in density causes loss of sense of belonging/community   |
| 11 | Infill - Do not increase density.   |
| 12 | Infill - If residential buildings are planned for these areas, less density would be preferred.   |
| 13 | Infill - This is a leading question. Hold the density originally planned for the area. If any changes are made, create more parks and recreation opportunities, including wildlife habitats. Add more bike and walking trails.  |
| 14 | It's important to me that we stop building high-density housing, which the county has shown that we cannot accommodate with our infrastructure, leading to daily traffic jams and overcrowded schools - far from the ideals presented in the Envision draft. If the vision is to sustain natural resources, how can we justify the thousands of trees being torn down and land being raised for more homes. The beauty of the county is being erased before our eyes. |
| 15 | Low vs high density chasing tax revenue   |
| 16 | Manage density what point does it stop? De we manage density?   |
| 17 | Minimize high density townhouse development. The additional costs for schools and community support exceed tax revenue. It also degrades the western Loudoun culture and environment. We human beings are not the only residents of Loudoun county.   |
| 18 | No density around metro stations would be too high. Allow as much height as a developer would like to build   |
| 19 | No more High density growth in western Loudoun.   |
| 20 | Public aversion to growth or density.   |
| 21 | Reaffirm western Loudoun stays rural and growth should occur around existing towns.   |
| 22 | Reduce density in developments  |
| 23 | Reduce housing density and development as population increases  |
| 24 | Residential development should be low density with green space requirements.  |
| 25 | The board of supervisors appear to be beholden to developers. Frankly, every modification from commercial to high density development seems to be rubber stamped regardless of impact on the surrounding community.   |
| 26 | They sound good in theory but in reality this county will just continue to create these "pop-up" communities forcing people into tight spaces stacked up on top of each other.  |
| 27 | Too much difference in density between E and W, but desire to protect rural character of W  |
| 28 | Zoning density bonuses based on energy efficiency and renewable energy generation   |

# Community Input Summary

## Chapter 2

### Quality Development



# Quality Development Public Comments (152)

Over 150 public comments received during Rounds 1 and 2 of the Envision Loudoun public input sessions pertained to quality development. Figure 1 provides a breakdown of how many and what percentage of comments were received in various broad quality development categories.

| Topic  | Number of Comments |
|--|--------------------|
| <a href="#">Sense of Place</a>                           | 35                 |
| <a href="#">Cohesion</a>                                 | 13                 |
| <a href="#">High-quality Development:</a>                | 104                |
| <a href="#">Landscaping &amp; Natural Areas</a>          | 33                 |
| <a href="#">Building Height</a>                          | 20                 |
| <a href="#">High-quality Non-residential Development</a> | 13                 |
| <a href="#">High Quality Development in General</a>      | 9                  |
| <a href="#">High-quality Residential Development</a>     | 9                  |
| <a href="#">Design Guidelines</a>                        | 8                  |
| <a href="#">Signage &amp; Entry Features</a>             | 8                  |
| <a href="#">Site Amenities</a>                           | 4                  |
| <b>TOTAL</b>   | <b>152</b>         |

## 1. Sense of Place (35)

*The greatest percentage of quality development comments pertain to having a sense of place and developing communities that reflects the County’s unique character. Participants were clear in their desire to create a strong sense of community as the County continues to grow.*

| # | Comment  |
|---|--|
| 1 | Attracting the kind of investors the county needs. Not developers who want to fill tracts of land at any price but people who care about character and quality. This has to be done quickly before banal development takes over. |
| 2 | Build to honor and respect history of County; historic "downtowns", historic tourism   |
| 3 | Create a sense of identity through infrastructure and community space beyond wine industry (rural identity) (more inclusive); live and work in same area   |
| 4 | Create places that have a better sense of community, create gathering places   |
| 5 | Create strong Neighborhoods and sense of place   |
| 6 | Develop stronger sense of community-spend much time in traffic, make transport improvements, consider TDRs   |
| 7 | Distinguishing features between communities/development - creating sense of place  |
| 8 | Embrace unique characteristics in each area of county-build on those (Technology, rural character)   |

|    |  |
|----|--|
| 9  | Encourage commercial development with vernacular character   |
| 10 | Encourage development of redevelopment that: creates a sense of place, promotes housing opportunity and choice, provides compatible commercial and resource centers  |
| 11 | Enhance the character of the area.   |
| 12 | Enhanced place making and concern for aesthetic, design, and natural resources   |
| 13 | "Great breakdown of vision and goals. I would like to see added planning decisions based on sustainable design practices (not necessarily 'green', but sustainable as adopting planning guidelines and directions that will be a long term benefit and value added to the community. What will make this area unique for years to come? Now it seems to be leaning towards lots of housing and quick in & out shopping. Creating a sense of place and a flexible gathering area where community expression is welcome. (performing arts center with classrooms, outdoor theater, auditorium, recreational amenities with small Retail that encourages unique & boutique shops) Base land use design on tried & true planning practices and other examples."  |
| 14 | I think the major obstacle is the temptation to allow additional single family home density in western Loudoun. We already have many, many homes already in the pipeline. We need to utilize density in the east, near metro, where folks can take advantage of that infrastructure to live, work, and play, while maintaining the rural west as a place for those eastern residents to play, but also a place for our farmers to PRODUCE. I live in a small 120 year old farm house, and while there are tradeoffs for choosing to live where I do (no high speed internet, no grocery store 10 minutes away, etc.) the benefits of being able to farm, and living in an area close to nature is why I live out here. In looking at our neighbors to the east in Fairfax, beyond the simple fact of the intense suburban development is that there is VERY little historic Fairfax county left. Unlike western Loudoun where we have plenty of historic homes, commercial buildings, and even schools, Fairfax has lost almost all of its history, and I think that's another thing that makes Loudoun special. So again the challenge is that when we do redevelop areas, not to lose the historic structures that made them interesting in the first place. Old homes and buildings give people a sense of place and provide a connection to our past, which makes the area seem less transient and cookie cutter. It's easy to look at a place and say "well George Washington didn't sleep there, it's not historic"...but when I talked to my 80 and 90 year old neighbors about the history of my house and my property, it gives me a connection to those who went before. If my house were to be torn down, no one would be able to say "that was the first house in the area that got a radio so its where we all used to listen to the Joe Louis fights" In any event, again, don't be tempted by cutting around the edges and rezoning rural western Loudoun or allowing historic areas in our towns and county to be bulldozed. These are the things that make Loudoun special. Developers will come and go...build, and move on to the next project. But our history and our residents, especially our farmers are here for the long haul. |
| 15 | "I was encouraged to see the emphasis on ""unique sense of place"" and the preservation of ""natural and heritage resources"" in the Vision for Loudoun. A key draw of moving our extended family (multiple households) to Loudoun instead Fairfax was the unique character of the communities -- which offer a blend of beautiful HOA-free self-directed communities and polished builder communities -- and deep historical roots or gathering places with a sense of longevity (such as Mosby's Landing, Oatlands Plantation, downtown Leesburg, etc.). While we appreciate continued growth and the opportunities it provides, we feel strongly that Loudoun's diverse character and history is critical to maintain and what sets it apart from the increasingly sterile, artificial, and over-planned cookie-cutter environments resulting from some of the buildout of Arlington and Fairfax counties."   |
| 16 | Just look around. If it looks like Fairfax, we've failed. If it looks like the Loudoun we know and love, we have succeeded.  |
| 17 | Keep looking at establishing a sense of community; emphasis on education. Set high standards.  |
| 18 | lack of sense of community   |
| 19 | Losing sense of place  |

|    |   |
|----|---|
| 20 | Maintain sense of community and open space  |
| 21 | Make proper maintenance and safety conditions of existing roads a higher priority with bike and walking paths a required amenity to improve safety and increase a sense of community.   |
| 22 | No, I do not think they move us in the right direction. I think they rely on new construction, new development and new business too heavily. Where is the concern for existing historic construction? I'm not talking token historic properties preserved for "cultural value" but a recognition that older towns often have much of what designed communities seek in a "sense of place." Where is the concern that development may need to be curtailed? And what about our existing urban and rural businesses? Where is the sense that they contribute currently and should continue to be fostered?  |
| 23 | Place-making emphasis - from suburban development to place-making areas - uniqueness instead of cookie-cutter   |
| 24 | Remain not over contested-modern, maintain unique character   |
| 25 | Robust-exploding ability to create charm no matter where you are, walkable streets  |
| 26 | Sense of community - more in west; east more fractured. Need more defined connectivity between east + west education - accessibility to schools i.e. Lovettsville, distance affects quality of life ref. travel time. Traffic concerns at 287 & 9   |
| 27 | Sense of place - more permanent farmer's market - infrastructure  |
| 28 | Sense of place and diversity - what makes special (relate to context. Landscape - rural character) - to where it is   |
| 29 | Sense of place. Many of us are naturally attracted to the architectural, agricultural and natural heritage of Loudoun. Those historical development patterns, architectures and materials were constrained by our natural resources: by water, by the distance and scale our technology could afford us, by the materials we had to build our house, and by the energy we had available to us. We can create a sense of place like that by allowing our natural resources to inform our building patterns again. We should encourage passive solar design (i.e. require houses to be oriented to the south), more efficient building performance (net zero or net positive structures), distributed energy solutions (i.e. PV solar and solar thermal), innovative storm water management to recharge our soil and groundwater rather than move water into sewers and outfalls, the human scale and walkable communities, functional materials. What is good for the environment is also pleasing to our sense of aesthetics. These aesthetics have a lot of value - in tourism, in land and home values (see Waterford), in meaningful sense of place... We can have a highly developed East that taxes our environment less, and a beautiful and vibrant rural West that attracts tourism and rural enterprise. |
| 30 | The County should not just look like a Washington suburb. It is unique with its beauty and historical significance.   |
| 31 | There were discussion about the type of development - no character to "new" developments - we are developing "new" "top forty" type of development  |
| 32 | We achieve our goals when we create a community that our children call home and return to after traveling for their education. To accomplish this, we need to create a sense of place that is more than a residential development. Protecting the Rural and Transition Policy areas is an essential part in creating a sense of place. Any new comprehensive plan must give us the tools necessary to protect these areas. We need more than just another subdivision.  |
| 33 | When the citizens of Loudoun are coming out and networking more in a social setting. Fostering a sense of community.  |
| 35 | Yes. Difficult to prioritize because is comprehensive. Quality of life is a priority. Need sense of place.  |

## 2. Cohesion (13)

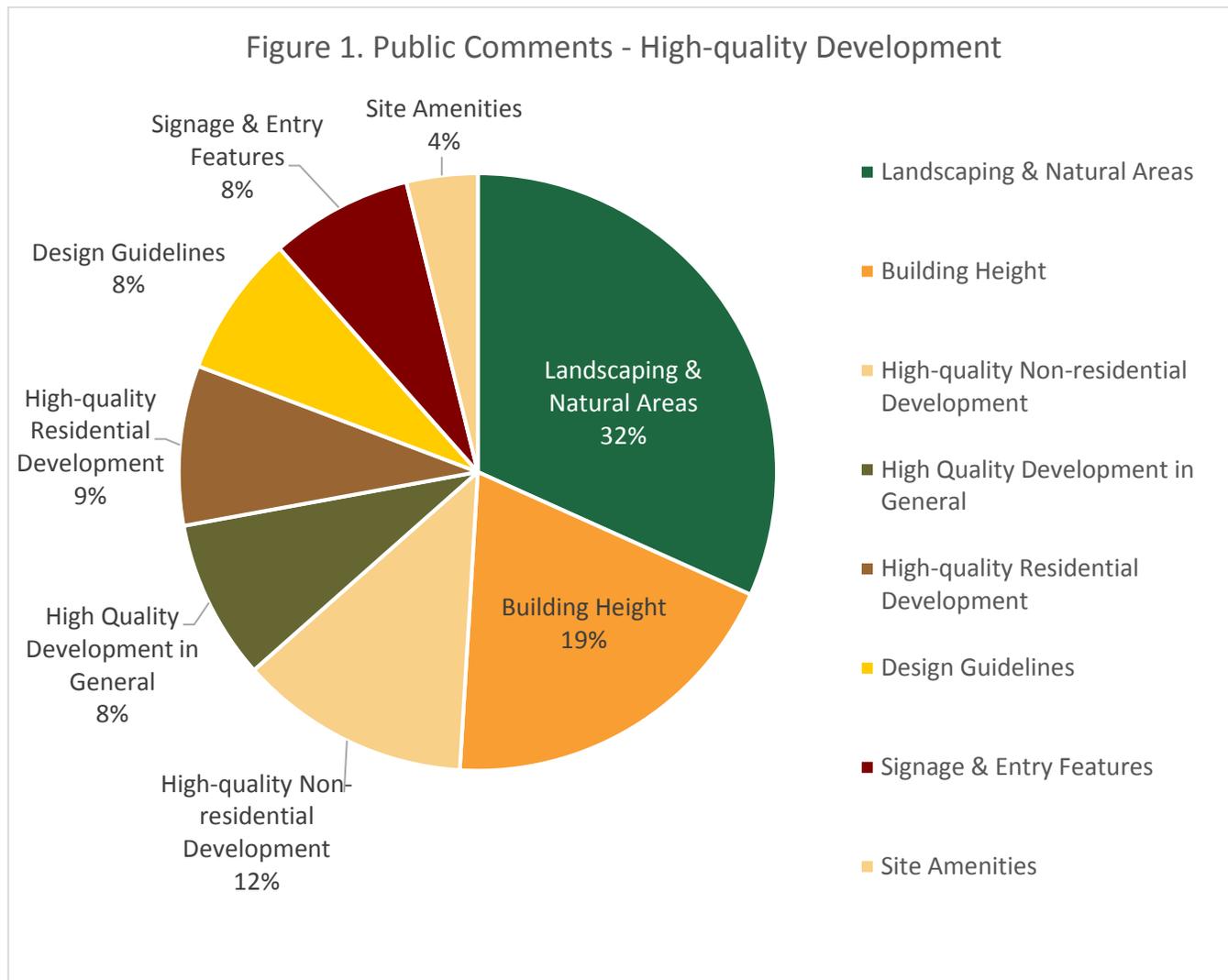
*Public comments indicate that cohesion is an integral part of quality development throughout the County. In addition to maintaining historical and cultural aesthetics, respondents prefer new development to be compatible with and blend with the character of existing surrounding communities.*

**Table 3. Actual Public Comments – Support for Development Cohesion**

|    | Comment   |
|----|---|
| 1  | Care needs to be taken to make sure any development meets certain aesthetic regulations. New development should blend with existing.  |
| 2  | Consistent character and architectural look to building and development to blend in the area  |
| 3  | For development that has to take place, find a way to model the culture of Loudoun--ex. Avoid cookie cutter houses  |
| 4  | I think any development that occurs anywhere in Loudoun needs to be consistent with the character of the area in which it exists, as well as the envisioned character of that area. To me, this means suburban residential development that creates cohesive neighborhoods, as well as commercial and mixed use development that contributes to the interest of the area and a sense of place, transitional policy area residential development that is less dense and provides an appropriate transition into the rural parts of the county, and very little, if any, development in the rural parts of the area (excluding, of course, minimal public works and infrastructure as needed to support the needs of residents in this area).   |
| 5  | If (private, aging) golf course does get redeveloped, MUST be appropriate to the same community (not huge houses, townhouses).  |
| 6  | Integrate neighborhood, Sterling Blvd, connect to other areas. More mixed use development (do study re: what needed); how blend w/ county.  |
| 7  | More integration of difficult communities.  |
| 8  | "Quality infill development, adaptive reuse, and redevelopment of aging areas in a manner that complements, strengthens and benefits surrounding communities. 7. Development that considers and integrates unique natural, historic, and cultural resources within the design of spaces. First of all, all of these statements are very vague. To have people vote on these, you are tricking them into supporting something that they may not want. So ""aging area"" apparently includes destroying an entire neighborhood that has existed for over 40 years to construct a bridge to Maryland. You need to be honest and spell out your plans. The people that will benefit from that bridge, will not be paying taxes here. We pay taxes and are facing the destruction of our way of life for the"" greater good"". |
| 9  | These goals and objectives should be developed by people who actually live here. Not people who do not pay taxes here and are only here to make money."   |
| 10 | Smart zoning, smart development, make more compatible with surrounding existing areas ex. Evergreen Mills Road A1, or townhouses in Lucketts  |
| 11 | massive houses do not fit into landscape (objective)  |
| 12 | Huge homes in Round Hill do not fit into landscape  |
| 13 | Objective sustain #4: subdivisions in W Loudoun not in line with rural dev (mansions)   |

# 3. Support for High-quality Development (104)

Respondents agreed that there is a desire for high-quality architecture, landscaping, and preservation of natural areas within residential and non-residential development.



| Topic                                    | Number of Comments | Percentage of High-quality Development Comments |
|--|--------------------|---|
| Landscaping & Natural Areas              | 33                 | 32%   |
| Building Height                          | 20                 | 19%   |
| High-quality Non-residential Development | 13                 | 12%   |
| High Quality Development in General      | 9                  | 8%  |
| High-quality Residential Development     | 9                  | 9%  |

|                          |            |             |
|--------------------------|------------|-------------|
| Design Guidelines        | 8          | 8%          |
| Signage & Entry Features | 8          | 8%          |
| Site Amenities           | 4          | 4%          |
| <b>TOTAL</b>             | <b>104</b> | <b>100%</b> |

### 3.1 Support for More Landscaping & Natural Areas in Developments (33)

Public comments indicate that landscaping and using existing natural areas are imperative as new construction continues throughout the County. These comments support more landscaping and buffers to screen data centers, as well as more trees and landscaping along street frontages. Respondents indicate support for sustaining more natural areas throughout the County for the quality of life, aesthetic, and environmental benefits.

| #  | Comment  |
|----|--|
| 1  | Although the plan describes a path forward surrounding growth and prosperity, it makes no mention of reducing congestion, retaining the small town feel, retaining the trees/greens/brush necessary for a well-rounded ecosystem, and making sure people who've lived in the area for many years are not trampled on. This was not very well maintained when all of these data centers started popping up.   |
| 2  | By planting trees and other plants   |
| 3  | County will have to work with HOAs, VDOT and LCPS to coordinate landscaping ordinances to adopt the change.  |
| 4  | Cost and maintenance of native plantings and revised landscape aesthetics"   |
| 5  | Curb the amount of land utilized for home construction and leave more wooded areas intact.   |
| 6  | Development in general adds lots of impervious area and we require tree canopy coverage percentage depending on the zone. Parking lot landscaping is also required. These requirements need to be taken a step further to make sure more or even all of new impervious pavement is covered by tree canopy. Require trees to cover 90% of impervious roads sidewalks and parking. Plant larger trees. Plant trees in medians and BETWEEN the curb and sidewalk. Planting street trees behind the sidewalk does a poor job of covering the street and pedestrians don't like to walk next to traffic. Cover the hot black asphalt and reduce heat island effect. Get into a cool car that is under a tree instead of in the middle of a tarmac. Encourage light color reflective roofs as well or green roofs.   |
| 7  | Do not allow builders / developers to build homes, roads and other infrastructure if they cannot commit and plant 2 trees for every 3 or 4 trees that are cut down.  |
| 8  | Due to data centers - much power is overhead - should push for data centers to bury underground.   |
| 9  | Ensure that Loudoun maintains as much natural/green space as possible. If we can build an effective development plan that includes housing, commercial development, roadways, infrastructure and land conservation this should be achievable.  |
| 10 | From what I read, it sounds like the Shape, Compete and Connect are just a way of saying let's bring in as much business, crowded housing developments and roads as we can. All around I see the older trees being bulldozed down to make way for yet another strip mall with businesses that come and go at an alarming rate, or another over crowded housing development that will require more roads, power lines and schools and thus less forests. There are so many strip malls and other abandoned buildings along 50, why do we allow yet another to be built? Once the trees are gone, they are gone forever! I would love to see more of our older mature forests stay intact, preserve our open space with the existing forests and streams, instead of plowing it all down just to plant grass and call it 'open space'. I would also like to see better |

|    |   |
|----|---|
|    | planning on the part of the housing developments that truly leave more mature trees intact.   |
| 11 | Funding can be challenging. Moving funds from mowing to planting and caring for new ordinance, as well as seeking for grants can reduce the cost."  |
| 12 | HOA developments need to plant more native trees and vegetation; don't encourage information And provide buffer zones; similar to Countryside (preserve native trees); tree canopy cover  |
| 13 | In regard to objectives on preserving history and nature, I value current open space/wilderness inside developments. Native plant life allows for native wildlife to thrive alongside humans, maintaining cleaner air and water. I recently retired in this county to destress and appreciate the open spaces and wildlife. I don't like the clear-cutting of old forests and meadows, however, in some areas.  |
| 14 | Landscaping around data centers (trees)   |
| 15 | Landscaping for uses - e.g. to buffer data centers  |
| 16 | Limit data center construction and add berms and more trees and landscaping in front of data centers and at major intersections. In Ashburn area.   |
| 17 | Linear Park is important. Nature and fitness, Integrate business and nature.  |
| 18 | Loudoun should be sustainable and stable, not dependent on ever-increasing occupancy to support spiraling expenses. A successful Loudoun would have majority multi-generational, long-term residents who live, work and play near their homes, and a significant undeveloped land buffer to balance their environmental footprint.  |
| 19 | More green along the fronts of businesses and roads.  |
| 20 | More green space. Developments need to provide more parks and green space. Commercial areas need to provide green buffers to provide a natural environment rather than a concrete parking lot view for roadways that were once scenic.  |
| 21 | More tree plantings and replanting. If developers take trees down they need to replace.   |
| 22 | more trees along Wax Pool data centers  |
| 23 | People are stuck on the notion that we must have certain types of plants (e.g., the type that you can buy at Home Depot, or the standard types of plants provided by standard landscaping companies), and that we must attain a certain type of perfection with regard to our lawns.  |
| 24 | Please do not feel it is necessary to build everywhere you are able to. I see lots of signs for data centers on Sycolin Road and I hope that it will not create ugly buildings and remove all trees in another area in Loudoun. Wax Pool and LC Parkway looks awful now with no more trees and huge data centers. It really ruins the aesthetics of the landscape and is sad to remove so many trees.   |
| 25 | Raise expectations for quality of development-preserve landscape, beauty, views   |
| 26 | Require landscaping along the roads - i.e. along Rt. 50, at entrance to developments, etc.  |
| 27 | Require trees and landscaping - green buffers.  |
| 28 | The goal to "strengthen natural assets" is not adequate. The goal should be to create a connected network of protected natural space that people and wildlife can access from anywhere in the county. And the goal shouldn't be written on its own, independent of other goals. Objectives for maintaining and enhancing natural assets should be included in each of the other goals. As the county shapes places and makes infrastructure that connects people, it needs to consider natural spaces and make smart plans that do not ruin the landscapes we love to view, or habitats on which the local wildlife depends. If the county continues to develop so rapidly and without a smart plan for maintaining our natural spaces, all the things the residents of Loudoun love about living here (especially in the rural and transition areas) will disappear and that will devastate our quality of life. |
| 29 | There should be protected buffer around existing neighborhoods and parks so that developers cannot build new building/houses to close to existing neighborhood, parks and natural resources.  |
| 30 | Vision: What I would like to see added to the Vision statement is a commitment to preserve and even start reversing the destruction of the Loudoun habitat. So much information is now known about the importance of trees, shrubs, and plants in capturing and cleaning our drinking water and feeding the insects and birds   |

|    |  |
|----|--|
|    | that pollinate our plants. Let's incorporate that information into everything we do. It would imply the creation of new development requirements that, for example, minimize the amount of space devoted to lawns and sterile landscaping and instead demand the preservation/restoration of trees and plants. Maybe the additional cost could be recovered by making the houses a bit smaller. Make it against the law to heap mulch around the bases of newly planted trees since it is known that it shortens their lives. Require all new lighting to be directed downward to reduce light pollution - no more 360 degree lights mounted on top of pillars at driveway entrances and no more lights allowed actually shining UP at the walls of the houses (except at Christmas perhaps :-). These rules would apply in all policy areas - from individual yards to regional park and highway median plantings. Let's do it! Let's make a vibrant habitat part of the identity of Loudoun. |
| 31 | When building, or rebuilding any area, reduce the area and space requirements for structures, and require more space for natural areas that can be continuous with other subdivisions. Require builders to create the parks, bike routes and trails to create continuous natural spaces. Minimize road construction by consolidating land usage in residential and business zones. In rural areas increase the proportion of open space to structures. Allow, or require residential structures to be very close together with wide open space, rather than sprawl over the landscape, (e.g. instead of requiring 100 homes to sprawl and clutter 1,000 acres, 100 homes on 25 acres and the other 975 acres are required to be open connected to continuous space), this requires much smaller road requirements and preserves the vistas. The same could be true for all zones. More activities, areas for entertainment connected to continuous natural areas. More dog parks.              |
| 32 | When significantly more Loudoun residents welcome the idea of landscaping practices that are based on promoting both an aesthetic value and an improvement/increase in ecosystem services, then we will know success.  |
| 33 | Although the plan describes a path forward surrounding growth and prosperity, it makes no mention of reducing congestion, retaining the small town feel, retaining the trees/greens/brush necessary for a well-rounded ecosystem, and making sure people who've lived in the area for many years are not trampled on. This was not very well maintained when all of these data centers started popping up.   |

### 3.2 Comments about Building Height (20)

*Participants support vertical growth in Loudoun County. A minority of comments, however, also highlighted the idea that structures with too much vertical height could restrict natural views.*

**Table 6. Actual Public Comments – Building Height**

|   | Comment  |
|---|--|
| 1 | Avoid one level commercial building and pad sites that eat up lots of space at super low FAR's. Encourage multi-story and phased developments with parking garages. These need to include multi-family of course. The suburban area needs to grow up, not out! |
| 2 | Build taller, not spread out   |
| 3 | Build up in concentrated areas   |
| 4 | Getting the zoning right. It needs to be form based, e.g. developers know out of the box what is expected of them. Make sure that residential, office and retail are integrated vertically in single buildings This will ensure a 24 hours streetscape.        |
| 5 | Consider??? With taller building to frame Rte. 28.   |
| 6 | High rise along Metro  |
| 7 | More high-density housing with walkable services like grocery stores. Stop the sprawl.   |
| 8 | No density around metro stations would be too high. Allow as much height as a developer would like to build  |

|    |   |
|----|---|
| 9  | Promote vertical housing; higher density; possibly retirement housing (senior)  |
| 10 | Provide character for each neighborhood separate identities   |
| 11 | Relieving pressure on eastern Loudoun, protecting property values, build vertically   |
| 12 | Taller, dense around infrastructure   |
| 13 | This is the area in the county where involving the best planners is key. This area has long been zoned for higher density and should have higher density but with careful planning so that it is attractive, convenient for employers and residents alike, and provides varied housing types for varied demographics. |
| 14 | Vertical dev constructed after infrastructure   |
| 15 | Vertical living Ashburn, South Riding near Metro  |
| 16 | Vertical, dense development near metro stations and to appropriate areas  |
| 17 | We need more housing, vertical housing. Good transportation.  |
| 18 | Building height restriction - views - noise restriction on business   |
| 19 | Height limitations of buildings   |
| 20 | Sterling Park - plans for how it should change - architectural controls, etc. Height limitations. Will change on a lot-by-lot basis   |

### 3.3 Support for High-Quality Non-residential Development (13)

*Public comments indicate that there is a need for better architectural design for non-residential development, including data centers.*

| <b>Table 7. Actual Public Comments – Support for High-quality Non-residential Development</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| <b>Non-residential (non-data center)</b>  |   |
| 1   | Commit to maintaining green space in Eastern Loudoun County (i.e. parks, protected forests, etc.). We must do something about being dubbed "data center alley." That might be great news for data center firms, but the County should work to keep it beautiful and hospitable for its residents.   |
| 2   | designs that are unique and yet minimal to having an impact (even though on the north side there is already town-homes and businesses being built so I don't know why a south side would have more limits than the north side of 50)"   |
| 3   | I definitely feel like the commercial development along Route 50 in the Suburban Policy Area could be improved. The Avonlea Town Center looks promising (so does the Arcola Center - if it is ever built), but I would like to see more high quality commercial in this corridor. (This would also include restaurants, entertainment, and potentially some office space). I would like to avoid seeing this area become as strip mall -dominated as Chantilly in Fairfax County. |
| 4   | Sad storage facilities  |
| 5   | Would like to see a change/halt on building construction, with an emphasis on retaining the land allowing only efforts for outdoor venues that bring people together. For example, what this county is lacking are things such as a dog park, an outdoor large concert area, an outdoor public pool (not a water park) or, if you ask my husband, a minor baseball field. Who approved that tacky top golf place, right along Rte. 7! Shame!                                      |
| 6   | "When I do not see ugly denuded developments  |
| <b>Non-residential - Data centers</b>   |   |
| 7   | Concerned with architecture and lack of beauty of data centers/what if data centers obsolete?   |

|    |  |
|----|--|
| 8  | data centers are eye sores. 20 years from now they will be obsolete or strip malls   |
| 9  | Data centers are ugly and need architectural guidelines  |
| 10 | Five areas of goals and objective can be in conflict when the time to make a decision that will impact the residents, who elects the board of supervisors. These goals and objectives are not priorities. For example, economy was a priority when the data centers were allowed to be built all around eastern Loudoun. This simply has changed the landscape of our communities where concrete buildings are now dominating our main roads, creating heat islands - which is highly undesirable. |
| 11 | Funding and lack of concern by Western Loudoun officials and residents about the ugly data centers that we drive by everyday.  |
| 12 | Halt the surge of data center development. These businesses offer little in the way of jobs, and overtax our power infrastructure. They also are changing the appearance of the county. They resemble factories, and when technology changes, will be irrelevant, standing empty and deteriorating like factories in the rust belt. Think long term!   |
| 13 | Stop the unmitigated high density growth and ugly data centers. My family moved from Fairfax 15 years ago because we did not like the congestion and density. We wanted green and beauty. That is all being destroyed.   |

### 3.4 Support for High-Quality Development in General (9)

*Public comments indicate a desire for an aesthetically pleasing built environment. Respondents support architecture that is well-designed and diverse.*

| <b>Table 8. Actual Public Comments – Support for High-quality Non-residential Development</b> |   |
|---|---|
| #   | Comment   |
| 1   | Aesthetically and environmentally high quality of life. Taxes don't need to all come from big box stores and data centers, also unique small businesses, preserving historic assets and the environment |
| 2   | Architecture; we have crap; bridges; improve to be more suitable for LoCo; historic aspects   |
| 3   | Demand better aesthetics for development  |
| 4   | Encourage universal design (three creative designs) to expand accessibility for all age groups  |
| 5   | High quality development, focus on traffic improvement north/south  |
| 6   | More support for beauty & architecture in our built environment   |
| 7   | More thoughtfully designed and diverse architectural development  |
| 8   | Need architectural diversity - need architecture standard; need individuality   |
| 9   | Raise expectations for quality of development-preserve landscape, beauty, views   |

### 3.5 Support for High-quality Residential Development (9)

*Citing the rapid growth in new residential construction, public comments suggested that new residential structures should contain a unique Loudoun County character.*

| <b>Table 9. Actual Public Comments – Support for High-quality Residential Development</b> |  |
|---|--|
| #   | Comment  |
| 1   | Aim for Balance of open spaces, commercial and personal properties. Enforce higher standard of energy efficiency on new home developers. Encourage designs that have houses in a circle facing common open ground and garages behind the houses to facilitate more social interaction. Build more libraries, walking trails, community centers. Provide more volunteering opportunities for kids. Increase safety - steering wheel lock to reduce drunk driving, stricter gun control. Create assistant teacher positions to help struggling |

|   |  |
|---|--|
|   | students academically and emotionally without adding to existing full time teacher workloads.  |
| 2 | For development that has to take place, find a way to model the culture of Loudoun--ex. Avoid cookie cutter houses   |
| 3 | Better regulate the residential construction. Current construction projects are uninspired, mediocre quality, and seem built with only a budget/profit margin in mind. More diverse architecture and smaller houses with more space between them would greatly improve the quality of life in many neighborhoods.  |
| 4 | Do everything possible to avoid further soul-deadening, monotonous, townhouse sprawl, devoid of retail life, street life, or anything distinctive of Loudoun character. Ditto for the meadow-muffin mansions that spring up in western Loudoun, designed with beautiful fronts and ugly, cheap vinyl and maybe one window on the remaining three sides yet visible from all angles in the open, former pastures they now occupy. USE TOURISM ECONOMICS TO COUNTERACT THESE DEGRADING TYPES OF DEVELOPMENT. If more development is needed doubtful encourage rural-village concepts, with embedded retail.  |
| 5 | Mature neighborhoods should be valued instead of cookie cutter homes   |
| 6 | Quality of residential construction, new construction  |
| 7 | The "vision" statement is a lot of fluff and hyperbole - "Enhanced multimodal safety for all system users" - Translation: Stop the residential developments overcrowding our already stressed roads, and get with the times and build some bike lanes! Our neighbors in Fairfax only one county away have done this - and in centuries old Europe, which we should be all be taking lessons from, bike traffic, parks, and green zones is a huge part of life. Why are we short sighted here? STOP the big developments eating away at the fabric of what makes this county what it is, STOP the cookie cutter UGLY AS SIN housing developments that lack ANY regard for what Loudoun is about, and get with the times!! |
| 8 | Yes, much of it addresses many of the problems we face now, which are poorly designed, dense neighborhoods which strangle local roads and communities. There are also not enough nice community amenities like Burke Lake in FFX.  |
| 9 | "Youth: health, good citizenship, who want and do stay/return to Loudoun and contribute to the county community.*Improved ecological services - cleaner water, habitat for wide range of organisms. These are easy to assess.*High performance buildings (energy efficiency). Distributed power generations (at the point of use). *More aesthetic development and landscape.*Rural enterprise.*Prime agricultural soils protected from development.*Important, strategic, and adjacent natural resources and views protected."  |

### 3.6 Support for Design Guidelines (8)

*These comments indicate support for requiring Design Guidelines to help ensure quality development.*

| <b>Table 10. Actual Public Comments – Support for Design Guidelines</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | By right development a problem - ex: strip mall. No architectural guidelines.   |
| 2   | Care needs to be taken to make sure any development meets certain aesthetic regulations. New development should blend with existing.  |
| 3   | Data centers are ugly and need architectural guidelines   |
| 4   | More defined rules and guidelines contained in plan   |
| 5   | More specific building and architectural codes that guide the look and character of the built environment to ensure we capture the rural essence of Loudoun. Larger setbacks for commercial retail areas with landscaping requirements that include trees and walkable paths. |
| 6   | Need architectural controls on buildings (guidelines, standards)  |
| 7   | Need architectural diversity - need architecture standard; need individuality   |

|   |   |
|---|---|
| 8 | Need jobs that serve our people - old Ashburn needs design guidelines |
|---|---|

### 3.7 Support for Better Signage & Entry Features (8)

*Public comments indicate the need for better signage that more clearly indicates the locations of specific communities as well stores and other amenities.*

| Table 11. Actual Public Comments – Support for Better Signage & Entry Features |   |
|--|---|
|  | Comment   |
| 1  | Better identification in E Loudoun buildings & signs  |
| 2  | Better signs to identify gas stations   |
| 3  | Need new entry signage. ""Entry feature""."   |
| 4  | Centers of services and commerce should be identified   |
| 5  | Maintain sign renovations   |
| 6  | More attractive entrance to Loudoun County; street scaping/gateway development  |
| 7  | Shape 1,5,7 - no mention of excess signage in county; stick signs a mess  |
| 8  | Way finding strategy for specific communities: identify as to Loudoun (branding); global identity and colleges and other major areas (Potomac Falls, Brambleton, etc.) Less restrictive sign policy |

### 3.8 Support Site Amenities (4)

*These public comments support site amenities, such as benches and gathering spaces.*

| Table 12. Actual Public Comments – Support for Site Amenities |   |
|---|---|
|   | Comment   |
| 1   | Bike paths and outdoor commercial (Restaurants and shopping) areas with community-gathering spots included in the design. |
| 2   | Lots of benches, access to water and shade, and some obstacles for the dogs to utilize.                                   |
| 3   | Create gates for communities  |
| 4   | Benches around parks for elderly residents - flowers/fountains  |

# Community Input Summary

## Chapter 3

### Suburban Policy Area



# Suburban Policy Area Comments (298)

These 298 comments pertain to the Suburban Policy Area in Eastern Loudoun County. Participants of Rounds 1 and 2 of the Envision Loudoun public input provided these comments. Figure 1 and Table 1 provide a breakdown of how many and what percentage of comments were received in various Suburban Policy Area categories. Note that other Public Comments chapters, such as Transportation, Parks & Recreation, and Growth Management, cover topics that also apply to the Suburban Policy Area.

Figure 1. Public Comments - Suburban Policy Area

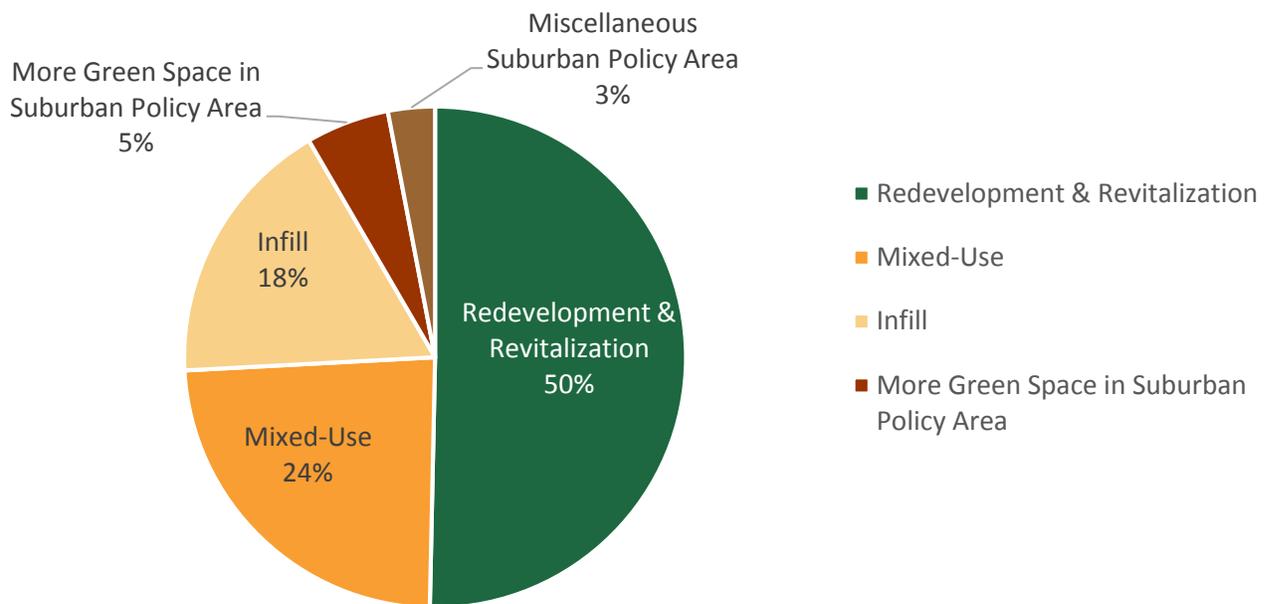


Table 1. Total Suburban Policy Area Public Comments

| Topic  | Number of Comments | Percentage of Suburban Policy Area Comments |
|--|--------------------|---|
| <a href="#">Redevelopment &amp; Revitalization</a>       | 150                | 50%   |
| <a href="#">Mixed-Use</a>                                | 71                 | 24%   |
| <a href="#">Infill</a>                                   | 52                 | 18%   |
| <a href="#">More Green Space in Suburban Policy Area</a> | 16                 | 5%  |
| <a href="#">Miscellaneous Suburban Policy Area</a>       | 9                  | 3%  |
| <b>TOTAL</b>   | <b>298</b>         | <b>100%</b>                                 |

## 1.0 Redevelopment & Revitalization (150)

*The greatest percentage (50%) of Suburban Policy Area comments center on redevelopment and revitalization. These comments indicate support for the redevelopment or revitalization of maturing areas in Eastern Loudoun County, such as revitalizing Sterling Park. These comments offer a variety of suggestions.*

| <b>Table 2. Actual Public Comments – Redevelopment &amp; Revitalization</b> |  |
|---|--|
| <b>Redevelopment &amp; Revitalization in General</b>                        |  |
| <b>#</b>  | <b>Comment</b>   |
| 1   | Add bus stops in densely populated areas in Sterling.  |
| 2   | Beauregard is desolate, sporadic vacancies of land. Consider better use. Not just 1 stories for buildings like not.  |
| 3   | Build complementary uses around One Loudoun to build off its success.  |
| 4   | Building for sale, use to bring more businesses here, clean up after furniture place.  |
| 5   | Cascades marketplace and also where Burlington Coat Factory is - Gateway to Loudoun Cty - Repurpose for multi-use including housing - all redevelopment should have set aside for trees.   |
| 6   | Cascades Plaza. Not walkable. Vacant storefronts. Opportunity for redev.   |
| 7   | Clear guidance on revitalization of neighborhoods  |
| 8   | Communities built 20 years ago will continue to see investment and not deteriorate   |
| 9   | Consider revitalization of Sterling Plaza with more businesses that have other uses to get more people.  |
| 10  | Develop more resilient and regenerative communities (e.g. Leesburg)  |
| 11  | Dulles Town Center needs to change as the retail industry changes and revitalize it.   |
| 12  | Dulles Town Center South is a hodge-podge and not consistent land use. Put affordable housing there.   |
| 13  | E Loudoun will have character of W Loudoun   |
| 14  | Emphasis on redev rather than new dev  |
| 15  | Enable collective development of small developments that have helped build Loudoun and protect its environment.  |
| 16  | Encourage affordable community revitalization  |
| 17  | Encourage development of redevelopment that: creates a sense of place, promotes housing opportunity and choice, provides compatible commercial and resource centers  |
| 18  | Encourage development, enhancement, of Old Sterling Park shopping center, less parking lot more shops /activities  |
| 19  | Encourage/assemble small parcels to make redevelopment - public responsibility.  |
| 20  | Excitement regarding redevelopment as opposed to new builds  |
| 21  | Focus on redev (bigger focus with this plan)   |
| 22  | Focus on the redeveloping outdated development and eliminate blight  |
| 23  | Give priority to existing areas and not just new areas   |
| 24  | Goal: Shape, objective 6. As noted above in the second comment: the destruction and re-development of communities, neighborhoods, parks, agricultural areas, etc. should not be done lightly. The diversity of these spaces in Loudoun is what makes it a great and unique place to live in Northern Virginia.   |
| 25  | Golf course may not be good place for change for residential, revitalize commercial.   |
| 26  | Great opportunity for redevelopment in unsuccessful strip mall development.  |
| 27  | Height limitations. Will change on a lot-by-lot basis.   |
| 28  | Higher density in Sterling Park not an improvement   |
| 29  | How to revitalize? Lots of empty space. "Awful". Hidden gem restaurants - how to market?   |
| 30  | I do not think there should be any "redevelopment" in maturing neighborhoods. Improvements occur naturally as the residents can afford them and as businesses are needed. If we do this we are going to price people right out of Loudoun more than we already have.   |
| 31  | I think the vision, goals, and objectives DO move us in the right direction because they focus on community unity, responsible growth, etc. However, I have no idea how these goals will be made reality, especially considering how diverse our county is (ethnically and in regards to socio-economic status). [Shape, Connect, Support] The old parts of Sterling cannot be compared to the new parts of Ashburn. Ashburn's roads are repaved before they're barely used, and well-used roads in Sterling are never paid, |

| <b>Table 2. Actual Public Comments – Redevelopment &amp; Revitalization</b> |  |
|---|--|
| <b>Redevelopment &amp; Revitalization in General</b>                        |  |
| <b>#</b>  | <b>Comment</b>   |
|   | no matter how filled they are with pot-holes. The schools are incomparable as well, unfortunately. I know my family is considering moving to get into a better school area (either within eastern Loudoun County or back to Fairfax).  |
| 32  | I would like for us to retain some of the character of these mature neighborhoods. Broad Run Farms is the oldest subdivision in the county and has historic homes and so much natural area for wildlife.   |
| 33  | I would like to see new and redeveloped structures that address our energy future. For example, the American Public University in Charles Town, WV has a parking lot with shaded, solar powered charging stations for about 30 (or more cars). Homes and, apartment building, parking lots near the metro would make Loudon County stand out as the smartest county in Virginia.                               |
| 34  | Identify/plan Sterling area. Local services, jobs.   |
| 35  | If (private, aging) golf course does get redeveloped, MUST be appropriate to the same community (not huge houses, townhouses).   |
| 36  | If the goal is to have well designed places, are we bulldozing, the half of that is not well designed  |
| 37  | Incentives for home revitalization in Sterling Park (streamlined, taxes)   |
| 38  | Incentivize redevelopment of shopping centers especially Sterling Park Mall  |
| 39  | Infill - There is no redevelopment without private developers. How is this going to be made attractive? Only the biggest developers with large sites can afford the multi-hundred thousand dollar cost and years it takes for a rezoning.  |
| 40  | Is the BOS doing anything to slow the extinction of the Dulles Town Center Mall? What are the plans for its future, assuming it goes the way of other dying malls? Might I suggest you start planning for a retirement community that includes whole-life features/services? Health care, shopping, living space, restaurants...the Boomers are coming and no one has ever gone broke catering to their needs. |
| 41  | It is concerning that only a small portion of the county is considered "mature neighborhoods". Families have lived in these communities for generations and most of the homes are barely 40 years old. These neighborhoods should be celebrated for not being planned mega-communities, where every house looks the same and homes have no appreciable sized lots.   |
| 42  | Keep area around Sterling Park shopping mall clean.  |
| 43  | Keynote employment - out - revitalize.   |
| 44  | Less "mini" shopping areas and larger central shopping areas   |
| 45  | Let's utilize existing built office space before adding more i.e. AOL complex, Dulles Town Center  |
| 46  | Likes redevelopment options  |
| 47  | Lots of empty buildings in sterling so why keep demolishing for new building. Look at existing areas (not green spaces) to develop. Establish criteria to allow this to happen (ownership) - landlords answer  |
| 48  | Main street for Old Ashburn  |
| 49  | Maintain or reuse but don't destroy maturing neighborhoods - Arcola as example.  |
| 50  | Make a great place - focused on all new things but can't ignore suburban communities. We're a suburban county - nothing about enhancing our suburban communities.  |
| 51  | Mature neighborhoods should be preserved with historical and archaeological sites not impacted   |
| 52  | Mature neighborhoods should be valued instead of cookie cutter homes   |
| 53  | More dense development and redevelopment in the Eastern part of the County.  |
| 54  | My biggest concern is that the county continues to build commercial parks while older commercial parks sit practically vacant. Stop giving tax breaks to develop green space. Give tax breaks to redevelop commercial space into both industrial and commercial space.   |
| 55  | Need plans and controls on the redevelopment of neighborhoods.   |
| 56  | Need to add/enhance lighting in older areas (sterling) to enhance livability   |

| <b>Table 2. Actual Public Comments – Redevelopment &amp; Revitalization</b> |   |
|---|---|
| <b>Redevelopment &amp; Revitalization in General</b>                        |   |
| <b>#</b>  | <b>Comment</b>  |
| 57  | Need to look at revitalization of this area.  |
| 58  | New development good but need to consider re-development  |
| 59  | Not a nice facility - opportunity - strip mall  |
| 60  | Older communities (i.e. countryside) have more land, more green spaces. Larger lots - would be better if commercial areas were redeveloped.   |
| 61  | Older retail centers need people, redevelop multi-family  |
| 62  | Only Sterling Park residential area between 28 & 7 ID's for potential change - not in favor, this is the same as the rest of the houses circling Sterling Plaza. Why "dark"?  |
| 63  | Opportunity here. Near route 7. Land for sale for development while empty buildings. Retrofit!  |
| 64  | Other areas in County need to be refurbished  |
| 65  | Plan for redevelopment of areas/uses; the next phase of development in the county; shrinking Loudoun in future; redevelopment of data center  |
| 66  | Preservation of historic architecture during redevelopment.   |
| 67  | Prioritize redevelopment of these old office parks before tearing down green space for brand new developments (particularly when the new developments are just new offices/retail that could be retrofitted in existing space).   |
| 68  | Prioritize redevelopment of these old office parks prior to tearing down green space for brand new construction. There are too many old, vacant office buildings in the county that should be addressed before additional community green space is lost. There are also opportunities to turn these areas into green community uses or public recreation areas/ parks versus additional commercial development. |
| 69  | Promote innovative vision principles (such as Willowsford) as well as redevelopment opportunities (expand housing types)  |
| 70  | Quality infill development, adaptive reuse, and redevelopment of aging areas in a manner that complements, strengthens and benefits surrounding communities.  |
| 71  | Redesign countryside and revitalize it. Facelift, redesign parking.   |
| 72  | Redevelop areas and make it easier to navigate parking lot.   |
| 73  | Redevelop Dulles Town Centre.   |
| 74  | Redevelop large lots into smaller lots - cluster housing.   |
| 75  | Redevelop older shopping centers, particularly closer in.   |
| 76  | Redevelop South Riding original shopping center, more rooftops  |
| 77  | Redevelop the older communities in Sterling and Ashburn   |
| 78  | Redeveloping parking lots - potential areas are on the major roads.   |
| 79  | Redevelopment and development in areas with available transportation routes (i.e. redevelopment in Sterling, development around the new metro stations) makes sense. The transition area needs protection to keep this area as a buffer, protect the Goose Creek watershed, and not put further transportation burdens on Route 50 and Route 7.   |
| 80  | Redevelopment and sociological/safety issues exist in Sterling 0 how do we manage in a redevelopment scenario   |
| 81  | Redevelopment- compliment the new growth with old things for blending.  |
| 82  | Redevelopment in a mature neighborhood must be preceded by sufficient communication with the community and opportunity for resident input. Recently there was discussion by the BOS of building a bridge to Maryland through a residential neighborhood, but there was very little communication about this. I check the local paper, but I only heard about it tangentially on Facebook. We can do better.     |
| 83  | Redevelopment in areas such as Sterling Park can push out existing communities.   |
| 84  | Redevelopment is an excellent idea in certain areas that are feeling the impact of depressed retail and   |

| <b>Table 2. Actual Public Comments – Redevelopment &amp; Revitalization</b> |   |
|---|---|
| <b>Redevelopment &amp; Revitalization in General</b>                        |   |
| <b>#</b>  | <b>Comment</b>  |
|   | office markets. The concern would be the new development negatively impacting traffic patterns.   |
| 85  | Redevelopment of commercial retail/strip malls should be a greater focus - incentivize developing obsolete built areas/commercial strips. More town center type development should be encouraged through tax mechanisms, other methods  |
| 86  | Redevelopment of existing communities as metro comes on line (areas established first)  |
| 87  | Redevelopment of Sterling area  |
| 88  | Redevelopment of Sterling Park will lead the county impact by revitalizing a region of the County that has been overlooked by the rapid growth of the western half of the county. A revitalized Sterling would be a showcase for Loudoun County's import of life long residents, quality of family life and community lifestyle.  |
| 89  | Redevelopment Pan/ How will we redevelop the older communities  |
| 90  | Redevelopment potential within the county, Sterling has excellent potential.  |
| 91  | Redevelopment should cluster commercial and residential buildings to make walking and use of public transportation more feasible (e.g., the Village at Leesburg) while protecting the natural environment. And stop cutting down all the trees - the last thing we need here are endless lawns requiring water and mowing. Limit developments that gobble up agricultural areas and woodlands |
| 92  | Regrow from center out, historical areas. Take it back to what it was like in Sterling Park. Redevelopment - well designed, utilize local contractors, start small build outwards   |
| 93  | Renovate and revitalize the shopping centers in Sterling Park   |
| 94  | Repurpose the buildings into businesses.  |
| 95  | Residential. Tie into Cascades Overlook. Not large community.   |
| 96  | Restructure ADU program to revitalize older neighborhoods i.e. Sterling Park, Sugarland Road.   |
| 97  | Rethink suburban.   |
| 98  | Retrofit aging suburban communities to adapt to residents changing needs (car free)   |
| 99  | Revitalization of old sterling critical. Need to think about affordable housing in relation to revitalization, but also elsewhere, also around metro stations (affordable housing)  |
| 100   | Revitalization of older development/housing   |
| 101   | Revitalization of older neighborhoods   |
| 102   | Revitalization of older shopping centers; particularly in eastern Loudoun   |
| 103   | Revitalization of Sterling Park Mall; older mall needs to be more attractive  |
| 104   | Revitalize old neighborhood - identify and find funding support to accomplish   |
| 105   | Revitalize shopping in Sterling Park (town centers)   |
| 106   | Revitalize Sterling - incentives  |
| 107   | Revitalize Sterling Park.   |
| 108   | Revitalize Sterling Plaza/Community Center appropriately for existing community.  |
| 109   | Revitalizing old communities; Sterling Park   |
| 110   | Revitalizing older communities and shopping in E. County  |
| 111   | Route 7 - redevelop area - our entry from the east. Gateway.  |
| 112   | Rt. 7 East of Rt 28 - needs to be planned and well though   |
| 113   | Shopping malls dying off, hurting local retail  |
| 114   | Signature redevelopment project - be the example of the county "Dranesville and Rt. 7" shopping center  |
| 115   | Start taking down old buildings to build new rather than using existing green spaces.   |
| 116   | Sterling - needs to be updated (as Guilford District; incorporated into new development   |
| 117   | Sterling and Old Ashburn areas are being redeveloped.   |
| 118   | Sterling Blvd. redevelopments - focus on existing   |
| 119   | Sterling needs to be redeveloped and more services  |

| <b>Table 2. Actual Public Comments – Redevelopment &amp; Revitalization</b> |   |
|---|---|
| <b>Redevelopment &amp; Revitalization in General</b>                        |   |
| <b>#</b>  | <b>Comment</b>  |
| 120   | Sterling Park - plans for how it should change - architectural controls, etc.   |
| 121   | Sterling park -> open area -> Stream & drainage not maintained. Trash.  |
| 122   | Sterling Park redevelopment - revitalize.   |
| 123   | Sterling Plaza - Big Lots - "Do something here" multiple owners. Look at revitalization of this area (with #3)  |
| 124   | Sterling shopping center at great risk and need green space to uplift.  |
| 125   | Subsidized housing Cascades & 7 - no bus stops or sidewalks, even on bridge.  |
| 126   | Support/revitalize "aging" shopping centers by updating them (incentivize refurbishing of older properties)   |
| 127   | The new comprehensive plan should have provisions for guiding the redevelopment of older areas such as Sterling Park and Sugarland Run. These areas should have businesses that support day to day needs such as grocery stores, but also some attractive features such as cafes and brewpubs, and local public facilities such as libraries and community centers.   |
| 128   | The new comprehensive plan should provide guidance for the redevelopment of older subdivisions, especially in regards to public facilities, supporting businesses that provide for local needs. More emphasis on making areas pedestrian and bike friendly.   |
| 129   | The Sterling Park Shopping Center has been the heart of the Sterling Park community for over 50 years. It serves as the primary commercial center within the oldest planned community in Loudoun County. In order to address the aging facilities on the property and the current and future market trends, a planned use designation for a mix of uses focused on a central gathering place and tapering down in residential density toward neighboring properties would help facilitate the redevelopment of this vital community node to serve residents for decades into the future. The Revised General Plan currently designates the Sterling Park Shopping Center and the surrounding commercial properties as part of a larger Residential planned use designation. This Residential planned use designation does not specifically provide for the redevelopment of the Sterling Park Shopping Center as a central node consisting of a mix of uses. A more specific planned land use designation identifying the Sterling Park Shopping Center for a higher density mix of uses is appropriate. The current planned use designation does not take into account the preferences of local residents who have called for the Sterling Park Shopping Center to become a mixed-use center with a central gathering space and residential and retail uses that will enliven the property. The planned use designation being considered for the property should account for the amount of additional density, an appropriate mix of uses, and the tapering of residential densities toward the periphery of the property that would be required to incentivize redevelopment of the shopping center. An appropriate level of density and mix of uses would result in the redevelopment of the shopping center into a vibrant mixed-use center that would serve as a community gathering place and engender a sense of civic pride in the community. |
| 130   | We have some good "bones"; build around them  |
| 131   | We need to consider developing Sterling   |
| 132   | What's missing is what's not developed - highlighted - problem with map.  |
| 133   | Add bus stops in densely populated areas in Sterling.   |
| 134   | Beauregard is desolate, sporadic vacancies of land. Consider better use. Not just 1 stories for buildings like not.   |
| <b>Redevelopment of Data Centers</b>  |   |
| 135   | A back up plan for unused data centers in future  |
| 136   | Apple Pie & motherhood: #6 How will redev. Data centers. Should consider now. Rural area = 200K acres. Why do not consider rural area in the plan. Should plan for positively - do not ignore given the time  |

| <b>Table 2. Actual Public Comments – Redevelopment &amp; Revitalization</b> |   |
|---|---|
| <b>Redevelopment &amp; Revitalization in General</b>                        |   |
| <b>#</b>  | <b>Comment</b>  |
|   | horizon of the plan. Suburban area should be redefined. Not suburban to urban/city is really industrial park.   |
| 137   | As the data centers become obsolete, what is the next step? Redevelopment?  |
| 138   | Concern long term use of data center properties - obsolete  |
| 139   | data centers are eye sores. 20 years from now they will be obsolete or strip malls  |
| 140   | Data centers; put under flight path; not near residential; what happens when the technology changes   |
| 141   | Economic - should encourage mixed-use development/adaptability so that when the data centers are obsolete, the buildings can be re-used - need to look at where these data centers are built.   |
| 142   | Evolution of data centers - when D.C. gets smaller what is the tax implication for the CO. - do not ignore. Decline of data center industry/footprint in county.  |
| 143   | Legalize marijuana and include in empty data centers, if unused   |
| 144   | Long overdue for plan update. Need flexibility in plan to address new things as they come along. Have push/pull of east and west - think if we can leave rural as it is. Look at transition - for change - provide connectivity from rural through transition - to suburban area - there is a need for change - support some of the new ideas - not remain static - believe we are working with a rigid plan now - think we have an opportunity. As for specifics - on the vision & goals - would like to see a little more meat and a little less fluff. Building on data center analogy - need to plan for what that is going to be when that use/need goes away. Need to anticipate change in the future from self driving cars to mini houses |
| 145   | Lots of data centers in county, technology will change - near residential - in 10-15 years what will we do to replace those - no real plan for where they're placed. Also consider loss of tax base.  |
| 146   | Plan for redevelopment of areas/uses; the next phase of development in the county; shrinking Loudoun in future; redevelopment of data center  |
| 147   | Repurposing of data centers   |
| 148   | Review perishability of data center industry  |
| 149   | Use all premium space for data center, what happens when obsolete   |
| 150   | What comes after data centers?  |

## 2.0 Mixed Use Development (71)

*The majority of these public comments indicate support for mixed use developments so residents can live, work, and play within the County. Mixed use development can encourage walkable communities as well as diversity, according to these comments.*

| <b>Table 3. Actual Public Comments – Support for Mixed Use Development</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | 3 big box stores gone. Cascade Market Place and Target Plaza. Old so businesses not drawn. Need live work, play. Make it like Cascades Overlook.   |
| 2  | A hub, more clustered community.   |
| 3  | Areas of dense mixed use; more people oriented meeting places with destinations retro fitting older areas to make this happen  |
| 4  | Business office space new buildings and spaces for small businesses are available, additional rec center space is open including indoor pool, business support retail is open and more apartment buildings - mixed use - will be available. My preference is to follow the Village of Leesburg model so there is a center to the |

| <b>Table 3. Actual Public Comments – Support for Mixed Use Development</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
|  | development and much of services can be walked to. Upgrade cable and internet access and expand to sub-stations for rural access. County will still have a rural feel, but additional support services in new center is available in specific areas where built. More health friendly programs can be accessed due to rec centers and homes and businesses can achieve normal connection speeds and cable bundles that are available in suburbia but allow so much of the open space to remain in western Loudoun. Success will be in seeing the many small businesses that want small new space for business purposes and access to fast normal internet fill new buildings to profitable level without huge price tag per sq. foot. Should be simple modern but nice small offices, not expect many larger ones. Residents move into apartments to the point that the property is profitable. These should be nice higher end but not a high cost psf. More rural properties can access high speed internet and cable TV bundles for normal cost because additional sub-stations - small sites to boost signal - has made this possible. |
| 5  | Cascades Marketplace - convert to Town Center  |
| 6  | Change zoning to allow higher density and mixed uses.  |
| 7  | Concerned about too many mixed-use because ones currently built are struggling to find customer base. Need to wait for offices to come.  |
| 8  | Create mixed-use environments (IE One Loudoun, Loudoun Station) to encourage businesses to locate to Loudoun, maintain appropriate density. Focus in Dulles South.   |
| 9  | Dense, mixed use developments to attract younger work force  |
| 10   | Designate high density Innovation Districts with abundant mixed use capacities, uses and massing to recognize modern usage and an abandonment of Euclidian zoning. Rt 606 Metro is prime target area.  |
| 11   | Develop mixed use areas with affordable housing to create diversity of social economic levels throughout the county.   |
| 12   | Develop walkable mixed-use developments that are interconnected (Greenfield and In-fill)   |
| 13   | Dulles Town Ctr Mall - endangered due to internet - Cty look at how to repurpose site - make it mixed use  |
| 14   | Ease off the term mixed-use. Provide flexibility, don't require mixes that don't work.   |
| 15   | Economic - should encourage mixed-use development/adaptability so that when the data centers are obsolete, the buildings can be re-used - need to look at where these data centers are built.  |
| 16   | Elderly on bottom floor of residential, younger ones above (in Sweden).  |
| 17   | Encourage mixed-use areas, not necessarily high end.   |
| 18   | Encourage mixed-use/entertainment uses in DuWin south area   |
| 19   | Encourage redevelopment of Sterling Park to match the rest of the County (mixed use communities, like One Loudoun)   |
| 20   | Ensure mixed use live/work/play neighborhoods.   |
| 21   | I think any development that occurs anywhere in Loudoun needs to be consistent with the character of the area in which it exists, as well as the envisioned character of that area. To me, this means suburban residential development that creates cohesive neighborhoods, as well as commercial and mixed use development that contributes to the interest of the area and a sense of place, transitional policy area residential development that is less dense and provides an appropriate transition into the rural parts of the county, and very little, if any, development in the rural parts of the area (excluding, of course, minimal public works and infrastructure as needed to support the needs of residents in this area).  |
| 22   | Integrate neighborhood, Sterling Blvd, connect to other areas. More mixed use development (do study re: what needed); how blend w/ county.   |
| 23   | Keep as much of the County mixed due to reduced commercial and retail use.   |
| 24   | Like the idea of "circular development" vs. strip malls like Reston Town Center  |
| 25   | Maintaining small village base where all necessities are available. I.e. Education, food production- (seed to table) cottage industry and commercial- light industrial, Small entertainment venue and food service.  |

| <b>Table 3. Actual Public Comments – Support for Mixed Use Development</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
|  | Commercial- light industrial, small entertainment and food service can be in one multilevel building.   |
| 26   | Mixed use   |
| 27   | Mixed Use Commercial indoor/outdoor mall development that allows walking and open space. Make it a destination that has outdoor restaurant seating as well as high end shops. Could even have residential condos or apartments as part of the development. Eyes on the street (Jayne Jacobs). |
| 28   | Mixed use development   |
| 29   | Mixed use development centered around mass transit that are bikeable/walkable   |
| 30   | Mixed use development providing more affordable housing.  |
| 31   | Mixed use development; including residential at Metro stations  |
| 32   | Mixed use opportunities should be started   |
| 33   | Mixed use opps in Marketplace shopping center in Cascades. Nightlife options similar to One Loudoun   |
| 34   | Mixed use revitalize Dranesville/Rte 7.   |
| 35   | Mixed-use only in designated zones/areas-urban, Rte. 28 corridor, metro centers NOT at Sterling Park Shopping Ctr. (Residential separated from business)  |
| 36   | More development, retail, restaurant, grocery within walking distance, biking.  |
| 37   | More dog parks, Mixed use space like one Loudoun restaurants shops and housing  |
| 38   | More mixed use and work-live development should occur in these areas which will create a less need for local transportation and encourage more walkable communities.  |
| 40   | More mixed use communities, with higher density and commercial centers  |
| 41   | More plaza-type community areas, connections with other neighborhoods.  |
| 42   | More shopping complexes close to house (mixed use)  |
| 43   | More "The Zone"   |
| 44   | More village centers (with convenience retail)  |
| 45   | More walkable developments like One Loudoun, Reston, and Loudoun Station.   |
| 46   | Need capital facilities in parallel with residential and not an afterthought once growth has completed. Better planning.  |
| 47   | Need for mixed use development, especially in western (affordable housing)  |
| 48   | Need mixed uses. Lots of vacant businesses. Businesses want residential retail. Redevelop.  |
| 49   | Need to look at mixed use under airport overlay district. Still need to protect airport   |
| 50   | Office parks are dead - ID existing office parks - what's a better use - multiple places (keynote employment)   |
| 51   | Percentage of commuters decrease - walk/live here   |
| 52   | Policies that promote a diverse economy--Live, Work, Play   |
| 53   | Promote mixed use/walkable communities (e.g. condos, TH, multi-family, SFD - live/work; mixed prices and unit types) units  |
| 54   | Promote walkable and mixed use communities with easy access to public transportation. This is probably best done around the towns and metro stations, but could theoretically be anywhere in the county.  |
| 55   | R??? - make good use for it - smart, mixed use redevelopment  |
| 56   | Re-approach good ideas and good deal for multi-use/mixed use - townhouses? Bus route. Restaurants, library, grocery... Look at revitalization of this area (with #2)  |
| 57   | Redevelop Sterling Park SC to mixed use with plaza.   |
| 58   | Redevelop Sterling Shopping Center as a mixed-use town center.  |
| 59   | Redevelopment of marketplace shopping center into aore mixed use with nightlife options similar to One Loudoun  |
| 60   | Require rural subdivisions above a certain size to be mixed zone and include public or commercial facilities. Turn subdivisions into neighborhoods and villages.  |
| 61   | Shopping, entertainment, grocery store, etc. Walkable neighborhoods - One Loudoun   |

**Table 3. Actual Public Comments – Support for Mixed Use Development**

| #  | Comment  |
|----|--|
| 62 | The existing Revised General Plan designation for the Mixed-Use Office Center located within the Route 28 Core area should be maintained yet revised and expanded to accommodate multiple mixed-use communities within this overlay. Currently, Loudoun County interprets the Mixed-Use Office Center overlay to apply to just one mixed-use community within this overlay. This interpretation is overly restrictive and constrains the ability of landowners to work collaboratively with Loudoun County and nearby property owners to develop high-quality mixed-use communities in areas of the County which contain the most comprehensive infrastructure to accommodate higher density mixed-use development. Specifically, the southern Mixed-Use Office Center in the Route 28 Core has the opportunity to become an exceptional and integrated mixed-use environment in close proximity to the Innovation Center Metro station. Existing zoning approvals for Dulles World Center (The Hub) and Waterside set the framework for future mixed-use development in the quadrant that is bordered by the Dulles Toll Road to the south, Route 28 to the west, Old Ox Road to the north and the Fairfax County boundary to the east. In addition to the future Metro station, existing and future vehicular and pedestrian infrastructure within this quadrant will enable higher density mixed-use development to be seamlessly integrated into the landscape. The recent zoning approvals for Dulles World Center and Waterside have changed the course of future development in this quadrant from heavy industry to well-integrated mixed-use. There are few opportunities in Loudoun County with the potential for well-integrated, high-quality mixed-use development. The Envision Loudoun plan text should allow for more flexibility in this quadrant to accommodate more opportunities for mixed-use development. These policies should be based on realistic market trends which will in turn successfully contribute to the physical and financial well-being of Loudoun County. |
| 63 | Urban mixed use development at metro stations (including residential Route 606)  |
| 64 | Urbanizing in this area with affordable housing included, lots of public green space, places for teen and pre-teens to go safely. Create areas for music and arts show, where festivals can happen. Highly walkable, bike friendly community will attract young millennials who maybe working in Fairfax area.   |
| 65 | Waterside - mixed use - make desirable - keep a quarry (NO) work with him to make it.  |
| 66 | We don't care that the Millennials want to live in urban settings. Quit building fake cities for them. If they want that type of life then they should move to D.C. Also, there are too many alcohol establishments being built. The latest studies provide proof that consuming alcohol is not good for people, You are promoting bad health.   |
| 67 | We have sustainable thriving community centers a la Reston Town Center or Alexandria. We have a central meeting place for really fine music and the arts. We're able to move about the country without gridlock or undue costs.  |
| 68 | We will know we've succeeded when Loudoun is more urban and more diverse, and offers live-work-play-serve communities. Attracting more businesses (large and small), universities, service sector providers means attracting more business owners, more employees and more customers/clients and an impetus for more public transportation which opens Loudoun to more diverse residents. I see success as mirroring the type of growth that has occurred in Arlington County over the last 30-40 years.   |
| 69 | When we are like Reston  |
| 70 | Would like to see more like Cascades Overlook - mixed use.   |
| 71 | You will know you've succeeded when residents of Loudoun stay in the county to live, work and play instead of commuting, dining or shopping out of the area.   |

## 3.0 Comments about Infill (52)

*Based on these comments, respondents favor leaving vacant infill parcels undeveloped for park*

*uses or common spaces, rather than developing infill properties with housing.*

| <b>Table 4. Actual Public Comments – Infill</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | +Infill - When building new houses and planning for it. Think about the future community and what they will need.   |
| 2   | Be careful with infill. May change to something worse - sustain strength good   |
| 3   | Can we afford the public resources to support infill? Public services are they available?   |
| 4   | Combination of infill and stadiums generate influx of traffic and people need to be mindful in planning.  |
| 5   | Diversify existing residential communities with infill development of commercial.   |
| 6   | Fear of residential infill corner of route 28 and route 7 High Density. Redevelopment of malls into high rises.   |
| 7   | Incentives to develop infill areas before using new "virgin" land   |
| 8   | Infill - Anchor stores in Ashburn, more shopping, enough grocery stores.  |
| 9   | Infill - Area should not become "suburban" - preserve this area   |
| 10  | Infill - Bike paths, nature trails, etc.  |
| 11  | Infill - Bike Trails, walking trails, sidewalks and open space as well as increased public transport.   |
| 12  | Infill - Crosswalks, bike lanes. pedestrian bridges over busy streets/intersections   |
| 13  | Infill - Dedicated open space.  |
| 14  | Infill - Development in this area needs to prioritize environmental impact, sustainability, and storm water runoff/ erosion concerns since it is so close to the river.   |
| 15  | Infill - Different vision eastern Loudoun to western Loudoun. No RC in east, keep RC in western Loudoun.  |
| 16  | Infill - Do not increase density.   |
| 17  | Infill - Don't kick small businesses out of their space if new dev. Coming  |
| 18  | Infill - If residential buildings are planned for these areas, less density would be preferred.   |
| 19  | Infill - If there is any land for more housing - turn them into green spaces to increase the quality of life for the existing residents. Schools are already maxed, traffic is already heavy. Most people are already complaining about too much and too fast growth. This will be a negative impact on our lives. Terrible idea. |
| 20  | Infill - Install more multi-use parks instead of housing.   |
| 21  | Infill - Leave small pieces as open space - don't develop   |
| 22  | Infill - Less strip mall development with chain/big box names; more independent businesses -- restaurants, services, retail. Develop Avonlea. Do NOT build up wider roads between Loudoun and PW Counties.  |
| 23  | Infill - More development is not the answer. Redevelopment must include preservation of watersheds, nature corridors, bike and walking trails. Redeveloped areas need to include clean energy.  |
| 24  | Infill - More multi-use parks and less development.   |
| 25  | Infill - More office space and business locations are needed in/near Dulles South, so that the restaurants/shopping will have enough customers to get by.   |
| 26  | Infill - More parks with trees and areas to play.   |
| 27  | Infill - More public (not HOA) parks.   |
| 28  | Infill - More street parking on Glenn Drive   |
| 29  | Infill - No more development! Just leave it like is!  |
| 30  | Infill - No multi-family growth.  |
| 31  | Infill - Old Ashburn farmer's market  |
| 32  | Infill - Open space with a public park and trees  |
| 33  | Infill - Opportunities for infrastructure improvement   |
| 34  | Infill - Parks and rec centers.   |
| 35  | Infill - Preserve the green and open spaces, wildlife habitats, etc. by adding parks, nature trails and other   |

|    |  |
|----|--|
|    | recreational areas.  |
| 36 | Infill - Smaller Tyson's - indoor or outdoor - more non-chain restaurants  |
| 37 | Infill - Stop building more strip malls and simply fill the ones already in existence.   |
| 38 | Infill - This is a leading question. Hold the density originally planned for the area. If any changes are made, create more parks and recreation opportunities, including wildlife habitats. Add more bike and walking trails.   |
| 40 | Infill - Usable outdoor space. Walking trails, sidewalks alongside roads for people to use and to connect communities.   |
| 41 | Infill - Walkable communities.   |
| 42 | Infill - Zoning changes that allow us to walk to restaurants and other venues, mixed use. Stop encouraging sprawl by forcing houses in one area and the kinds of retail businesses that cater to homeowners in a different area. |
| 43 | Infill Development should be allowed to the level infrastructure supports.   |
| 44 | In-fill pockets surrounded by density  |
| 45 | Infill should be recreation areas, not housing development.  |
| 46 | Infill should be unique to the infill area.  |
| 47 | Quality infill development, adaptive reuse, and redevelopment of aging areas in a manner that complements, strengthens and benefits surrounding communities.   |
| 48 | Shape #4 redev. Of aging comm., suburban? Rural - broader interpretation of infill - need to consider historic areas   |
| 49 | Shape: question 6. Not sure if infilling older areas should be an automatic given as a goal.   |
| 50 | Shouldn't be afraid to allow residential infill.   |
| 51 | Sterling should be re-designated/upgraded-no reason it can't be Vienna. Infill dev-give it some love!  |
| 52 | This whole area should not be developed at all. It is an extremely small remaining area of undeveloped land that is used for walking trails and recreation, and there are already too few areas like this in or near Sterling.   |

## 4.0 Support for More Green Space in Eastern Loudoun (16)

*These comments indicate support for balancing green open space with development in eastern Loudoun. Respondents would like to see more natural areas and green public spaces in the Suburban Policy Area.*

| <b>Table 5. Actual Public Comments – Support for More Green Space in Eastern Loudoun</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | I would like to see some rural agriculture remain and/or created in the east.  |
| 2  | Preservation in Eastern Loudoun (create grandfather village) in old Sterling Guiford RR are bike path)   |
| 3  | Balancing the natural space with development. Protected public space in Eastern Loudoun  |
| 4  | East Loudoun needs open space + recreational activities  |
| 5  | From east to west, particularly east needs more parkland (less parkland per capita than NYC) need trail connectivity. Proffers to make trails & connectivity. Citizens across county should be able to enjoy |
| 6  | Maintain natural resources in Eastern Loudoun, No Potomac River crossing in Loudoun County   |
| 7  | Sterling and Eastern Loudoun has business but not beautiful sections. Create beautiful and green areas to Eastern Loudoun  |

|    |   |
|----|---|
| 8  | Commit to maintaining green space in Eastern Loudoun County (i.e. parks, protected forests, etc.). We must do something about being dubbed "data center alley." That might be great news for data center firms, but the County should work to keep it beautiful and hospitable for its residents. |
| 9  | More natural areas eastern county   |
| 10 | More public green space in Eastern Loudoun  |
| 11 | Natural', 'green space' later disappeared. What is pockets of density in rural areas of access to green space? Not just hard line of "west=green, east=urban"? Ensure higher developed areas retain green space to enjoy + pockets of development in west   |
| 12 | Open space is lacking in the suburban area  |
| 13 | Preserve open space in east Loudoun   |
| 14 | Preserving green space in eastern part of the county (what remains)   |
| 15 | How do we save the green space in Sterling area?  |
| 16 | Sterling-more landscaping   |

## 5.0 Miscellaneous Suburban Policy Area Comments (10)

*These comments include miscellaneous input about the Suburban Policy Area.*

|    | <b>Comment</b>  |
|----|---|
| 1  | Add to suburban policy area E. Evergreen Mill/ South of Ryan Rd.  |
| 2  | Apple Pie & motherhood: #6 How will redev. Data centers. Should consider now. Rural area = 200K acres. Why do not consider rural area in the plan. Should plan for positively - do not ignore given the time horizon of the plan. Suburban area should be redefined. Not suburban to urban/city is really industrial park.  |
| 3  | Build complementary uses around One Loudoun to build off its success.   |
| 4  | Generally, yes, I feel that the vision, goals and objectives move us in the right direction. They encompass most of the needs, current assets and opportunities for Loudoun such as more diverse housing, preserving the rural landscape/economy of Western Loudoun, and encouraging placemaking so that there is more "flavor" to Eastern Loudoun in particular as well as more things to do/places to gather. |
| 5  | Hidden Lane Landfill should be left to conservation use after the remediation is done. People have done enough damage here.   |
| 6  | Lack of historic preservation in Eastern Loudoun. Old Vestals Camp Rd. (Old Guilford)   |
| 7  | Protect established communities, neighborhoods, and/or parkland. The diversity these places provide to Loudoun county is what makes this such a great place to live. Developing more planned communities and shopping areas is destroying the beauty of the county and creating a dulling effect on the senses.   |
| 8  | Undeveloped properties between Route 7 and Russell Branch Parkway should be zoned for employment uses, with no options for residential use (especially apartments). The properties currently zoned Planned Development - Industrial Park (PD-IP) properties should remain PD-IP.  |
| 9  | Updating the Quarry Zone  |
| 10 | Why are the commerce areas only in Sterling, South Riding and Ashburn when the other parts of the county get more resources than we do?   |

# Community Input Summary

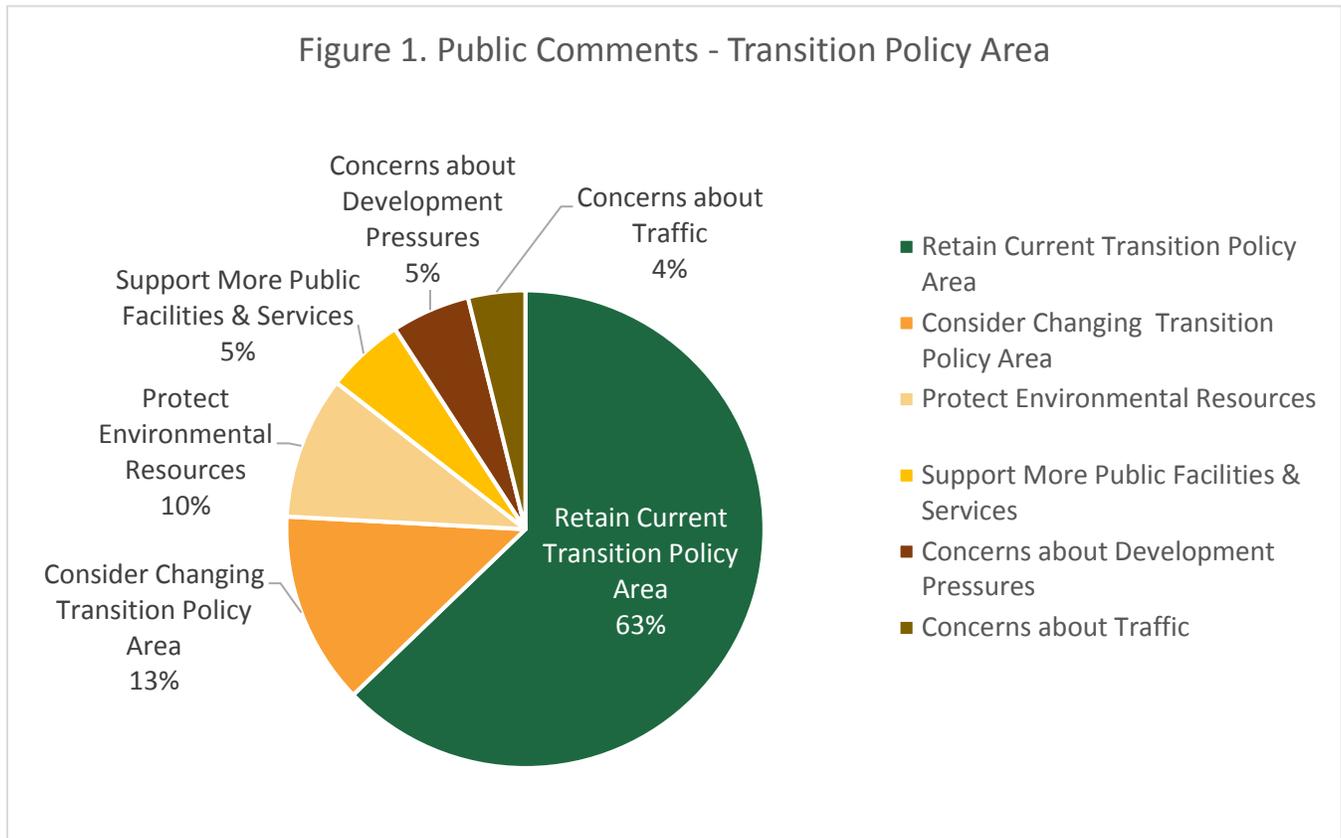
## Chapter 4

### Transition Policy Area



# Transition Policy Area Comments (207)

Approximately 207 public comments received during Rounds 1 and 2 of the Envision Loudoun public input sessions centered on the Transition Policy Area. Figure 1 and Table 1 provide a breakdown of how many and what percentage of these comments fall into broad categories about the Transition Policy Area.



| Topic   | Number of Comments | Percentage of Transition Policy Area Comments |
|---|--------------------|---|
| <a href="#">Retain Current Transition Policy Area</a>                     | 130                | 63%   |
| <a href="#">Consider Changing Transition Policy Area</a>                  | 27                 | 13%   |
| <a href="#">Protect Environmental Resources in Transition Policy Area</a> | 20                 | 10%   |
| <a href="#">Support More Public Facilities &amp; Services</a>             | 11                 | 5%  |
| <a href="#">Concerns about Development Pressures</a>                      | 11                 | 5%  |
| <a href="#">Concerns about Traffic</a>                                    | 8                  | 4%  |
| <b>TOTAL</b>  | <b>207</b>         | <b>100%</b>                                   |

# 1.0 Retain Current Transition Policy Area (130)

*The greatest percentage (63%) of Transition Policy Area public comments favors the retention of policies in the current Revised General Plan and retaining the Transition Policy Area as a buffer between the western rural portion of the County and the eastern suburban area. A breakdown of these comments is provided in Table 2.*

**Table 2. Actual Public Comments – Retain Current Transition Policy Area**

| #  | Comment   |
|----|---|
| 1  | All comments so far are what I care about. Sustain is most important + came here for the preservation. Unchecked development scares me. Unchecked development of our natural areas. No place for public in the TPA. Don't need more development, we need more green spaces. Transport is important but don't need more houses in TPA  |
| 2  | All the buzz words are here, except the intent of the current Comp Plan to have planning and zoning driven by the three policy areas rural, suburban and transition. If the county does not preserve that focus, it will not retain its uniqueness. Per what is written here, the county does not intend to manage growth, only to accommodate it. A real disappointment.   |
| 3  | Amount of development & congestion in transition area. Needs a better name than transition. Protect our water supplies in transition area. Development causes over burdening roads. Constrain housing development.  |
| 4  | Any development in the transition zone should take into consideration its low density rural nature and not go beyond what has been planned.   |
| 5  | As a resident of western Loudoun, with an eye toward the future and an understanding that there is a unique opportunity within our county to develop new communities and foster engagement with a variety of businesses, I think the vision, goals, and objectives are thoughtful and thorough. I am concerned, though, that the balance of new opportunities and efforts to preserve Loudoun's unique and beautiful countryside, as well as its rich history, might be tipped too far in the direction of development. I am particularly concerned with the transitional policy area, as it is clear, driving west on highway 50 that residential developers are beginning to dominate the landscape. This policy area, as I understand it, was meant to provide a transition into the rural parts of the county, but the density of development is much higher than I understood it was meant to be. Ultimately, I feel that in considering a new comprehensive plan and vision for the county, the needs and goals of its rural residents to preserve our landscape and history must be treated with equal weight to the needs of its businesses and its desire, and great potential, for economic and residential growth. |
| 6  | By failing to make a clear distinction between the vision, goals and objectives for the suburban east, transition zone and rural west, the document seems to remove one of the cornerstones of the existing comprehensive plan. It's fine to be inclusive and state broad goals that apply to the whole county, but I hope this doesn't mean retrenchment on the fundamental distinctions that have been drawn between the three areas of the county.   |
| 7  | Commerce should be located nearest Metro stations. 2. Commerce should be supported by bus routes and bike networks. 3. The Transition zone should be left intact and as-is  |
| 8  | Concern about by-right development in "Transition Area"   |
| 9  | Concern about transition area; not serving purpose near Brambleton  |
| 10 | Concern for ever-building in transition area and western Loudoun  |

**Table 2. Actual Public Comments – Retain Current Transition Policy Area**

| #  | Comment   |
|----|---|
| 11 | Continue to protect rural areas. Promote agricultural use. Transition areas should be scrutinized to protect the entire county from overdevelopment and congestion.   |
| 12 | County must keep a fire wall against development spreading west   |
| 13 | Curtailed high density development in the transition area between eastern and western Loudoun county  |
| 14 | Definitely keep a transition area from suburban to rural western Loudoun county. Keep larger lots/housing more open spaces. Please keep western Loudoun the rural beauty it is!! Be smart and do NOT make it look like Fairfax....concrete.   |
| 15 | Development - talk about preservation. No transition opening.   |
| 16 | Development concerns in transition area, need road improvements. Development causes road issues.  |
| 17 | Disagree with "full spectrum of housing types under Planning considerations" for this area. No housing in transition area.  |
| 18 | Do not add any new housing to Transition Area. Add parkland and retain open space.  |
| 19 | Do not allow additional development in Transition or Rural area: Exclude from housing expansion. Transition area: Exclude from housing expansion. Additional housing units should be limited to Silver line stations. Build up, not out, because inadequate funding for new lanes, and roads is a given. Keep infrastructure needs a minimum. Loudoun has made its contribution to the growth of the metro region; time for others to step up!  |
| 20 | Ease traffic congestion and stop increasing residential development in the transition area west of South Riding.  |
| 21 | Everything sounds really good, but is there a commitment to conservation? The growth can be a continued objective for residential building - and losing the control on suburban housing, Loudoun can lose more green in the transition zone and this vision does not make a commitment to protect land. You can't maintain the quality of life if you keep squeezing in more people everywhere.   |
| 22 | For the most part I do agree with the Envision draft, although vague in specifics.  |
| 23 | Future development should NOT be focused on the Transition Area.  |
| 24 | Goal: Shape I am concerned that there is too much emphasis on development here. Every objective seems to stress more building. I favor limited development in suburbs and towns, but strict control over growth in both the transition and rural areas. Currently our historic sites and rural areas are a treasure both for the residents of those areas and the tourists who escape from developed areas to visit them. Western Loudoun will lose its charm if the developers have their way. |
| 25 | Goals: Area of transition be preserved. More appropriate low density.   |
| 26 | Hold the line on, or reduce residential development in the transition and rural areas. Eliminate the rural village, hamlet and other zoning devices that allow wells and septic to be placed on "open space" lots.  |
| 27 | Hold to 3 areas and make them distinct. Each appropriate for each area  |
| 28 | I agree with what's said, the creep in TPA is a problem. Hold developers feet to fire, make them accountable for infrastructure. Don't know what they were thinking, keep plan as is in TPA. Make more accountable.   |
| 29 | I believe that the transition area should be kept in conservation for public green spaces and continue to coordinate with the Loudoun Environmental Stewardship Initiative using the Healthy Parks Healthy Communities guidelines<br><a href="https://www.nps.gov/public_health/hp/hphp/press/HealthyParksHealthyPeople_eGuide.pdf">https://www.nps.gov/public_health/hp/hphp/press/HealthyParksHealthyPeople_eGuide.pdf</a>  |
| 30 | I do not want any changes to the land between the Willowsford Grange and Grant transition areas. We moved from Fairfax to this area because of the land and to get away from the density that Fairfax has. We feel our neighborhoods would be negatively affected.  |
| 31 | I don't think this does nearly enough to protect the rural landscape of Western Loudoun. We need to   |

**Table 2. Actual Public Comments – Retain Current Transition Policy Area**

| #  | Comment  |
|----|--|
|    | make it a top priority to preserve the open spaces and historic landscape that makes Loudoun such an incredible place to live. Not only does it provide a wonderful place for its residents to live, but it is also the primary basis of tourism in Loudoun. We are so fortunate to have such a beautiful historic landscape and it is our duty to do everything in our power to protect and preserve it. We also need to further emphasize the importance of preserving the transition area because it is a critical buffer and protective barrier for Western Loudoun.   |
| 32 | I found it overly generalized. I hope the current zoning within the Transition Area is maintained. I would like to see incentives for our local farmers so that our farms that provide local sources of food don't disappear. The latest burden of taxes on barns and chickens is very discouraging Is this a hidden agenda on behalf of developers eager to acquire more rural land for housing developments--which creates more traffic demands.   |
| 33 | I support further density around the coming metro development but I strong support holding the present zoning in the transition area. I want to keep the western Loudoun area as open as possible thereby allowing agricultural, equestrian and heritage tourism activities that bring in support for the county without the infrastructure costs in additional schools and road improvements. Keeping western Loudoun as rural as possible is a win-win for the entire county!  |
| 34 | I think any development that occurs anywhere in Loudoun needs to be consistent with the character of the area in which it exists, as well as the envisioned character of that area. To me, this means suburban residential development that creates cohesive neighborhoods, as well as commercial and mixed use development that contributes to the interest of the area and a sense of place, transitional policy area residential development that is less dense and provides an appropriate transition into the rural parts of the county, and very little, if any, development in the rural parts of the area (excluding, of course, minimal public works and infrastructure as needed to support the needs of residents in this area).  |
| 35 | I think that the overall plan of the vision, goals and objectives moves the county forward in the correct direction, but with that being said, it is absolutely crucial that the distinction be made between the developed East and the rural West of the county. The Transition Zone must be protected and development in the western part of the county strictly controlled. Overall, the eastern part of the county gets the bulk of the attention, while the west is the beautiful area but lacks the support of the county to promote its historical, agricultural and equine significance to the county.   |
| 36 | I think they do. Coming up with goals for Loudoun County is an interesting and difficult task, given how heterogeneous the county is (with its varying densities of suburban development, its planned urban developments, its historic towns and villages, and its rolling countryside).1) By far, the topmost priority for Loudoun County must be protection of its rural and historic assets. I am certain that as free land becomes scarce in the suburban area of the county, some real estate developers will press for more dense development in the transitional policy area, and as opportunities to develop that land become scarce, there will be pressure to allow more development westward into rural areas. When this happens, Loudoun *must* draw a hard line against suburban development in the Rural Policy Area. Destruction of the historic assets in that area would be unconscionable, and suburban development of it would be nearly as destructive. I also feel that Loudoun must continue to make resources available for the preservation (both natural and historic) of this countryside, and do its best to make sure that contributing historic structures are maintained. I am glad that agritourism has begun to play a large role in our county, as it drives up interest in the rural areas and provides money to preserve them, so I also support efforts to increase agritourism in Loudoun County. |
| 37 | Identify, assess and monitor natural resources in all area. Provide developers with incentives to maintain. Maintain transition area.  |

**Table 2. Actual Public Comments – Retain Current Transition Policy Area**

| #  | Comment   |
|----|---|
| 38 | If the transition area is protected and not over-developed  |
| 39 | I'm concerned about that the supervisors are going to cave in to pressure from development interests in the Transition Area, despite the feedback that tax paying citizens in the Transition Area and Western Loudoun have given. Please do not destroy our quality of life with unsustainable growth; in the end this will serve only home builders and cost tax payers who pay for new roads and schools. There is plenty of room to develop near the new metro stations where it makes more sense, and this will not add pressure on crowded roads and the limited water supply.   |
| 40 | I'm deeply concerned that the county will put vital resources (rural areas for farming, clean water, green space, etc.) at risk by loosening open space requirements. The county should maintain current zoning within the important Transition Area and focus increases in density near Loudoun's new Metro stations (building up instead of out to help preserve natural areas and control pollution).  |
| 41 | Integrity of Transition Zone. The intention of the Transition Policy Area is to encourage innovative development patterns that balance rural and suburban qualities. Most projects have failed at this. The goal should be a multi-functional landscape, where there is room for successful human community, agriculture or other land-based rural business, and ecosystem services like wetlands, riparian areas, meadow, legitimate forest and woodland. These open spaces should be functional, of ecological, agricultural (prime soils are CRUCIAL to viable farming) or heritage significance, and of critical mass and adjacency. Willowsford is one successful example. It shows us that it is possible to balance these different functions - and that agricultural and nature/ecosystem can enhance the value as well as quality of life of the human community. The experiment of the Transition Zone is important. Rather than abandoning the TPA we should look to strengthen it - how do we incentivize the innovation it was conceived for? We will be pressured in the future to open development further, we know that, and this is our opportunity to find real, innovative practices we can apply when that time comes.  |
| 42 | It is hard to say as it is just a bunch of mumbo jumbo that could mean anything. The way the transition area was "envisioned" was 1-3 acre lots and you are simply ruining this area in the name of greed. Perhaps the multitude of major power lines being erected to support data centers of the well-connected further to the east should not have been approved and allowed to destroy the beauty of this area. Protect the transition area and reduce the density being allowed through the construction of excessive multifamily housing. In my opinion, it is out of control. Why does the vision of Loudoun include the introduction of twenty new electrical wires down Evergreen Mills Road in Ashburn that are meant to support future construction in Aldie?  |
| 43 | It is right to move us in a prosperous and inclusive direction and as an economic force because that best allows people the "pursuit of happiness" as stated in our Declaration of Independence. The only real way to do this is to quit limiting the supply of real estate. The downzoning and limitations in the rural and transition areas up to this point have only hurt the goals of the Vision. Simple limited-supply and high-demand economic principle has driven housing prices too high for our general population. Well-to-do residents have pushed through downzoning in the past to control others' property to create this environment of exclusivity rather than the inclusivity that the Vision demands. I encourage you to open up development and allow all in Loudoun to live the American dream, including home ownership. Open up business development as well, allowing people better career opportunities to support an ever-increasing quality of life. As far as my particular situation, I live comfortably on ten acres along Evergreen Mills Road and welcome increased density. Of course I would benefit from this increase, or rather my children would benefit by my being able to subdivide and provide lots for them so they can afford to own their own homes. So, as part of increased housing opportunities I would like to see my area around the intersection of Evergreen Mills, Ryan, and Red Hill Roads changed to Suburban policy. This is consistent |

**Table 2. Actual Public Comments – Retain Current Transition Policy Area**

| #  | Comment  |
|----|--|
|    | with the on-going infrastructure surrounding the area including central water and sewer with our own water tower. I encourage the supervisors of central and eastern Loudoun, easily a majority, who represent the less well-to-do citizens to vote for this increased density in spite of those people in the west that would confine others to limited-housing opportunities.  |
| 44 | Keep "transition area" as is. Do not urbanize  |
| 45 | Keep "transition area" the way it is. No commercial rezoning to residential  |
| 46 | Keep low density in the transition zones. I have concerns about the density. Currently   |
| 47 | Keep the growth to areas that are able to handle the increased traffic. Moving into transition areas are creating a mess with traffic, accidents, wildlife, and water issues. (ie: Hwy 50 moving West between Stone Ridge and Gilbert Crossing) Do not allow high density building through this corridor, it can't handle what we have now and we're not totally built out yet!!   |
| 48 | Keep the Transition area as it is, allowing no further dense residential and commercial development  |
| 49 | Keep the Transition Zone intact! Watering down current zoning in this area would deplete and eventually make useless the objective of providing a buffer from the overdeveloped east to the historic and rural west.   |
| 50 | Keep TPA; reduce development; no big retail; keep as buffer to rural   |
| 51 | Keep transition area status quo - no changes   |
| 52 | Keep transition zones - specifically Evergreen Mills Road  |
| 53 | Land in the transition should remain low density, semi-rural, and only small country stores and small community businesses that utilize historic structures should be allowed.   |
| 54 | Leave the transition zone where it is and the west free of development.  |
| 55 | Like #1 on shape - like distinct separation!   |
| 56 | Loudoun County is experiencing runaway growth that is fueled by developers wanting to build on any open space they can buy. My vision is to concentrate growth where it is near the metro, and will help the Silver Line be a success. Developing the Transition Area, and then adding multi lane highways to support the development seems counterproductive and wasteful. Our government needs to get ahead of the growth problem, rather than reactively responding in piecemeal fashion to the push by developers for unimpeded numbers of dwelling units. |
| 57 | Loudoun is currently one of the most successful counties in the USA. The Transition Policy that has been in place is one of the reasons. I have lived in Loudoun for 13 years, and have watched the traffic increased tenfold. Let's put high density development in areas where public transit and services are available. The last thing we need is more car on the road. "A pastoral rural landscape that incorporates appropriate scale and design of homes, commercial uses, and recreational amenities."   |
| 58 | Maintain a "transition area"   |
| 59 | Maintain a transition area between suburban and rural  |
| 60 | Maintain and protect the transition area between suburban (managed higher density) and rural (agricultural, low density) areas.  |
| 61 | Maintain and strengthen the Transition Area to keep developers from sprawling into the Transition and Rural areas.   |
| 62 | Maintain character of transition and rural areas, towns, villages  |
| 63 | Maintain the 3 distinct areas of the county (suburban, transition, rural)  |
| 64 | Maintain transition area. Maintain rural area, limit growth entire county, northern crossing to Broad Run  |
| 65 | Maintain transition policy   |
| 66 | Make a great place means sustain TPA to accomplish that  |
| 67 | More effective transition planning area enforcement.   |

**Table 2. Actual Public Comments – Retain Current Transition Policy Area**

| #  | Comment  |
|----|--|
| 68 | Moved here right after green vest tried to increase density. Wouldn't change anything about the TPA in the comp plan. Reasoned, detailed, don't change it.   |
| 69 | Need definition for transition. Stay east Rte. 15, do not go west. No new development west of Rt. 15. V, G, O sound nice but contradictory. Sustain objective 4 - what is pastoral rural landscape?  |
| 70 | Need to maintain some sort of transition or buffer between suburban and rural  |
| 71 | No exceptions in transition and rural policy areas.  |
| 72 | No high density (townhouses/condos) in the transition area.  |
| 73 | No townhouses or condos in transition, put in east near transportation hubs.   |
| 74 | No upzoning in the Transition Area or Rural Policy Area.   |
| 75 | No. I do not agree with the Vision's operative last sentence - "The County will foster economic innovation, fiscal strength and sustainability. It is unbalanced and inconsistent with the previous sentences and subsequent segments: Yes, the County needs to support growth with underlying infrastructure and regulatory support, but 'economic innovation' is driven by the private sector and has done so very well as is more than obvious. The public sector has very little to do with this. I suggest you (1) shift the Vision and County's public role more on its residents (and voters)...to me, that means sustaining quality of our environment - water, air, land, AND (2) more CLEARLY indicate that the County WILL MAINTAIN THE AMAZING BALANCE between high quality economic growth in the eastern areas, and our natural resources, farmlands, heritage resources and view sheds in the western area....that means to me, not just nice words about the western area in the fourth section of you statement, but a DECISIVE VISION that essentially says it will maintain the current policy framework in the Transition Area and not allow economic development to continue to encroach and nibble away at our western resources ....Loudoun County is unique co-existence in the strength of both the east and west and the opportunity of its citizens to partake in both....please, let's keep it that way! |
| 76 | No. Keep the transition zone at it is now.   |
| 77 | Now the developers are salivating over the Transitional land near Aldie...why not just leave it alone or make it a park or recreational center? I am with Charlie Houston in Paeonian Springs: Protect these areas or they will be gone. Look what the planning commission has done to South Riding Bedroom Community. We are educating all those children and they need services. How are we going to pay for that?   |
| 78 | Overall the document is too vague about how the rural character of Western Loudoun is going to be preserved and how the Transition area will be protected from development   |
| 79 | Plan well to - maintain and improve the transitions areas  |
| 80 | Please preserve the Transition area and Rural area.  |
| 81 | Preserve medium density in the Transition Policy Area west of Evergreen Mills Road   |
| 82 | Preserve open space; traffic concerns; need a cap on development, at breaking point. More development takes away from beauty of Loudoun. Stay off moving development west. Slow down development, protect rural, keep transition area same; no high density.   |
| 83 | Preserve the transition area at all costs. Do not bring suburban development to the edge of rural properties. To do so diminishes quality of life for those in the rural areas as well as property values.   |
| 84 | Preserve the transition area.  |
| 85 | Preserving existing zoning in the county; east with density/transition area remains; no creep; keep west the same  |
| 86 | Pressure is building to develop the Transition Area. I oppose allowing suburban sprawl to overwhelm the entire county. Eastern Loudoun is already succumbing to zoning changes that favor developers over residents.   |
| 87 | Protect and preserve the TPA   |

**Table 2. Actual Public Comments – Retain Current Transition Policy Area**

| #   | Comment   |
|-----|---|
| 88  | Protect the three distinct policy areas suburban east, transitional middle and rural west.  |
| 89  | Protect TPA - not very protected. Just not dev as much. A lot of pressure to dev  |
| 90  | Protect transition area   |
| 91  | Protect transition area - a buffer to the west  |
| 92  | Protect transition area from development  |
| 93  | Reduce growth - preserve west Loudoun County and keep transition policy area  |
| 94  | Re-zoning transition area removes recreational opportunities while increasing pressure on facilities  |
| 95  | Route 50 corridor - expand services/housing choices - expand mixed-up options/flexibilities (where is transition to the west?)  |
| 96  | Strongly recommend that we maintain the transition area. Worried about encroachment of the Rural Policy Area. Wants open space in Transition Policy Area. Strongly objects to removing Transition Policy Area.  |
| 97  | Support Quality of Life - the quality of life in Western Loudoun used to be outstanding. The shopping centers, the McMansions, the crowded schools, the heliport, and the changes in zoning have all contributed to an erosion of what we had and loved about our county. It just needs to stop. Make a line at Leesburg and leave the western end of the county as is - no more development!   |
| 98  | Thank you for the opportunity to comment and make recommendations on Envision Loudoun. My comments and recommendations is based on the heading " Sustain: Strengthen natural and historic assets". Under this topic I notice that one of the goals is to preserve agricultural land. In the past the way our county government has done this is to downzone us, i.e. take away our development rights. I think there is an opportunity to preserve the remaining farmland in a fair and equitable manner with this new County Comprehensive Plan. I understand there is a lot of pressure to open up the transition zoned land to higher densities and planned communities. If you agree to this, you will make a hand full of land owners very rich with a single vote and a stroke of a pen and do nothing to preserve farm land. To balance out the wealth and preserve farm land, I recommend reconsidering an old idea of purchasing development rights or TDR's (Transfer of Development Rights). This would require developers to purchase development rights from land owners in the west in order to increase density on the Transition zoned land in the east. I could go into more detail but I don't want to waste your time if this is something you are not interested in entertaining. However, if this is something that you are willing to consider and would like to discuss it in more detail please feel free to call me. |
| 99  | The "transition area" was meant to be a buffer between the over-developed Eastern Loudoun and rural Western Loudoun. That is a complete joke and the Board of Supervisors should be ashamed of themselves! By building in that area already, you have sent the wrong message and opened the door to developers. I moved from Eastern Loudoun out west because I was sick and tired of over-development and the burdens it brings to the county and taxpayers. I implore you to keep Western Loudoun the way it is...rural.  |
| 100 | The development density in the Transition Area should not be increased. It would increase taxes for schools and infrastructure, increase traffic for those of us living in the west, degrade our streams adding to polluted run-off which affects our ability to clean up the Chesapeake Bay, homogenizes our quality of life with sameness, and is really not fair to the people who moved to the Transition Area expecting a certain zoning.  |
| 101 | The transition and rural areas will remain primarily in open space and agricultural businesses. Views, historic landscapes and environmental preservation will be the focus in these areas. Commuters from West Virginia will find alternates to Rt 9 and Rt 7.   |
| 102 | The Transition area has already seen a huge amount of development without a thoughtful transportation   |

**Table 2. Actual Public Comments – Retain Current Transition Policy Area**

| #   | Comment   |
|-----|---|
|     | plan. Changes to this policy will only worsen the issue. We lack public parks and walking trails.   |
| 103 | The Transition Area is a brilliant idea so please do not degrade or compromise its purpose. Plus the people who moved there do not want it dismantled to create more suburbia. For example, the approval of the Harris Teeter development was totally out of proportion for the Transition Area and a horrible precedent.   |
| 104 | The transition area needs to remain as a buffer and not turned into an extended part of the developed eastern area.   |
| 105 | The transition area should remain as-is and not be changed to allow any additional housing or commercial ventures.  |
| 106 | The Transition areas should continue to be protected against a new assault by developers. Developers should focus on redeveloping Eastern Loudoun in more sustainable ways, especially around the metro stations. JLMA must be protected even more carefully than the Transition areas, due to the pressure to develop that is applied on two fronts (county and town).   |
| 107 | The vision and goals SOUND good; however, we need to emphasize keeping the transition area under the original plan; and keeping western Loudoun as rural as possible, encouraging agricultural businesses other than so many wineries and breweries that have contributed to automobile accidents in the western part of the County. The expensive housing (including high end senior housing being marketed) in Loudoun makes it hard for lower income (below \$60,000) residents to find affordable safe housing. This needs to be addressed with more of a housing mix that benefits our hard working citizens and older residents as much as the developers.  |
| 108 | There is over development in Western Loudoun and the Transition area. Contributing to this is the county caving in to developer desires despite zoning and other restrictions/guidance. The county needs to hold the line on development by enforcing zoning restrictions, not granting exceptions and variants, and not changing zoning to permit more density. In the past it seems that a very liberal interpretation of "by right" has occurred which has permitted more development when a reasonable interpretation would not have allowed it.  |
| 109 | This comment relates to transition and rural policy areas. No, the current documents aren't specific enough about preserving the rural zones. Current tax policy and zoning practice favor continued housing expansion throughout the western part of the county. New building permits continue to be issued on small plots on former farms, and the policy of one residence per 20 or 40 acres is being ignored. (1) We need a comprehensive and detailed plan to avoid the total loss of farm and natural resources.  |
| 110 | TPA doesn't need to be sacrificed   |
| 111 | Transition and Rural Areas: I wanted to voice my support to maintain the transition zone boundaries and current zoning structures, which are what are fundamentally at stake as far as I see it. Part of what makes Loudoun such a wonderful county is the west and its way of life. As a resident in Aldie I am constantly seeing more and more trees torn down and land developed with huge planned communities. Part of what I love about Loudoun is the west and the farms/parks/vistas/etc. It is critical we maintain the transition zone boundaries to protect so much of what makes Loudoun great. I could have easily chosen to live in Fairfax but the draw of the western Loudoun is ultimately what I fell in love with and in speaking with other residents so much of what has drawn them to Loudoun as well. |
| 112 | Transition area is to development he wants to leave   |
| 113 | Transition area needs to "transition", not be no development  |
| 114 | Transition area needs to hold, have historic site and trail, and make conservation area.  |
| 115 | Transition area needs to stay & not developed   |
| 116 | Transition area vital to stay like it this  |
| 117 | Transition areas concerned about property values - zoning restrictions  |

**Table 2. Actual Public Comments – Retain Current Transition Policy Area**

| #   | Comment  |
|-----|--|
| 118 | Transition policy: Retain TPA policies for benefit of future of Loudoun.   |
| 119 | Transition should remain as is because of impacts to roads, to schools.  |
| 120 | Transition zone; it is a joke now; create standards around this; enforce standards   |
| 121 | Urban expansion has to stop somewhere and that is at the start of the current transition area. Some of these less-populated areas have already been approved for more housing and this needs to stop. There should be a gradual decline in housing to transition from the built-up eastern side of the county to the agricultural west.  |
| 122 | Vision should state the three policy area - trans, rural, suburban   |
| 123 | We achieve our goals when we create a community that our children call home and return to after traveling for their education. To accomplish this, we need to create a sense of place that is more than a residential development. Protecting the Rural and Transition Policy areas is an essential part in creating a sense of place. Any new comprehensive plan must give us the tools necessary to protect these areas. We need more than just another subdivision.   |
| 124 | We need to protect the TPA   |
| 125 | We will know when we've succeeded when Loudoun County can be affordable for young people, families, and retirees; when there are a range of activities for a range of interests and age groups; when there are more preserved open spaces than we have today; when zoning in the Transition Area and western Loudoun remains as it is today.   |
| 126 | Willowsford Resident: Keep rural area as is. Don't carve away transition area  |
| 127 | Yes - agree overall direction - like to see the next level of detail - distinguish between areas of county - suburban, rural, transition, etc. - get to next more specific level of land dev policies  |
| 128 | Yes. It is in the implementation that the issues lie. Loudoun has a singular mix of historic countryside combined with proximity to the Nation's Capital. Just allowing housing and suburban sprawl to take over will not allow the envisioned goals to be reached. The historical heritage of the western part of the country would be lost. The extension of the metro is a frightening prospect unless the County Supervisors hold the line and assure development occurs only around them and not in the transition area or the rural west. We do not need more roads--we need improvements to existing roads. Please, NO MORE HOUSING DEVELOPMENTS in transition or rural areas to wreck our water supplies, rural economy, traffic, budget, etc. |
| 129 | Zoning and Planning to protect the transition areas; no additional density within the transition area  |
| 130 | Zoning that keeps the densest housing in the east; the Transition Area in its current density status; and western Loudoun rural. Do not turn Loudoun County into Fairfax County where there is no choice in the type of housing or distinction in the landscape. I should note that I live in suburbia and see the benefit of open space and less housing density in the Transition Area and western Loudoun.  |

## 2.0 Consider Changing Transition Policy Area (27)

*These respondents indicate a willingness to consider changes within the Transition Policy Area or modifications to the Transition Policy Area boundaries.*

**Table 3. Actual Public Comments – Consider Changing Transition Policy Area**

| #  | Comment   |
|----|---|
| 1  | All of Evergreen Mills should be designated Suburban because we already have several large developments and schools on the road. Route 15 north of Leesburg needs to be widened due to the EXTREME traffic problems in the afternoons. The Toll Road should be priced per exit - NO FLAT RATE because it is vital as the number of cars increases but is currently cost prohibitive for the early exits.  |
| 2  | Allow for change on building more affordable housing in TA  |
| 3  | Braddock Rd is not a good boundary for Transition area.   |
| 4  | Control Proper density - limit high density residential the further west you go   |
| 5  | Eliminate part of trans policy area that do not conform   |
| 6  | Eliminate transition policy area and make it fit in with existing on 50   |
| 7  | For growth; look at undeveloped areas in transition area  |
| 8  | How can the county move forward with the affordable housing they just voted on when you have the transition area with only 1 house per 3 acres. The transition area needs to be moved on up beyond Rte. 15 and let the transition area move forward. I hope this has been put into the envision Loudoun draft.  |
| 9  | I like the direction. I especially want to stress the need for mixed use development and commercial establishments in the rural transition areas to create walkable, bikeable communities so that residents do not have to drive a long way or sit in traffic in order to dine out, shop for groceries or obtain needed basic items. As it is now, residents who live in the Lucketts area drive all the way to Frederick to shop for groceries and eat out rather than deal with traffic in Leesburg. If there was some local commercial establishments in these areas residents could support local businesses while avoiding long drives. I also support a good public transportation network and support for bike trails.                     |
| 10 | Increasing suburban encroachment into transition area; change transition area   |
| 11 | Limit development in transition area  |
| 12 | Lives transition area - TR10 current spacing surrounded by Brambleton; look at transition (4 acres); has public water/sewer nearby  |
| 13 | Long overdue for plan update. Need flexibility in plan to address new things as they come along. Have push/pull of east and west - think if we can leave rural as it is. Look at transition - for change - provide connectivity from rural through transition - to suburban area - there is a need for change - support some of the new ideas - not remain static - believe we are working with a rigid plan now - think we have an opportunity. As for specifics - on the vision & goals - would like to see a little more meat and a little less fluff. Building on data center analogy - need to plan for what that is going to be when that use/need goes away. Need to anticipate change in the future from self-driving cars to mini houses |
| 14 | Make transition area an actual transition   |
| 15 | More development in the transition area - plenty of land to develop   |
| 16 | Move transition area further west (Rte. 15)   |
| 17 | Opportunities to develop smaller communities in transition area not as dense as suburban/urban densities but with housing options   |
| 18 | Plan and zone for suburban development in areas of trans policy area tracts are suburban  |
| 19 | Plan transition Policy Area   |
| 20 | Provide more flexibility to those living in the transition area   |
| 21 | Reevaluate the transition area to ensure that the concept still exists within the county. There may need to be better definition of where the transition area is and what is allowed in it. It would be a shame for the county to become a wall of townhomes from 28 to 15.   |
| 22 | Rezone area just west of Red Hill/Evergreen Mills Rd to suburban densities  |
| 23 | The zoning ordinance. It is limiting residential development at the metro stops and other transportation  |

|    |  |
|----|--|
|    | hubs. It also has too many regulations on items which are not land use issues, such as noise, floodplain, and steep slopes. There should be a real transition area between the urban east and the rural west. Currently the transition zone allows less development than the west. The transition area should probably shift further west as well. |
| 24 | TR-10 area should be reconsidered near Brambleton/zoning   |
| 25 | Transition area - growth opportunities; use to find areas for parks in conjunction with development  |
| 26 | Transition zoning doesn't make sense in many areas   |
| 27 | Two options for Transition Policy Area: 1) Reigned in and concise defined 2) Clear break between suburban and rural (no exceptions growth boundary)  |

## 3.0 Protect Environmental Resources (20)

*Respondents support protecting natural and environmental resources within the Transition Policy Area, specifically green open spaces, trees, habitat, and watersheds. Numerous additional comments in support of protecting natural and environmental resources throughout the County are included in the Environmental and Natural Resources chapter of this public comment summary.*

**Table 4. Actual Public Comments – Protect Environmental Resources in TPA**

| #  | Comment  |
|----|--|
| 1  | 3 watersheds in transition area - 300ft. Buffers - BIG watershed - preserve water  |
| 2  | All comments so far are what I care about. Sustain is most important + came here for the preservation. Unchecked development scares me. Unchecked development of our natural areas. No place for public in the TPA. Don't need more development, we need more green spaces. Transport is important but don't need more houses in TPA |
| 3  | Bird sanctuaries-was in transition policy area; add more than just homes in transition area  |
| 4  | Concern that decision already made to develop transition area. Preserve natural assets.  |
| 5  | Concern with well water in transition area; water flow reduced and more sediment   |
| 6  | Identify, assess and monitor natural resources in all area. Provide developers with incentives to maintain. Maintain transition area.  |
| 7  | If I were to prioritize - came for open green spaces, parks, trails in transition area - not commercial needs - don't want business + industry here. Like the conservancy area of Willowsford. Like the sustain category -> would prioritize that in TRA   |
| 8  | Infill - Keep areas within these four points less developed. Retain transition environment.  |
| 9  | Keep some of its rural charm and zoning in the transition area so it does not start to look like Fairfax. Build east west roads. More schools.   |
| 10 | Leave natural corridors for wildlife. Encourage and support traditional agriculture. Prohibit rural businesses from being in residential areas, especially those that produce noise and drunk driving on rural roads   |
| 11 | Make sure that we grow our Transition Area differently from every other suburb in America. Maximize open space and view-sheds, preserve woods and cluster housing. Protect historic and iconic cultural  |

|    |   |
|----|---|
|    | assets. Do not allow out of the area companies simply to come in, build thousands of houses however and leave with their profits in hand and the locals here on the hook for millions in taxes evermore.  |
| 12 | No. The water for the Transition Zone will not support increases in population or demand from development. Please refer to the Feb 2017 publication of the Water Resources Monitoring Data Summary of the by the Loudoun County Department of Building and Development, Engineering Division, Water resources Team. The water in that area is only ground water collected in community wells. That means 1 straw will have enough water, but put 20 straws in the same well and it goes dry, or at best being ground water fed- it may not go completely dry-but will be contaminated. Ask anyone in the Raspberry Falls area or beyond Purcellville. Even data centers cannot function without massive amounts of cooling tanks filled with water. People cannot live without water, and do best with clean water. |
| 13 | Preserve open and green areas in the TPA, parks, rural economic development   |
| 14 | Protect natural assets and historical resources (transition to the west)  |
| 15 | Protect the open space and habitats in the Transition Policy Area by stringing together a contiguous series of protected areas, starting with the plans for Beaverdam Reservoir and continuing South to the county line.  |
| 16 | Protect watersheds and floodplains from any development in Rural and Transition areas   |
| 17 | Trans zone - not replacing trees in neighborhood  |
| 18 | Transition area - has been developed by special exception - public/private partnership to use green space, small park areas, heritage areas preserved, bike/jog paths   |
| 19 | Utilize open space and transition areas for how they are intended (agricultural, other than wine  |
| 20 | What are future plans for development in the transition area - can it be balanced with greenspace   |

## 4.0 Support More Public Facilities, Infrastructure & Services (11)

*Another secondary theme within the Transition Policy Area public comments centers on support for more public facilities, services, and infrastructure throughout the Transition Policy Area. Respondents mention the need for more roads, trails, parks, and public water and sewer in this area.*

| # | Comment  |
|---|--|
| 1 | Better define transition area. Older residents surrounded or adjacent to higher density. Fairness of getting value. Feel developed around them and they got downzoned. No public utilities.  |
| 2 | Concern about preserving diversity within different communities, ties in to parks; open space in transition zone would be great for large parks that serves a lot of the county.   |
| 3 | I appreciate calling out the need for a viable rural economy and noting the county's unique agricultural heritage and existing and emerging rural industries. I feel those are too often overlooked, discounted or given less weight than home building. More focus on building parks and preserving green space in the TPA. |
| 4 | In transition area, where developing, avoid community sewer and water systems. Avoid Raspberry Falls type situation. No community wells.   |
| 5 | More transportation need   |

|    |  |
|----|--|
| 6  | One person says make transition area dense like suburban area from Brambleton to Goose Creek. Only do so if biking paths to metro are planned to alleviate traffic.                          |
| 7  | Retention of some government at "buffer" between suburban and rural  |
| 8  | Safety in transition area - F&R roadways dangerous. Need medical in the area.  |
| 9  | Southwestern suburban/transition policy area needs school growth   |
| 10 | Transportation - road infrastructure has not kept up - corridors need to be built first to not overburden the roads. Transition area doesn't have much in roads - don't think we'll keep up. |
| 11 | Water and sewer in TPA (per unit)  |

## 5.0 Concerns about Development Pressures (11)

*These public comments indicate concerns about pressures to develop land in the Transition Policy Area.*

| <b>Table 6. Actual Public Comments - Concerns about Development Pressures in Transition Policy Area</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Change, many people resist change. Pressure to open the Transition Policy Area.  |
| 2   | Developers are protesting the long withstanding transition and rural zones policies within Loudoun County. Unless our government denies the developers we will continue to see overcrowded neighborhoods, schools and roads  |
| 3   | Integrity of Transition Zone. The intention of the Transition Policy Area is to encourage innovative development patterns that balance rural and suburban qualities. Most projects have failed at this. The goal should be a multi-functional landscape, where there is room for successful human community, agriculture or other land-based rural business, and ecosystem services like wetlands, riparian areas, meadow, legitimate forest and woodland. These open spaces should be functional, of ecological, agricultural (prime soils are CRUCIAL to viable farming) or heritage significance, and of critical mass and adjacency. Willowsford is one successful example. It shows us that it is possible to balance these different functions - and that agricultural and nature/ecosystem can enhance the value as well as quality of life of the human community. The experiment of the Transition Zone is important. Rather than abandoning the TPA we should look to strengthen it - how do we incentivize the innovation it was conceived for? We will be pressured in the future to open development further, we know that, and this is our opportunity to find real, innovative practices we can apply when that time comes. |
| 4   | Now the developers are salivating over the Transitional land near Aldie...why not just leave it alone or make it a park or recreational center? I am with Charlie Houston in Paeonian Springs: Protect these areas or they will be gone. Look what the planning commission has done to South Riding Bedroom Community. We are educating all those children and they need services. How are we going to pay for that?   |
| 5   | Protect TPA - not very protected. Just not dev as much. A lot of pressure to dev   |
| 6   | Pressure is building to develop the Transition Area. I oppose allowing suburban sprawl to overwhelm the entire county. Eastern Loudoun is already succumbing to zoning changes that favor developers over residents.   |
| 7   | The Transition areas should continue to be protected against a new assault by developers. Developers should focus on redeveloping Eastern Loudoun in more sustainable ways, especially around the metro stations.  |

|    |   |
|----|---|
|    | JLMA must be protected even more carefully than the Transition areas, due to the pressure to develop that is applied on two fronts (county and town).   |
| 8  | The transition area seems threatened by development plans.  |
| 9  | There will always be pressure from developers to extend into new areas, and I feel that, almost by definition, new subdivisions contrast with and detract from the character of rural areas of the county when they are built there. I'm a bit disturbed by the relatively high density development that has been allowed in certain parts of the TPA and what the implications might be for the RPA once this space is exhausted. I also feel that the historic character of Loudoun's small towns and villages relies heavily on the historic structures within those places. The loss of one contributing structure or the erection of one out-of-character structure could have a significant negative impact, especially in the smaller villages. I find the proposed fire station in Aldie that relies on the destruction of historic houses (though ones currently in relative disrepair) disheartening, and I hope that the county makes future decisions that preserve, rather than detract from the historic character of these places. |
| 10 | This document is so vague that it is impossible to tell what direction is intended. There are basically two choices for Loudoun, loosen restrictions for more unsupported development or focus resources on already approved Transition Area projects. This document doesn't clearly state the intentions.  |
| 11 | Transition areas moving, and it's all about money   |

## 6.0 Concerns about Traffic (8)

*A final theme presented in the public comments is traffic concerns in the Transition Policy Area. Additional comments about traffic Countywide are found in the Transportation section of this Public Input Summary.*

| <b>Table 7. Actual Public Comments - Concerns about Traffic in Transition Policy Area</b> |  |
|---|--|
| 1   | All of Evergreen Mills should be designated Suburban because we already have several large developments and schools on the road. Route 15 north of Leesburg needs to be widened due to the EXTREME traffic problems in the afternoons. The Toll Road should be priced per exit - NO FLAT RATE because it is vital as the number of cars increases but is currently cost prohibitive for the early exits.   |
| 2   | Ease traffic congestion and stop increasing residential development in the transition area west of South Riding.   |
| 3   | For the most part I do agree with the Envision draft, although vague in specifics.   |
| 4   | Keep the growth to areas that are able to handle the increased traffic. Moving into transition areas are creating a mess with traffic, accidents, wildlife, and water issues. (i.e.: Hwy 50 moving West between Stone Ridge and Gilbert Crossing) Do not allow high density building through this corridor, it can't handle what we have now and we're not totally built out yet!!   |
| 5   | Loudoun is currently one of the most successful counties in the USA. The Transition Policy that has been in place is one of the reasons. I have lived in Loudoun for 13 years, and have watched the traffic increased tenfold. Let's put high density development in areas where public transit and services are available. The last thing we need is more car on the road. "A pastoral rural landscape that incorporates appropriate scale and design of homes, commercial uses, and recreational amenities." |
| 6   | Opening up transition zone means more traffic  |
| 7   | Preserve open space; traffic concerns; need a cap on development, at breaking point. More development takes away from beauty of Loudoun. Stay off moving development west. Slow down development, protect rural, keep transition area same; no high density.   |

8

The development density in the Transition Area should not be increased. It would increase taxes for schools and infrastructure, increase traffic for those of us living in the west, degrade our streams adding to polluted run-off which affects our ability to clean up the Chesapeake Bay, homogenizes our quality of life with sameness, and is really not fair to the people who moved to the Transition Area expecting a certain zoning.



# Community Input Summary

## Chapter 5

### Rural Policy Area, Towns & Joint Land Management Areas



# Rural Policy Area, Towns & JLMA Public Comments (1,271)

This chapter contains all of the public comments received during Rounds 1 and 2 of the Envision Loudoun public input sessions that pertained to rural western Loudoun County, including Towns and Joint Land Management Areas (JLMA). Figure 1 and Table 1 provide a breakdown of how many and what percentage of comments were received in various broad western Loudoun County categories.

Figure 1. Public Comments - Rural Policy Area, Towns & JLMA

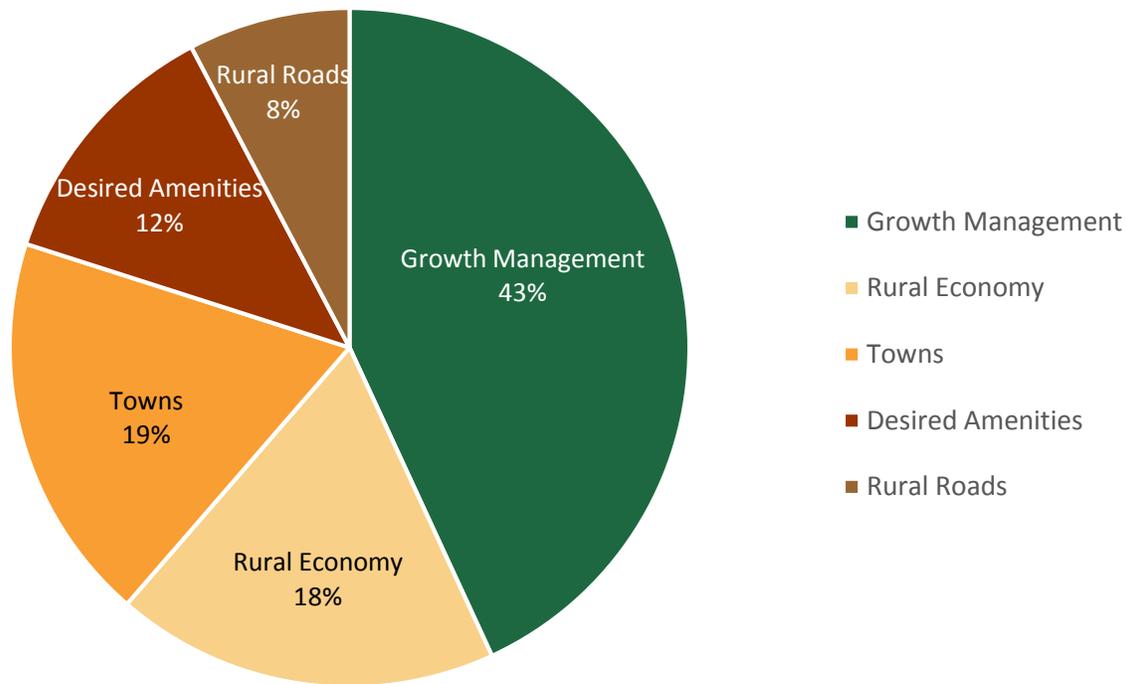


Table 1. Total Rural Policy Area Public Comments

| Topic                             | Number of Comments | Percentage of Rural Policy Area Comments |
|-----------------------------------|--------------------|--|
| <a href="#">Growth Management</a> | 548                | 43%                                      |
| <a href="#">Rural Economy</a>     | 232                | 18%                                      |
| <a href="#">Towns</a>             | 236                | 19%                                      |
| <a href="#">Desired Amenities</a> | 157                | 12%                                      |
| <a href="#">Rural Roads</a>       | 98                 | 8%                                       |
| <b>TOTAL</b>                      | <b>1,271</b>       | <b>100%</b>                              |

# 1. Growth Management – Rural Policy Area (548)

The greatest percentage (43%) of rural and towns comments pertain to preserving the Rural Policy Area and growth management. A breakdown of rural growth management comments is provided in Figure 2 and Table 2. Tables 3-8 provide actual public comments about growth management, public needs within the western portion of the County, rural economy, rural roads, and towns. Additional comments about growth management within Loudoun County are found in the Growth Management chapter of this Public Input Summary.

Figure 2. Rural Policy Area - Growth Management Public Comments

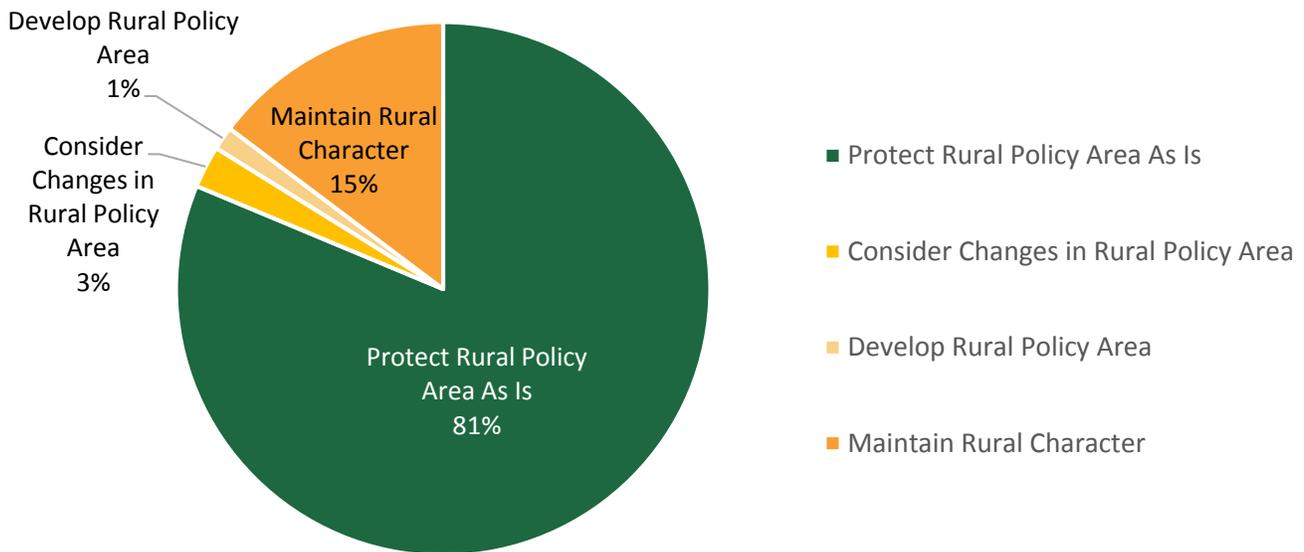


Table 2. Total Rural Policy Area Growth Management Public Comments

| Topic   | Number of Growth Management Comments | Percentage of Growth Management Comments |
|---|--------------------------------------|--|
| <a href="#">Preserve Rural Policy Area As Is</a>      | 287                                  | 82%                                      |
| <a href="#">Maintain Rural Character</a>              | 52                                   | 15%                                      |
| <a href="#">Consider Changes in Rural Policy Area</a> | 9                                    | 3%                                       |
| <a href="#">Develop Rural Policy Area</a>             | 4                                    | 1%                                       |
| <b>Subtotal</b>                                       | <b>352</b>                           | <b>100%</b>                              |
| <b>Growth Management Tools:</b>                       |                                      |  |
| <a href="#">Transfer of Development Rights</a>        | 99                                   |  |
| <a href="#">Conservation Easements</a>                | 97                                   |  |
| <b>TOTAL</b>  | <b>548</b>                           |  |

## 1.1 Preserve the Rural Policy Area As Is (287)

*Public comments indicate very strong public support of keeping the Rural Policy Area intact and preserved as it is with no increase in density and no further development. According to public comments, having distinct policy areas—the Rural Policy Area and the Suburban Policy Area buffered by the Transition Policy Area—is what makes Loudoun County unique. Comments reveal public concerns regarding increasing development pressures and decreasing open space and agricultural land in western Loudoun County.*

**Table 3. Actual Public Comments – Preserve Rural Policy Area As Is**

| #  | Comment   |
|----|---|
| 1  | Abolish AR-1 so the rural area is all AR-2  |
| 2  | Abolish AR-1 zoning and let all the rural area be AR-2.   |
| 3  | Add specific Rural/Agricultural preservation to shape. You talk about considering and integrating it, but not preserving it.  |
| 4  | Ag is dwindling, don't lose it  |
| 5  | Again, my main concern is for preservation of the rural policy area, as well as historic towns and villages. I primarily would like for development to stay out of this area; however, I would welcome efforts to preserve existing historic structures, as well as efforts to drive interest in the area and support rural and town/village businesses that are consistent with the character of the area.   |
| 6  | A lack of appreciation for the intrinsic value of rural Loudoun and a real commitment to saving it for present and future generations. New residents want their rural roads paved and the residents of a subdivision often outnumber the property owners on the rural road so the paving is approved to the detriment of the character of rural Loudoun.  |
| 7  | Allow for more commercial agricultural uses to discourage by right development of single family houses.   |
| 8  | As a former resident of Fairfax County, I do hope that Loudoun will not go that route and over-develop. The rural areas in Loudoun are a blessing to ALL of us and I can only hope they will not be jeopardized.  |
| 9  | As a rural landowner/farmer facing an unrelenting threat by developers to our irreplaceable and unique countryside, I fear that our natural beauty will be ruined forever and our history erased and paved over to line the pockets of a few. The highest and best use of the remaining Loudoun countryside is that it remain rural, with traditional farms growing food in addition to the wineries that serve as tourist attractions.               |
| 10 | As little change in Western Loudoun as possible   |
| 11 | Balance between rural and developed places.   |
| 12 | Better protection of what is conservation easements   |
| 13 | Better represent western Loudoun; consider new boundaries for district or create new districts  |
| 14 | Board of supervisors wants to merge the two parts of Loudoun together too much  |
| 15 | BOS be more familiar w/ Western Loudoun before approving development  |
| 16 | Build less houses and preserve the farms and land.  |
| 17 | By failing to make a clear distinction between the vision, goals and objectives for the suburban east, transition zone and rural west, the document seems to remove one of the cornerstones of the existing comprehensive plan. It's fine to be inclusive and state broad goals that apply to the whole county, but I hope this doesn't mean retrenchment on the fundamental distinctions that have been drawn between the three areas of the county. |
| 18 | Compete: Be an economic force & Connect: Bring people & places together: There is too much emphasis being placed on what is good for business and investors (building a bridge, tearing down trees only to be replaced by more and more buildings, etc.) and not enough on the existing community itself (our heritage,   |

| <b>Table 3. Actual Public Comments – Preserve Rural Policy Area As Is</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
|   | agriculture, focusing on current traffic flow issues rather than creating new ones by building a bridge).   |
| 19  | Conserve open space, farms, villages, roads open space, historic properties   |
| 20  | Control Proper density - limit high density residential the further west you go   |
| 21  | Continue protecting what makes Loudoun unique. Heritage, sites, villages, old roads (rural), Small towns  |
| 22  | Continue to protect and preserve Western Loudoun, it is a gem.  |
| 23  | Continue to protect rural areas. Promote agricultural use. Transition areas should be scrutinized to protect the entire county from overdevelopment and congestion.   |
| 24  | Control commercial growth without tarnishing the country lifestyle of western Loudoun   |
| 25  | Couldn't fit anywhere, need to be more specific -> add while preserving its natural beauty, heritage, and environmental resources   |
| 26  | County must keep a fire wall against development spreading west   |
| 27  | County should evaluate by-right density in western Loudoun County; down zone in order to protect the western character  |
| 28  | Create a regulation where each new construction home in rural Loudoun must be on a 5 acre or greater plot. This will spur further traffic issues associated with medium to high density housing projects that continue to pop up.   |
| 29  | Create a way to keep large landowners in Loudoun who don't want to develop  |
| 30  | Density in areas already dense, keep the rural. Find a way to help keep farms.  |
| 31  | Develop east so preserve west, seems to be theme.   |
| 32  | Do everything possible to avoid further soul-deadening, monotonous, townhouse sprawl, devoid of retail life, street life, or anything distinctive of Loudoun character. Ditto for the meadow-muffin mansions that spring up in western Loudoun, designed with beautiful fronts and ugly, cheap vinyl and maybe one window on the remaining three sides—yet visible from all angles in the open, former pastures they now occupy. USE TOURISM ECONOMICS TO COUNTERACT THESE DEGRADING TYPES OF DEVELOPMENT. If more development is needed doubtful encourage rural-village concepts, with embedded retail. |
| 33  | Does not specifically endorse or speak to rural area  |
| 34  | Don't foresake rural land for growth  |
| 35  | Don't permit rezonings or special exception uses that increase the development intensity/density of rural Lo. Co.-don't change rural character of Western Lo. Co.   |
| 36  | Down-zone the rural west and other wise strictly limit uses in this area to preserve its integrity as a true agriculturally-based economy.  |
| 37  | Eastern Loudoun County supervisors not understanding what makes Western Loudoun special and such a great contributor to the whole county. 10 acres in Western Loudoun is NOT a lot of land or open space.   |
| 38  | Educate County about and protect rural road network as a scenic historic reserve  |
| 39  | Enforce conservation easements! Defining "performance standards" for zoning of Western Loudoun especially conservation easements  |
| 40  | Ensure minimum lot sizes and minimum green spaces in W Loudoun development  |
| 41  | Ensure that the rural character is maintained. This can only be done with very conservative land development policies and adequate support infrastructure for agriculture.  |
| 42  | Expand and protect Western Loudoun County   |
| 43  | Fairness and equity for large landowners choosing not to redevelop  |
| 44  | Generally, yes, I feel that the vision, goals and objectives move us in the right direction. They encompass most of the needs, current assets and opportunities for Loudoun such as more diverse housing, preserving the rural landscape/economy of Western Loudoun, and encouraging placemaking so that there is more "flavor" to Eastern Loudoun in particular as well as more things to do/places to gather.   |

**Table 3. Actual Public Comments – Preserve Rural Policy Area As Is**

| #  | Comment   |
|----|---|
| 45 | Give extra support for objective #4 & #5 under compete - building on our unique rural heritage  |
| 46 | Goal: Shape I am concerned that there is too much emphasis on development here. Every objective seems to stress more building. I favor limited development in suburbs and towns, but strict control over growth in both the transition and rural areas. Currently our historic sites and rural areas are a treasure both for the residents of those areas and the tourists who escape from developed areas to visit them. Western Loudoun will lose its charm if the developers have their way.   |
| 47 | Goal: Shape: one objective speaks of complementing surrounding development with distinct rural form and another asks that development "consider" natural and historic resources. They feature "development." We need an objective of preserving Loudoun's unique rural resources--agriculture, open space, and historical tourism. We know many people in east and west expressed this goal; why are you omitting it?   |
| 48 | Growth should be centered around the Silver Line. The unique historical character and environment of rural Western Loudoun should be preserved for future generations. We already have thousands of housing units and businesses permitted under the current Master Plan. Do not deviate from its transition zone and allow exception after exception to ruin it, particularly for the environmental damage it would cause that will affect the water, air and other factors in the entire county.  |
| 49 | Have Western Loudoun look exactly the same/no change. (W. of Rt. 50)  |
| 50 | Historical aspect overplayed, green portion important, keep it green/rural; historical not "all that"   |
| 51 | Hold to 3 areas and make them distinct. Each appropriate for each area  |
| 52 | Housing opportunities-affordable, in country, must have affordability, preserve ag/open space--farmers can transfer their knowledge and equipment to future farmers as needed   |
| 53 | How do we keep rural while growing economy, transportation. Pressure to intrude on transportation area because of lack of space. Economically feasible? West? Appeal to younger generation. Keep rural intact. Increases taxes for farmers buildings disconnect. Most valuable resource for protection. Unique to our area.   |
| 54 | How to preserve Western Loudoun   |
| 55 | How to protect land; trends disturbing; large farms will break up   |
| 56 | I am concerned that the vision, goals and objectives continue to place too much emphasis on development and not enough emphasis on sustainability and preserving the rural character of the county. It is concerning to me that even in the discussion of sustainability, the focus is on "green infrastructure." We need forests, not infrastructure; fields, not "green spaces." Once that is lost, it is lost forever. I strongly support the pillars which speak to enhancing the quality of life and strengthening our natural and historic assets. I believe, however, that the plan places too much emphasis on "meeting the needs of businesses" and economic development. Loudoun County is already strong economically. We need to give greater thought to the needed services and supports to accompany that economic growth, which are lacking. For example, it's ridiculous that we're one of the wealthiest counties in the nation and we don't offer full day kindergarten -- we need to focus on funding our schools at the elementary and high school level, before we add more new home development!! |
| 57 | I am for maintaining our current zoning and keeping as much farm land and open space as possible. More helper/skelter development is going to ruin what natural beauty Loudoun County has left.   |
| 58 | I believe that development should be very limited to maintain the current amount of farm land and rural setting in this part of Loudoun County (Purcellville, Hamilton, etc.). This rural setting is the county's greatest asset and draw to this area. When I bought my home here, it was because this part of Loudoun County with its country roads, beautiful trees and gorgeous farmland did not look like the over built areas of Northern Virginia which so many people detest and regret now.  |

**Table 3. Actual Public Comments – Preserve Rural Policy Area As Is**

| #  | Comment   |
|----|---|
| 59 | I believe when it comes to western Loudoun we are very close to where we need to be. The temptation is to allow special exceptions to increase development on certain parcels. As I noted above, that becomes death by a thousand cuts. We need to follow our comprehensive plan for maintaining a vibrant rural economy in Loudoun that includes all segments of agriculture. Loudoun currently ranks #1 in acreage in grape production, #1 in number of wineries, #1 in berry production, and is still on the top third of Virginia counties in beef cattle as well as sheep and goat production. This doesn't even touch on our 180 million dollar equine industry and our #1 ranked horse population for the state. In short, we need to recognize that we are doing a good job, and address small regulatory and zoning issues when they arise, but don't lose sight of the fact that it has been a success! |
| 60 | I don't think this does nearly enough to protect the rural landscape of Western Loudoun. We need to make it a top priority to preserve the open spaces and historic landscape that makes Loudoun such an incredible place to live. Not only does it provide a wonderful place for its residents to live, but it is also the primary basis of tourism in Loudoun. We are so fortunate to have such a beautiful historic landscape and it is our duty to do everything in our power to protect and preserve it. We also need to further emphasize the importance of preserving the transition area because it is a critical buffer and protective barrier for Western Loudoun.  |
| 61 | I found it overly generalized. I hope the current zoning within the Transition Area is maintained. I would like to see incentives for our local farmers so that our farms that provide local sources of food don't disappear. The latest burden of taxes on barns and chickens is very discouraging. Is this a hidden agenda on behalf of developers eager to acquire more rural land for housing developments--which creates more traffic demands.   |
| 62 | I like rural western loudoun. You will succeed by not succumbing to developer interest  |
| 63 | I like this: 4.A viable rural economy that builds upon the county's unique agricultural heritage and supports existing and emerging rural industries, including farming, agriculture, equine businesses, and rural tourism and hospitality uses. But I don't see how that is possible with all the building in Leesburg. Shouldn't destroying old farms NOT be on the agenda?   |
| 64 | I think any development that occurs anywhere in Loudoun needs to be consistent with the character of the area in which it exists, as well as the envisioned character of that area. To me, this means suburban residential development that creates cohesive neighborhoods, as well as commercial and mixed use development that contributes to the interest of the area and a sense of place, transitional policy area residential development that is less dense and provides an appropriate transition into the rural parts of the county, and very little, if any, development in the rural parts of the area (excluding, of course, minimal public works and infrastructure as needed to support the needs of residents in this area).   |
| 65 | I live in Western Loudoun (Round Hill) and have been very unhappy with the "build out" mentality of putting homes everywhere. We need to keep green space as is! Both humans and animals need it. Please limit future homes to minimum of FIVE ACRES EACH LOT. Thank you for listening!   |
| 66 | I think that the overall plan of the vision, goals and objectives moves the county forward in the correct direction, but with that being said, it is absolutely crucial that the distinction be made between the developed East and the rural West of the county. The Transition Zone must be protected and development in the western part of the county strictly controlled. Overall, the eastern part of the county gets the bulk of the attention, while the west is the beautiful area but lacks the support of the county to promote its historical, agricultural and equine significance to the county.  |
| 67 | I think that the rural nature of western Loudoun County needs to be preserved by maintaining the current zoning.  |
| 68 | I think the goals need to reflect keeping Western Loudoun more rural and less opportunity for building tacky-tacky housing that builders slap up in a week.   |

**Table 3. Actual Public Comments – Preserve Rural Policy Area As Is**

| #  | Comment  |
|----|--|
| 69 | <p>I think the major obstacle is the temptation to allow additional single family home density in western Loudoun. We already have many, many homes already in the pipeline. We need to utilize density in the east, near metro, where folks can take advantage of that infrastructure to live, work, and play, while maintaining the rural west as a place for those eastern residents to play, but also a place for our farmers to PRODUCE. I live in a small 120 year old farm house, and while there are trade off's for chosing to live where I do (no high speed internet, no grocery store 10 minutes away, etc) the benefits of being able to farm, and living an area close to nature is why I live out here. In looking at our neighbors to the east in Fairfax, beyond the simple fact of the intense suburban development is that there is VERY little historic Fairfax county left. Unlike western Loudoun where we have plenty of historic homes, commercial buildings, and even schools, Fairfax has lost almost all of its history, and I think that's another thing that makes Loudoun special. So again the challenge is that when we do redevelop areas, not to lose the historic structures that made them interesting in the first place. Old homes and buildings give people a sense of place and provide a connection to our past, which makes the area seem less transient and cookie cutter. Its easy to look at a place and say "well George Washington didn't sleep there, its not historic"...but when I talked to my 80 and 90 year old neighbors about the history of my house and my property, it gives me a connection to those who went before. If my house were to be torn down, no one would be able to say "that was the first house in the area that got a radio so its where we all used to listen to the Joe Louis fights" In any event, again, don't be tempted by cutting around the edges and rezoning rural western Loudoun or allowing historic areas in our towns and county to be bulldozed. These are the things that make Loudoun special. Developers will come and go...build, and move on to the next project. But our history and our residents, especially our farmers are here for the long haul.</p>   |
| 70 | <p>I think they do. Coming up with goals for Loudoun County is an interesting and difficult task, given how heterogeneous the county is (with its varying densities of suburban development, its planned urban developments, its historic towns and villages, and its rolling countryside). I think that pretty much everything that I think should be a priority is encompassed in these goals; however, the trick really is the balance. It is just as important in my mind that Loudoun puts the proper weight behind each goal. That said, I think these should be the top priorities for Loudoun in the years to come:</p> <ol style="list-style-type: none"> <li>1) By far, the topmost priority for Loudoun County must be protection of its rural and historic assets. Loudoun is unique in the suburban counties of the DC area in that it has so much unspoiled rural space, and that this area (and adjoining areas, such as Leesburg) contains so many wonderful historical assets. It is, frankly, the main reason that I love Loudoun County. I am glad that this is mentioned in the goals, but the county cannot lose sight of it. I am certain that as free land becomes scarce in the suburban area of the county, some real estate developers will press for more dense development in the transitional policy area, and as opportunities to develop that land become scarce, there will be pressure to allow more development westward into rural areas. When this happens, Loudoun <i>*must*</i> draw a hard line against suburban development in the Rural Policy Area. Destruction of the historic assets in that area would be unconscionable, and suburban development of it would be nearly as destructive. I also feel that Loudoun must continue to make resources available for the preservation (both natural and historic) of this countryside, and do its best to make sure that contributing historic structures are maintained. I am glad that agritourism has begun to play a large role in our county, as it drives up interest in the rural areas and provides money to preserve them, so I also support efforts to increase agritourism in Loudoun County.</li> <li>2) Though I feel most strongly about historic and rural preservation by far, I feel that Loudoun's second priority should be to create a sense of place in the suburban portions of the county. There are some developments that seem to do a good job of this (Village of Leesburg, One Loudoun), and there are a number of places in the county that seem dominated by nondescript strip malls. I think that Loudoun has the opportunity now, before the county is too built up, to make sure that development supports a sense of place. This isn't just a commercial task, and I think that insisting on cohesive neighborhood design and</li> </ol> |

**Table 3. Actual Public Comments – Preserve Rural Policy Area As Is**

| #  | Comment  |
|----|--|
|    | the preservation/creation of public spaces is also key. 3) Finally, I think that making it easier for Loudouners to live a full life, and especially one not dominated by commutes and traffic, is certainly a priority worth pursuing. I again see this as a something that should be taken care of in the Suburban Policy Area (as I am wary of extensive development, including infrastructure development, in Loudoun's rural areas). Improvement of Loudoun's roads and transportation options is of course a given and will be for many years to come, but I think the real brass ring would be to attract more businesses, with relatively large workforces and in industries that can support Loudouners' salary needs, to set up shop here in Loudoun County. I am not certain exactly how to do this, but I think it is worth Loudoun County's full attention. |
| 71 | I would like to see protection of the natural environment that Loudoun has been blessed. Rural landscape, water quality, wildlife and the beautiful open space that uniquely identifies this land. The continuous sprawl of development that robs us of that unique and valuable identity is an irreversible travesty.   |
| 72 | I would like to see sustaining Loudoun's natural and historic assets be a TOP priority. It is the most important item/goal on the list.  |
| 73 | If Western Loudoun remains rural and farms, vineyards, b and bs remain and are not put out of business because the area is suburbanized. One trail riding operation already closed because people don't want to ride by a development.   |
| 74 | I'm concerned about that the supervisors are going to cave in to pressure from development interests in the Transition Area, despite the feedback that tax paying citizens in the Transition Area and Western Loudoun have given. Please do not destroy our quality of life with unsustainable growth; in the end this will serve only home builders and cost tax payers who pay for new roads and schools. There is plenty of room to develop near the new metro stations where it makes more sense, and this will not add pressure on crowded roads and the limited water supply.  |
| 75 | Improve amenities will destroy Loudoun. Road suestem is limited but like it. Spme statements are broad - "development that integrates with historic, preserves the history. There is a desire to preserve the amenities of western Loudoun. The unique natural historic resources needs to be preserved. Recreation that are passive and low key. Sustain goal - "throughout the county"   |
| 76 | In vision - want to see reference to "respect" and "respectful" of whats there and not overrun whats there with what we want, Loudoun is pretty rural - whats here, farm community   |
| 77 | In vision statement - need to add protection + preservation of environment and natural resources & agricultural resources  |
| 78 | It needs a statement about preserving the rural west.  |
| 79 | It needs to emphasize the preservation of what we love about Loudoun -- the beauty of open spaces, agricultural and wild preserves.  |
| 80 | It seems the vision implies and assumes growth. The first tenet is economic development and the last is to preserve history, under transportation. Should be more emphasis on preserve, protect, conserve in the Western portion of the county.  |
| 81 | It's great to have vision, goals and objectives but these are the same lofty concepts that are created in a vacuum and in a room with residents and a lot of marketing speak (and I'm a marketing professional). What I believe the County desperately needs is to engage the best land planners and fully evaluate all of the current zoning, approved projects, land availability and come up with a concrete plan instead of swinging from growth to no-growth every couple of years. The western part of the county is a huge asset to the region which the eastern part of the county needs to recognize. Western rural land should be protected and that that is already zoned (included eastern portions) should be carefully planned or Loudoun will turn into the zoning mess that other counties to the east are grappling with.                               |
| 82 | Keep county rural; preservation/development needs to be in all goals   |
| 83 | Keep current residential density in Western Loudoun as is  |

| <b>Table 3. Actual Public Comments – Preserve Rural Policy Area As Is</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 84  | Keep density same in west   |
| 85  | Keep Green Space! Limit building West of Leesburg (both commercial AND residential) to one per 5 acre lot.  |
| 86  | KEEP LOUDOUN BEAUTIFUL! Continue to restrict growth to towns and villages.  |
| 87  | Keep open space, keep it rural, farmland  |
| 88  | Keep rural area as is, but transition area likely gone  |
| 89  | Keep rural areas rural and build around the existing towns.   |
| 90  | Keep rural Loudoun rural-Gravel roads   |
| 91  | Keep rural part of County rural for tax base  |
| 92  | Keep the Blueridge area rural with min 3 acre zoning.   |
| 93  | Keep the rural character of western Loudoun. It is our open and agricultural land spaces that are presently enabling a thriving agro-economy. The encroachment of "spectrum price point housing" would quash the current flow our tourism to western Loudoun by enactment of subsuming open space for housing but also by the deterrent of traffic congestion. Rural roadways are part of the touristic "charm" of this area.                         |
| 94  | Keep the west rural   |
| 95  | Keep the western portion of the County rural and not suburban. Otherwise Loudoun will become just another urbanized suburb and our rural economy and tourism will die and our taxes go up, way up!  |
| 96  | Keep towns in western Loudoun from expanding in order to preserve the rural character of the county--do not permit annexation that permits development that changes the rural character.  |
| 97  | Keep W Loudoun peaceful, relaxing-keep scenic views. Limit density to the E part of the county  |
| 98  | Keep w. Loudoun rural but clarify definitions for zoning so developers must follow  |
| 99  | Keep western Loudoun a place that supports traditional ag, but is respectfully friendly to tourism and heritage tourism industry  |
| 100   | Keep Western Loudoun as a destination-trails/equestrian/wineries/national park  |
| 101   | Keep Western Loudoun as it is with an essentially rural nature and with low density housing (3 acre plus lots).   |
| 102   | Keep western Loudoun free of "big box" stores, keep it commercial via agricultural and tourist businesses only. DO NOT approve much residential build out here. You have the opportunity to make western Loudoun a booming tourist area by keeping it open and green, and the tourists will come to visit the wineries and breweries. I would encourage AREA-SPECIFIC lodging that complements the area (nice hotels that are not low budget chains). |
| 103   | Keep Western Loudoun from being covered in development. Maintain woodland spaces, everywhere. Respect historical sites.   |
| 104   | Keep Western Loudoun rural - livestock, agriculture, forestry   |
| 105   | Keep western Loudoun rural and as undeveloped as possible. No commercial development outside the towns. Severely restrict residential development, along the lines of the current Comprehensive plan  |
| 106   | Keep western Loudoun rural and focused on agriculture   |
| 107   | Keep western Loudoun rural and keep it wine and craft beer based  |
| 108   | Keep Western Loudoun rural and manage growth in Eastern Loudoun.  |
| 109   | Keep Western Loudoun rural nature, ag in rural economy needs the focus-need ag in economy   |
| 110   | Keep western Loudoun rural! It is vital that the towns be given a fair say in their development, agricultural and viticultural landowners be protected and traffic mitigated by strong public transportation and walkable/bikeable paths and development -- not more "by right" housing developments and road expansions that merely attract more traffic without solving the problem. A future Loudoun should  |

**Table 3. Actual Public Comments – Preserve Rural Policy Area As Is**

| #   | Comment  |
|-----|--|
|     | continue to draw strong eco-tourism and green businesses attracted by the character of the countryside, with support rather than hindrance from the county and developers. (This benefits the whole county, as the air and water quality on which all residents depend is controlled by the quality of the buffer in the undeveloped areas.)   |
| 111 | Keep western rural   |
| 112 | Keep zoning as is in western Loudoun   |
| 113 | Kicking people out of the rural areas  |
| 114 | Land needs to be seen as valued for farming  |
| 115 | Leave western Loudoun as is! No more houses. Promote farms whether it be farms, wineries, orchards. Anything to promote wide open spaces.  |
| 116 | Like sustain goal reference to pastoral, rural landscape. The zoning change in rural Loudoun has helped, hope it doesn't change  |
| 117 | Limit development in Western Loudoun (retail/commercial shopping areas)  |
| 118 | Limit growth in western Loudoun county   |
| 119 | Limit W Loudoun growth; protect agricultural tourism   |
| 120 | Long overdue for plan update. Need flexibility in plan to address new things as they come along. Have push/pull of east and west - think if we can leave rural as it is. Look at transition - for change - provide connectivity from rural through transition - to suburban area - there is a need for change - support some of the new ideas - not remain static - believe we are working with a rigid plan now - think we have an opportunity. As for specifics - on the vision & goals - would like to see a little more meat and a little less fluff. Building on data center analogy - need to plan for what that is going to be when that use/need goes away. Need to anticipate change in the future fom self driving cars to mini houses             |
| 121 | Look at what Montgomery County, Maryland has done to keep rural and urban separate   |
| 122 | Look Fauquien County as well as role model for rural area  |
| 123 | Loudoun is a diamond in the rough of northern Virginia. Too often, development pressure, empowered by political money has left many residents behind, while forcing them to deal with increased traffic congestion, poorly planned development, and corporate first policies, especially regarding rural broadband. I support (1) careful planning for commercial and residential; (2) greater control of rural business economic development so it better respects and protects our historic landscapes; (3) innovative transportation planning to deal with the tremendous traffic problems; and (4) communications infrastructure that supports the entire county (licensing for cable and internet should require providers to cover the ENTIRE county). |
| 124 | Loudoun is growing too fast, outgrowing schools, roads, etc. Being on the list of fastest growing counties in the country is not a good thing. Falling on that list would be a good sign. Keep western Loudoun rural, we're succeeding as long as it stays rural.  |
| 125 | Loudoun will remain an attractive destination for business, their workers and families so long as it isn't just like every other county in the D.C. Metro Area (poorly planned and overrun with development and traffic). *The Metro train is a blessing. Let's use it fully and plan ALL new development around it. *Leave the rural countryside as is. Don't let the mistakes of the past repeat themselves. *The developers don't care about us. They only look for profit. Let us not let their vision hold sway. *Instead let us maintain our historic connection to the country while simultaneously improving EXISTING communities and attracting more business through improved transportation infrastructure in already-approved development areas. |
| 126 | Love Western Loudoun as it is, keep open space, horse farms, fight development pressure/housing development  |

| <b>Table 3. Actual Public Comments – Preserve Rural Policy Area As Is</b> |   |
|---|---|
| #   | Comment   |
| 127   | Make keeping open spaces a priority, do not ruin western Loudoun County with poorly thought out housing developments.   |
| 128   | Maintain appearance of rural area   |
| 129   | Maintain AR-zoning lot sizes in Western Loudoun   |
| 130   | Maintain beauty of western loudoun  |
| 131   | Maintain character of rural area  |
| 132   | Maintain character of transition and rural areas, towns, villages   |
| 133   | Maintain house per acre ratio that is in Western Loudoun now  |
| 134   | Maintain the rural character of Western Loudoun.  |
| 135   | Maintain two distinct areas: rural west, urban east   |
| 136   | Maintain zoning and land use policies that promote the agricultural economy of western Loudoun. The special part of Loudoun is that we have the suburban East and the rural West. Agricultural enterprises need a critical mass of land on which to operate and once our land base drops below a certain threshold, the rest of the industry will suffer. Our farmers and rural business owners supply our eastern Farm Markets and restaurants, while also bringing tourists to the west to visit vineyards and wineries, to bike, and to enjoy pick your own operations. We have a real special balance and place here in Loudoun, please do not do anything to lose the agricultural and historic nature of western Loudoun. |
| 137   | Making a great place - need to limit the loss of rural farmland   |
| 138   | More details needed. Keep west rural, these don't capture this idea   |
| 139   | Mostly. However, it is of the utmost concern to every resident of Loudoun County--east and west--that we preserve the rural character of Western Loudoun. We must confine development, both residential and commercial to Eastern Loudoun as we have done in the current Comprehensive Plan. If we don't, we'll have one large, overtaxed, underfunded, unsustainable suburb that will benefit no one except developers.  |
| 140   | Mostly. Would like to see more emphasis on maintaining the rural aspects of the county.   |
| 141   | My concern is the Rural Policy Area. Vision goals appear to support "rural scale agriculture, tourism and environmental protection."  |
| 142   | Need codified regulations to preserve western Loudon?   |
| 143   | Need definition for transition. Stay east Rt 15, do not go west. No new development west of Rt. 15. V,G,O sound nice but contradictory. Sustain objective 4 - what is pastoral rural landscape?   |
| 144   | Need to focus on Making sure housing is NOT overbuilt and totally focus on rural infrastructure and economy. Loudoun is not Fairfax   |
| 145   | New development in western Loudoun County will be curtailed and the Planning and Zoning Department and BOS will no longer allow and approve additional development.   |
| 146   | No areas for potential change in rural area concern.  |
| 147   | No change to development pattern in rural western Loudoun County (rural west, suburban area; preserve rural lifestyle and smart economic uses in the west)  |
| 148   | No exceptions should be made to rules designed to limit development. Planners should avoid the temptation to give in to developers who are only interested in turning farmland into personal profit.  |
| 149   | No!!!! We need to protect the western part of the county from encroaching development.  |
| 150   | No, it does not move us in the right direction. It makes no distinction whatsoever between eastern Loudoun (in general, east of Route 15) and western Loudoun (in general, west of Route 15). I truly believe that we need an Envision Loudoun Vision that consists of two distinct parts, one focused on eastern Loudoun and one on western Loudoun. This is necessary because the goals and objectives of each of these areas are very, very different.   |

| <b>Table 3. Actual Public Comments – Preserve Rural Policy Area As Is</b> |  |
|---|--|
| #   | Comment  |
| 151   | No. I do not agree with the Vision's operative last sentence - "The County will foster economic innovation, fiscal strength and sustainability. It is unbalanced and inconsistent with the previous sentences and subsequent segments: Yes, the County needs to support growth with underlying infrastructure and regulatory support, but 'economic innovation' is driven by the private sector and has done so very well as is more than obvious. The public sector has very little to do with this. I suggest you (1) shift the Vision and County's public role more on its residents (and voters)....to me, that means sustaining quality of our environment - water, air, land, AND (2) more CLEARLY indicate that the County WILL MAINTAIN THE AMAZING BALANCE between high quality economic growth in the eastern areas, and our natural resources, farmlands, heritage resources and viewsheds in the western area....that means to me, not just nice words about the western area in the fourth section of you statement, but a DECISIVE VISION that essentially says it will maintain the current policy framework in the Transition Area and not allow economic development to continue to encroach and nibble away at our western resources ....Loudoun County is unique co-existence in the strength of both the east and west and the opportunity of its citizens to partake in both....please, let's keep it that way! |
| 152   | No. I believe our county especially in aldie is becoming one huge housing project where our beautiful land is being overcrowded by houses on top of each other and overcrowded schools that cannot accommodate the students they presently have enrolled. The scenic beauty was one reason we bought in aldie and that will no longer exist with all of the housing developments that you have allowed. Very disappointing.  |
| 153   | No more development west of Leesburg   |
| 154   | NO!!!! STOP trying to over develop Western Loudoun. We moved to Purcellville to get away from the urban sprawl of Ashburn. And, now, you want to move your urban sprawl (high density housing, "big box" stores, etc.) to Western Loudoun. This over development MUST STOP! We the PEOPLE WANT the rural appeal that Western Loudon!   |
| 155   | No. There is inadequate attention to western Loudoun (west of Route 15). Western Loudoun is a unique and valuable region which presently keeps the County as a well-balanced and special County. It's uniqueness and extraorjinary natural assets and beauty must require that all development initiatives there be subject to a higher level of scrutiny than easter Loudoun. Residential and commercial proposals should be subject to a standard of "strict scrutiny" which includes adherence to a well defined vision for western Loudoun.  |
| 156   | No/yes - too many goals & objectives. Too general. The areas rural/transition are not very easy to see in the vision   |
| 157   | Objective sustain #4: subdivisions in W Loudoun not in line with rural dev (mansions)  |
| 158   | Overall the document is too vague about how the rural character of Western Loudoun is going to be preserved and how the Transition area will be protected from development   |
| 159   | Overall the Vision is well stated. With nearly 50% of Loudoun designated as Rural land use or Rural Transition, a greater focus on preserving that rural space is expected.  |
| 160   | Overall, there is great emphasis on development of business and housing and no emphasis on protecting the rural west.  |
| 161   | Permanent protection for western loudoun as a good   |
| 162   | Place a moratorium on new residential development (Ex. Village of Round Hill)  |
| 163   | Please help curtail rampant development in Western Loudoun that threatens to destroy the way of life and beauty here the reason many of us live here in the first place.   |
| 164   | Please keep the development (restaurants, shopping, business - all of which is good) in the Eastern part of Loudoun County, and keep Western Loudoun Wild and Weird.   |
| 165   | Preservation concerns - options for rural area - what is development strategy to preserve. Look at options for preserving - rural economy  |

| <b>Table 3. Actual Public Comments – Preserve Rural Policy Area As Is</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 166   | Preservation of Historic Districts and areas rural and western   |
| 167   | Preservation of our local and family farms so that our citizens have access to locally grown and fresh foods. This also supports our rural economy and enhances offerings at county restaurants. |
| 168   | Preservation of the rural western Loudoun  |
| 169   | Preserve agricultural in West and concentrate development in suburban transition   |
| 170   | Preserve current agriculture/farms   |
| 171   | Preserve current zoning in W. Loudoun  |
| 172   | Preserve historic and uniqueness of our towns  |
| 173   | Preserve historic resources; capitalize on historic culture in W   |
| 174   | Preserve identity as horse country; less emphasis on development; more on agriculture  |
| 175   | Preserve land for ag. Uses, etc.   |
| 176   | Preserve larger tracts of land in rural areas  |
| 177   | Preserve open spaces that we have -huge areas in the county (Rogers Farm should be preserved)  |
| 178   | Preserve our green space while also building rural economy correctly and with context  |
| 179   | Preserve Rte 15 corridor and preserve existing rural economy   |
| 180   | Preserve rural areas; contain suburban growth  |
| 181   | Preserve rural character of the West (address traffic issues on 15 and 19)   |
| 182   | Preserve rural look and feel of western Loudoun.   |
| 183   | Preserve rural western Loudoun as a artisan and wine country.  |
| 184   | Preserve rural/open space for future generations/balance growth  |
| 185   | Preserve the open space of the west by maintaining a rural policy that recognizes the value of open space.   |
| 186   | Preserve the rural character of W Loudoun  |
| 187   | Preserve the rural character west of Rte. 15.  |
| 188   | Preserve the rural character,esp north/west and south of Leesburg.   |
| 189   | Preserve west - plan parks/recreation areas  |
| 190   | Preserve west, but not preserve in Eastern part. Encourage preservation in East.   |
| 191   | Preserve western Loudoun as a rural area that is attractive to tourists  |
| 192   | Preserve western Loudoun to preserve culture   |
| 193   | Preserve western Loudoun; protect "look and feel" of western Loudoun   |
| 194   | Preserve! The agriculture land   |
| 195   | Promote integrity of villages and towns to protect hard edge of village - immediate green space without sprawl at edge   |
| 196   | Proper planning for protection of western Loudoun's resources  |
| 197   | Protect culture of western Loudoun established over last 250 years. Do not allow inappropriate commercial encroachment   |
| 198   | Protect rural areas  |
| 199   | Protect the quiet integrity of rural residential communities   |
| 200   | Protect the rural area and rural economy; ID impacts of suburban area or rural areas   |
| 201   | Protect the rural west   |
| 202   | Protect the rural western part of the county. Limit housing levels and keep business uses there compatible with its rural character.   |

**Table 3. Actual Public Comments – Preserve Rural Policy Area As Is**

| #   | Comment   |
|-----|---|
| 203 | Protect the three distinct policy areas suburban east, transitional middle and rural west.  |
| 204 | Protect western Loudoun from development and the transition area from over development by retaining current transportation infrastructure. The building new roads and expansion of other ones just makes it easier to develop and accommodates higher population density.   |
| 205 | Protect Western Loudoun from further development. Have City staff supervise /monitor their easements  |
| 206 | Protected historic areas and western Loudoun; Open spaces   |
| 207 | Reaffirm western Loudoun stays rural and growth should occur around existing towns.   |
| 208 | Reduce growth - preserve west Loudoun County and keep transition policy area  |
| 209 | Reduce suburban sprawl towards the west   |
| 210 | Reason move west - rural and pretty. Will loose appeal if lost. Goals + objectives speak to suburban areas -> east  |
| 211 | Recognize urban/suburban/rural cutouts and how to preserve; preserve environmental and economic diversity   |
| 212 | Respect W part of the county-listen to residents  |
| 213 | Responsible development. Do not develop western Loudoun.  |
| 214 | Retain AR1 and AR2 zones  |
| 215 | Retain rural character of west, especially the State Park; retain rural, transition and suburban policy areas   |
| 216 | Retain the rural character and open space of the western end of the county.   |
| 217 | Rural areas maintained and enhance economic development options more diversity  |
| 218 | Save western Loudoun; different priorities for different areas; preserve identity   |
| 219 | Shape: Make a Great Place - Western Loudoun is made up of a a number of towns, villages, hamlets, and recognized 'places' that have existed for years and years. There are place name and street names and roads with names that have and/or have had meaning in the area. Those of us who have lived in Western Loudoun County for many years are happy with the way things are. We do not need or want to have recreation areas, commercial areas, new neighborhoods, and/or "integrated design of the natural environment" - the natural environment is what drew us here in the first place....there is no need for the county to become involved.. Adding heliports and changing zoning so that newcomers can change the area to go along with their private visions has become commonplace on the part of the county, but is not appropriate. |
| 220 | Slow down development in the west   |
| 221 | Slow down the growth... keep Western Loudoun rural!   |
| 222 | Slow down the residential growth in Ashburn and Leesburg. The County is starting to lose the small town, country charm.   |
| 223 | Slow growth and growth population. Should not go out West. Slow the growth to decide is that good for the County?   |
| 224 | Slow the growth in western Loudoun. Preserving the couttryside is a must. Those of us that live there do so bec of the rural nature of the area.  |
| 225 | Sounds good on paper. However my experience with the BoS is one of lack of concern for Western Loudoun and preserving pur way of life. They are focused on growing the rural economy without regard for the effects on residents(wedding venues and brewery/wineries in my neighborhood!)   |
| 226 | Stick to the plan. Western Loudoun should stay at the current homes per acreage and the transition zone needs to be protected. Continuing to allow builders to file special permission to build more than is in the plan for the transition zone is compromising the whole point of a transition zone.  |
| 227 | Stop "suburbanizing" Western Loudoun  |

**Table 3. Actual Public Comments – Preserve Rural Policy Area As Is**

| #   | Comment  |
|-----|--|
| 228 | STOP ALL DEVELOPMENT in Western Loudoun (meaning Leesburg and west of Leesburg)! The rural atmosphere, and the small towns, are the reason people move out here, and the reason people visit. If you create another cookie-cutter suburban development, it will blight the rural small-town charm.   |
| 229 | Stop development in western Loudoun; keep development in the east  |
| 230 | Stop issuing building permits for large developments. Quit taking farm land for development.   |
| 231 | Strengthen language of comp plan to regain western Loudoun rural area  |
| 232 | Support Quality of Life - the quality of life in Western Loudoun used to be outstanding. The shopping centers, the McMansions, the crowded schools, the heliport, and the changes in zoning have all contributed to an erosion of what we had and loved about our county. It just needs to stop. Make a line at Leesburg and leave the western end of the county as is - no more development!  |
| 233 | Sustainable develop of rural business while limiting residential development   |
| 234 | The amount of acreage saved for agriculture and open space will not diminish. The quality of water in our streams will improve. AR-1 and AR-2 zoning will not change. The Transition Area will be preserved. The Board of Supervisors will take sincere, proactive actions to protect rural Loudoun, not just pay lip service to it. Commercial enterprises which are not truly agricultural in nature will be located in or adjacent to the towns, not allowed to pop up on any available parcel or property. Rural roads will be maintained properly, not paved. |
| 235 | The best part of Loudoun is the (rapidly disappearing) rural atmosphere and green spaces. It is quickly becoming overdeveloped - too many new homes and businesses. The growth keeps outstripping the infrastructure. Please do not let the developers win. Leave some of the green spaces that make Loudoun wonderful.  |
| 236 | The Board of Supervisors has to have the guts to draw a hard line that Western Loudoun will not be developed and that "event centers" and "wineries" will be evaluated on a case by case basis to determine whether they are appropriate or whether they are a detriment to the existing thriving community.   |
| 237 | The County as a whole faces difficult choices -about how and where to grow and how to provide for current residents and future residents. We have a unique mix of suburban and rural areas - those are our basic character and our competitive advantage - we need to preserve those distinct alternatives - while offering an urban option, around Metro, to provide both needed opportunities for entertainment and cultural activities - and additional living space for new residents.   |
| 238 | The county needs to focus more on renewable energy (it isn't even mentioned), better holistic planning for the future and preserving the rural area as much as possible. Otherwise, it's good  |
| 239 | The county will keep its' rural nature with the existence of open space.   |
| 240 | The Envision Loudoun Draft is heavily focused on housing, employment, commercial development, transportation, and other objectives that are just fine for eastern Loudoun but are completely wrong for western Loudoun. This is not just my opinion. People in western Loudoun overwhelmingly want it to remain rural and agricultural. The only objective that has this as its subject is number 4 under the Compete section.   |
| 241 | The major obstacle to realizing the vision that most in Western Loudoun want-to preserve its rural character-is the influence of developers who don't care what happens to the county after they've made their money. *This is the same obstacle to controlled growth.   |
| 242 | The pressure to develop Loudoun will only grow. We need strong protections for rural Loudoun in the comp plan to keep momentary shortsightedness from ruining it forever.  |
| 243 | The Rural Economic Development Council and Plans in their names are oxymorons. The effort should be to prevent development of rural Loudoun and sustain existing agricultural and other land preservation uses as well as encouraging more agricultural uses.  |

| <b>Table 3. Actual Public Comments – Preserve Rural Policy Area As Is</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 244   | The Sustain section has good objectives but is not specific enough. For example, objective 4 in this section mentions "appropriate scale and design". Who defines "appropriate"? To a developer, putting 200 townhouses on a few acres is appropriate. To current residents of western Loudoun, we like our part of the county the way it is. If we wanted it to look like Ashburn, we'd live in Ashburn.   |
| 245   | The "transition area" was meant to be a buffer between the over-developed Eastern Loudoun and rural Western Loudoun. That is a complete joke and the Board of Supervisors should be ashamed of themselves! By building in that area already, you have sent the wrong message and opened the door to developers. I moved from Eastern Loudoun out west because I was sick and tired of over-development and the burdens it brings to the county and taxpayers. I implore you to keep Western Loudoun the way it is...rural.  |
| 246   | The transition and rural areas will remain primarily in open space and agricultural businesses. Views, historic landscapes and environmental preservation will be the focus in these areas. Commuters from West Virginia will find alternates to Rt 9 and Rt 7.   |
| 247   | The various goals and the vision are in conflict with one another. Protecting rural spaces sounds good but is undermined by development. Calling developmen thoughtful doesn't make it any less invasive of the rural landscape. I'm discouraged at the direction of sprawl and how in the end, building out open spaces is the only thing the county seems to know how to do.  |
| 248   | There is no change because we protected what we have  |
| 249   | There is over development in Western Loudoun and the Transition area. Contributing to this is the county caving in to developer desires despite zoning and other restrictions/guidance. The county needs to hold the line on development by enforcing zoning restrictions, not granting exceptions and variants, and not changing zoning to permit more density. In the past it seems that a very liberal interpretation of "by right" has occurred which has permitted more development when a reasonable interpretation would not have allowed it.  |
| 250   | There will always be pressure from developers to extend into new areas, and I feel that, almost by definition, new subdivisions contrast with and detract from the character of rural areas of the county when they are built there. I'm a bit disturbed by the relatively high density development that has been allowed in certain parts of the TPA and what the implications might be for the RPA once this space is exhausted. I also feel that the historic character of Loudoun's small towns and villages relies heavily on the historic structures within those places. The loss of one contributing structure or the erection of one out-of-character structure could have a significant negative impact, especially in the smaller villages. I find the proposed fire station in Aldie that relies on the destruction of historic houses (though ones currently in relative disrepair) disheartening, and I hope that the county makes future decisions that preserve, rather than detract from the historic character of these places. |
| 251   | There will be densely populated areas, farms and large public lands left as natural preserves.  |
| 252   | Think of western Loudoun as green space between Washington and west   |
| 253   | Think of western Loudoun as green space, preserve vulnerable landscapes; vibrant farming/agriculture; villages; wineries/breweries/bed & breakfast  |
| 254   | Tighten up protection of open space, embrace plan-ecotourism in west, sustainable economy   |
| 255   | To preserve and keep the varied land-use patterns (agricultural, etc.) in place to preserve the scenic quality of county  |
| 256   | Too much growth too fast in the west. The rural area is losing its character.   |
| 257   | Traffic concerns, rural heritage preservation; too much development & encroachment. Utilizing renewable energy sources, agricultural preservation - land use.   |
| 258   | Train has left the station - can we come up with incentives to retain the true rural character - foundation report not unique/special   |

**Table 3. Actual Public Comments – Preserve Rural Policy Area As Is**

| #   | Comment  |
|-----|--|
| 259 | Transition and Rural Areas: I wanted to voice my support to maintain the transition zone boundaries and current zoning structures, which are what are fundamentally at stake as far as I see it. Part of what makes Loudoun such a wonderful county is the west and its way of life. As a resident in Aldie I am constantly seeing more and more trees torn down and land developed with huge planned communities. Part of what I love about Loudoun is the west and the farms/parks/vistas/etc. It is critical we maintain the transition zone boundaries to protect so much of what makes Loudoun great. I could have easily chosen to live in Fairfax but the draw of the western Loudoun is ultimately what I fell in love with and in speaking with other residents so much of what has drawn them to Loudoun as well.  |
| 260 | Under goals three and four (Sustain and Support), there seems to be no mention of zoning. I'm very happy with the existing zoning in the west at least and would not be at all happy with downgrading it (i.e., allowing denser development in the west of the county).  |
| 261 | Valuing our rural heritage. Develop a way to appreciate and value rural heritage   |
| 262 | Vision statement - nothing is unique. Fail to making it unique to Loudoun. Can be used by any community. Rural west is of most valuable to county. Small farm - preserve not develop rural areas. Don't destroy western Loudoun because Purcellville overbuilt water system. Can't be everything for everyone in rural Loudoun.  |
| 263 | Vision: Conservation of arable land (farm)   |
| 264 | Vision: I'd like to see "preserving" (x2)  |
| 265 | We can only "succeed" when the Loudoun County Board of Supervisors learns to say "enough is enough" to developers. You cannot continue to give special exceptions to allow building/developing. The Board needs to listen to their constituents when we say "no, we don't want that here" instead of listening to developers. If the Board doesn't start to say "no" then it is only a matter of time before Eastern Loudoun starts to encroach into Western Loudoun.  |
| 266 | We need to protect the county's rural community.   |
| 267 | We will know we succeeded when we stop building new schools, when the schools are not over crowded, when we stop threatening to close schools to cut operational costs, when our schools offer K-12 foreign language instruction and don't need the parents to BYO Technology and when the schools are supporting our farmers by serving food grown right here in Loudoun and when the schools are funded every year without making cuts. *It would be difficult to clear area or convert the W&OD to rail, but we need to acknowledge that mass transit is ecological and reduces cars and congestion - that exists today without the planned new residents. There should be mass transit options from West Virginia to DC be it rail/metro or bus (all day service). *Our county should proudly recognize and support our rural areas and respect the atmosphere and character that they create through their historic homes, gravel roads, small local businesses and small community centered schools. *Our county should look just as it does now, a mix of rural and suburban, with no more fields cleared for homes or shopping centers and Purcellville and Leesburg should stay the size they are and stop expanding their borders. |
| 268 | We need to protect western Loudoun from development and preserve the transition area from overdevelopment  |
| 269 | We'll still have combines/farms/large farms  |
| 270 | Western Loudoun does not need any more business strip malls. We have enough (witness the insanity happening on the Northeast corner of Berlin Turnpike and East Main Street in Purcellville). If a store wants to build, make them place it on a parcel of land similar to housing at a minimum of an acre. Thank you.   |
| 271 | Western Loudoun has some of the most pristine farm and scenic vistas in the country. The per capita density has peaked and ugly, condensed, copy pasta housing is exploding at an alarming rate. Please protect what is beautiful. Limiting new construction density is the only option.   |

**Table 3. Actual Public Comments – Preserve Rural Policy Area As Is**

| #   | Comment  |
|-----|--|
| 272 | Western Loudoun needs to be preserved while maximizing its economic contributions to tourism, recreation, weddings, and spirits. Bicycle and hiking trails need to be planned and developed. Bus service between vineyards, brew pubs and distilleries could be operated. We can make it a treasured playground for Eastern Loudoun and the DC area in general, while preserving its natural, and rural character.   |
| 273 | Western Loudoun MUST be protected! If I had wanted to live in Fairfax County, I would have stayed there instead of moving to Leesburg 10 years ago.  |
| 274 | Western Loudoun no more dense than today; walkable/ridable Eastern (bikes)   |
| 275 | We've succeeded when the open spaces and rural nature of our community retain their zoning status/requirements, and there aren't a million cookie cutter houses cluttering the landscape.  |
| 276 | When farm businesses can operate without contributing to the detriment of the land, the roads, the quality of life of the residents in Western Loudoun, you will have succeeded.   |
| 277 | When the amount of development west of Route 15 is kept to an absolute minimum.  |
| 278 | When there are clear regulations protecting Western Loudoun.   |
| 279 | Yes, good general concept with emphasis on maintaining the rural area feeling and traits.  |
| 280 | Yes. I think they capture urban desires with keeping the rural areas safe.   |
| 281 | Yes. It is in the implementation that the issues lie. Loudoun has a singular mix of historic countryside combined with proximity to the Nation's Capital. Just allowing housing and suburban sprawl to take over will not allow the envisioned goals to be reached. The historical heritage of the western part of the country would be lost. The extension of the metro is a frightening prospect unless the County Supervisors hold the line and assure development occurs only around them and not in the transition area or the rural west. We do not need more roads--we need improvements to existing roads. Please, NO MORE HOUSING DEVELOPMENTS in transition or rural areas to wreck our water supplies, rural economy, traffic, budget, etc.   |
| 282 | Yes. I especially like the goal of "Sustain". The rural places in the County complement the urban and suburban amenities. It is the combination of these that makes Loudoun so special. It will take conscious and specific effort to maintain the open spaces.  |
| 283 | You have the right concepts and themes in mind, but some of the plans for execution do not reflect those same concepts/themes. For example, you say you want some of the following: "4.A viable rural economy that builds upon the county's unique agricultural heritage and supports existing and emerging rural industries, including farming, agriculture, equine businesses, and rural tourism and hospitality uses; 7.A transportation network supportive of the County's overall vision to support economic development, create vibrant, safe communities and public spaces, and protect natural and heritage resources.; Goal: A well-functioning system of green infrastructure preserving natural beauty, open spaces, and cultural assets to include agricultural land, natural, scenic and historic resources.; Goal: A community of diverse individuals united together to ensure that all residents enjoy a high quality of life through vibrant, fulfilling and healthy active lifestyles, celebrating all that is unique to the county." These are all wonderful goals and I support them fully. However, you also want to construct an 8-lane+ interstate from US 28 to I-270 in MD and are very comfortable destroying a wonderful, unique neighborhood in the process. This neighborhood has historical landmarks in it, large open spacing, use of Broad Run Creek and Potomac River, and a very strong community. The road that you all want to build would also damage the "agricultural heritage" of the neighboring Maryland area, which is hypocritical to say that we care about Loudoun, but not other areas. Most of all, constructing a bridge in said location (i.e. Project ID 24) will negatively impact Virginia home values in the neighboring areas, could threaten a major drinking water source for the region by interfering with an EPA Superfund site just upriver of the Fairfax County water intake, and cause more traffic problems than it solves. All I ask is that you put yourself in the shoes of others. Would you want your home, community, well-being be taken from you so that a road could be |

**Table 3. Actual Public Comments – Preserve Rural Policy Area As Is**

| #   | Comment   |
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|     | paved over it. It sounds great when you are not the one being impacted. The County needs to truly think of their people and find other means of reaching their goals.   |
| 284 | You will know when you are succeeding when you find the boards sticking to the plans made for a rural end of the county, and when developers begin to hear the word 'no'.   |
| 285 | You'll know you succeeded when developers are kept east of 15 and 50, and when western Loudoun remains rural.   |
| 286 | Youth: health, good citizenship, who want and do stay/return to Loudoun and contribute to the county community. * Improved ecological services - cleaner water, habitat for wide range of organisms. These are easy to assess. * High performance buildings (energy efficiency). Distributed power generations (at the point of use). *More aesthetic development and landscape. *Rural enterprise. *Prime agricultural soils protected from development. * Important, strategic, and adjacent natural resources and views protected. |
| 287 | Zoning that keeps the densest housing in the east; the Transition Area in its current density status; and western Loudoun rural. Do not turn Loudoun County into Fairfax County where there is no choice in the type of housing or distinction in the landscape. I should note that I live in suburbia and see the benefit of open space and less housing density in the Transition Area and western Loudoun.   |

## 1.2 Preserve Rural Policy Area with Transfer of Development Rights (99)

*Public comments convey support for using Transfer of Development Rights and Purchase of Development Rights as tools to preserve the Rural Policy Area. Within this category are seventy-one identical comments. Since these comments originated from unique URLs, staff considers them unique comments.*

**Table 4. Actual Public Comments – Preserve Rural Policy Area with Transfer of Development Rights**

| # | Comment   |
|---|---|
| 1 | 1. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 2 | 10. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 3 | 11. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 4 | 12. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 5 | 13. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 6 | 14. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |

| <b>Table 4. Actual Public Comments – Preserve Rural Policy Area with Transfer of Development Rights</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 7   | 15. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 8   | 16. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 9   | 17. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 10  | 18. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 11  | 19. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 12  | 2. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 13  | 20. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 14  | 21. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 15  | 22. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 16  | 23. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 17  | 24. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 18  | 25. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 19  | 26. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 20  | 27. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 21  | 28. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 22  | 29. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |

**Table 4. Actual Public Comments – Preserve Rural Policy Area with Transfer of Development Rights**

| #  | Comment   |
|----|---|
|    | perpetuity.   |
| 23 | 3. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 24 | 30. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 25 | 31. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 26 | 32. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 27 | 33. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 28 | 34. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 29 | 35. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 30 | 36. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 31 | 37. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 32 | 38. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 33 | 39. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 34 | 4. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 35 | 40. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 36 | 41. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 37 | 42. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |

| <b>Table 4. Actual Public Comments – Preserve Rural Policy Area with Transfer of Development Rights</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 38  | 43. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 39  | 44. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 40  | 45. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 41  | 46. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 42  | 47. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 43  | 48. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 44  | 49. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 45  | 5. Goal: Sustain Objective #2: The preservation success story in Waterford was possible only because forward thinking citizens used available tools. These tools are still important. Add this: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources in perpetuity. |
| 46  | 50. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 47  | 51. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 48  | 52. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 49  | 53. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 50  | 54. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 51  | 55. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 52  | 56. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |

| <b>Table 4. Actual Public Comments – Preserve Rural Policy Area with Transfer of Development Rights</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 53  | 57. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 54  | 58. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 55  | 59. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 56  | 6. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 57  | 60. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 58  | 61. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 59  | 62. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 60  | 63. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 61  | 64. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 62  | 65. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 63  | 66. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 64  | 67. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 65  | 68. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 66  | 69. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 67  | 7. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 68  | 70. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |

| <b>Table 4. Actual Public Comments – Preserve Rural Policy Area with Transfer of Development Rights</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
|   | perpetuity.  |
| 69  | 71. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 70  | 8. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.   |
| 71  | 9. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.   |
| 72  | Adopt a Transfer of Development Rights ordinance provisions to allow residential growth to be steered toward areas with adequate infrastructure with market balancing incentive conditions.  |
| 73  | Create TDR program to reallocate residential   |
| 74  | Develop stronger sense of community-spend much time in traffic, make transport improvements, consider TDRs   |
| 75  | Development Zones, Transfer of Development Rights. Highly and well-developed East, rural West, Transition Area. Transfer of development rights (TDR) is a useful tool that allows landowners to earn the development value of their land without willy-nilly development patterns that so obviously ruin our valuable rural landscape. These only work (Chatahoochie Hills in Georgia is one example) as part of a comprehensive design for where and how that development occurs.   |
| 76  | Establish TDR program and move out of County closer to D.C. or E. Loudoun Metro stop   |
| 77  | Expand incentives for ag use-existing regulations, land use tax deferral program are cumbersome, need to be more streamlined. Transfer/purchase of development rights  |
| 78  | Goal: Sustain objective #2 I would like to see the following added to the objective: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 79  | Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 80  | In securing productive farmland, tools such as Transfer of Development Rights, or the currently on the books but unfunded Purchase of Development Rights should be utilized. Loudoun's new metro corridor could be an ideal location to receive the development rights, and in turn secure the economic viability of farming in the west. Without a critical mass of acreage and real productive operations, this viability will be lost, and the support it provides to the wine and tourism industry will be lost as well, severely damaging those industries. |
| 81  | Investigate transfer of development rights program. Concern ref: 25k rural DU's possible. Prefer density transferred to the east.  |
| 82  | I've tried twice in the past week to complete this form, but your system isn't allowing me to access all questions. So I will say my one suggestion here: Start a development rights purchase program in the rural policy area. I live in that part of Loudoun, two miles from the last dairy farm in the county. The best way to keep remaining farms as farms would be to allow farmers to sell development rights.  |
| 83  | Montgomery County, Maryland - look at example; Reinstate TDR program   |
| 84  | Need PDR's, TDR'; need to lower taxes on large farms   |
| 85  | Need to look at transferring developing rights - Montgomery County   |
| 86  | proffers, incentives for easements, TDRs   |
| 87  | Promote and encourage traditional agriculture through tax breaks, purchase of development rights and zoning in rural area  |

| <b>Table 4. Actual Public Comments – Preserve Rural Policy Area with Transfer of Development Rights</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 88  | Protect land equity through TDR program   |
| 89  | Provided that LC implement and enable and Fund: 1) Purchase of Development Rights; 2) Transferable Development Rights 3) create a new Real estate tax on the land that is no longer develop-able 4) Impact fees   |
| 90  | Purchase development rights from HIPPA needs to be looked. PDR has no funding.  |
| 91  | Purchase of development rights concept for W Loudoun  |
| 92  | Regulate Transfer of Development Rights West to East; reinstitute TDRs  |
| 93  | Reintroduce or expand purchase development rights, preserve the land in Western Loudoun   |
| 94  | Thank you for the opportunity to comment and make recommendations on Envision Loudoun. My comments and recommendations is based on the heading " Sustain: Strengthen natural and historic assets". Under this topic I notice that one of the goals is to preserve agricultural land. In the past the way our county government has done this is to downzone us, i.e. take away our development rights. I think there is an opportunity to preserve the remaining farmland in a fair and equitable manner with this new County Comprehensive Plan. I understand there is a lot of pressure to open up the transition zoned land to higher densities and planned communities. If you agree to this, you will make a hand full of land owners very very rich with a single vote and a stroke of a pen and do nothing to preserve farm land. To balance out the wealth and preserve farm land, I recommend reconsidering an old idea of purchasing development rights or TDR's (Transfer of Development Rights). This would require developers to purchase development rights from land owners in the west in order to increase density on the Transition zoned land in the east. I could go into more detail but I don't want to waste your time if this is something you are not interested in entertaining. However, if this is something that you are willing to consider and would like to discuss it in more detail please feel free to call me.  |
| 95  | transfer density rights from west to east to save west  |
| 96  | Transfer of development rights program  |
| 97  | Transfer of development rights/prioritizing land use/offsetting development   |
| 98  | You need a vision for rural Loudoun. Here is one: A vision for Loudoun's rural economy Loudoun's rural region will be characterized by prosperous farms, interspersed with villages as commercial and residential hubs, and economically sustained by our equine sector, farm products and by tourists drawn to equine events, farm markets, wineries, breweries, outdoor recreational pursuits and wedding and event centers a scenic rural setting. This vibrant tourism will sustain the rural economy, supported by Loudoun's government through: Support and publicity for the County's Farm Tours that include traditional farms. County regulations to ensure consistent standards for hours of operation, noise, lighting and road access. Necessary rural road improvements to address traffic problems after suitable public engagement. Farmland will be protected wherever possible by conservation easements held by land trusts that allow compatible rural enterprises, or by new county programs including Tradable Development Rights (TDRs) or Purchase of Development Rights (PDRs). TDRs are proven tools (as shown in Montgomery County, MD) to shift development rights from rural areas to areas more appropriately designated for greater development, such as lands around Metro Stations. PDRs offer county tools to protect strategically important areas whose critical aesthetic, wildlife, watershed or historic values are endangered and would otherwise be unprotected and lost. Farm-based commercial activities will be allowed where consistent with county regulations on water quality, threatened wildlife, noise, traffic, lighting and buffers. County policies will encourage farm productivity through grants to conservation-focused non-profit groups and by the adoption of policies to Reduce farm operating costs through measures that may include reduced county taxes Seek any additional or changed state policies needed to support Loudoun's rural goals, Encourage long-term farmland leasing for investment in fertility and quality production, and Provide incentives allowing young farmers access to farmland through leases or purchase. |

| <b>Table 4. Actual Public Comments – Preserve Rural Policy Area with Transfer of Development Rights</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 99  | Thank you for the opportunity to comment and make recommendations on Envision Loudoun. My comments and recommendations is based on the heading " Sustain: Strengthen natural and historic assets". Under this topic I notice that one of the goals is to preserve agricultural land. In the past the way our county government has done this is to downzone us, i.e. take away our development rights. I think there is an opportunity to preserve the remaining farmland in a fair and equitable manner with this new County Comprehensive Plan. I understand there is a lot of pressure to open up the transition zoned land to higher densities and planned communities. If you agree to this, you will make a hand full of land owners very very rich with a single vote and a stroke of a pen and do nothing to preserve farm land. To balance out the wealth and preserve farm land, I recommend reconsidering an old idea of purchasing development rights or TDR's (Transfer of Development Rights). This would require developers to purchase development rights from land owners in the west in order to increase density on the Transition zoned land in the east. I could go into more detail but I don't want to waste your time if this is something you are not interested in entertaining. However, if this is something that you are willing to consider and would like to discuss it in more detail please feel free to call me. |

### 1.3 Preserve Rural Policy Area with Conservation Easements (97)

*Public comments convey support for using Conservation Easements as a tool to preserve the Rural Policy Area. Within this category are seventy-one identical comments. Since these comments originated from unique URLs, staff considers them unique comments.*

| <b>Table 5. Actual Public Comments – Preserve Rural Policy Area with Conservation Easements</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | 1. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 2   | 10. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 3   | 11. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 4   | 12. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 5   | 13. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 6   | 14. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 7   | 15. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |

**Table 5. Actual Public Comments – Preserve Rural Policy Area with Conservation Easements**

| #  | Comment   |
|----|---|
| 8  | 16. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 9  | 17. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 10 | 18. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 11 | 19. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 12 | 2. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 13 | 20. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 14 | 21. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 15 | 22. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 16 | 23. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 17 | 24. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 18 | 25. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 19 | 26. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 20 | 27. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 21 | 28. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 22 | 29. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 23 | 3. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into              |

**Table 5. Actual Public Comments – Preserve Rural Policy Area with Conservation Easements**

| #  | Comment   |
|----|---|
|    | perpetuity.   |
| 24 | 30. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 25 | 31. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 26 | 32. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 27 | 33. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 28 | 34. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 29 | 35. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 30 | 36. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 31 | 37. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 32 | 38. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 33 | 39. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 34 | 4. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 35 | 40. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 36 | 41. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 37 | 42. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 38 | 43. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |

**Table 5. Actual Public Comments – Preserve Rural Policy Area with Conservation Easements**

| #  | Comment  |
|----|--|
| 39 | 44. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 40 | 45. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 41 | 46. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 42 | 47. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 43 | 48. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 44 | 49. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 45 | 5. Goal: Sustain Objective #2: The preservation success story in Waterford was possible only because forward thinking citizens used available tools. These tools are still important. Add this: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources in perpetuity. |
| 46 | 50. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 47 | 51. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 48 | 52. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 49 | 53. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 50 | 54. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 51 | 55. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 52 | 56. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 53 | 57. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |

**Table 5. Actual Public Comments – Preserve Rural Policy Area with Conservation Easements**

| #  | Comment   |
|----|---|
| 54 | 58. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 55 | 59. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 56 | 6. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 57 | 60. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 58 | 61. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 59 | 62. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 60 | 63. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 61 | 64. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 62 | 65. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 63 | 66. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 64 | 67. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 65 | 68. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 66 | 69. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 67 | 7. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 68 | 70. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity. |
| 69 | 71. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into             |

| <b>Table 5. Actual Public Comments – Preserve Rural Policy Area with Conservation Easements</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
|   | perpetuity.   |
| 70  | 8. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 71  | 9. Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 72  | Aggressive developers. Help farmers and moderate income property holders to not sell or subdivide their land by means of advice, tax incentives and easement benefits.  |
| 73  | Better protection of what is conservation easements   |
| 74  | Conservation easement - may not be sufficient to do what vision/intention was for   |
| 75  | Conservation easements - please protect!  |
| 76  | Conservation easements on this area of land, more public spaces focused on nature and wildlife.   |
| 77  | Conservative easements and county funding for land acquisition should be included to preserve the environment   |
| 78  | Develop in clusters and open space; perpetual conservation easements.   |
| 79  | Easements have to be planned for (in CIP)   |
| 80  | Economic development, beekeeping, conservation easements program, expand on this more publically  |
| 81  | Enforce conservation easements! Defining "performance standards" for zoning of Western Loudoun especially conservation easements  |
| 82  | Fully fund a conservation planning department to ensure that conservation of natural resources and preservation of large tracts of land are preserved via land trusts, conservation easements, and county purchase to be undeveloped.   |
| 83  | Goal: Sustain objective #2 I would like to see the following added to the objective: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.   |
| 84  | goal: sustain - What makes Loudoun unique is its commitment to preserving green space and history despite the pressure to pave over every available acre of land. The language about preservation and conservation is too vague and could apply to Any Place USA. It does not reflect Loudoun's unique niche in the environment and history. Use more language that would require developers to put open and green space in permanent conservation easements. Before they build require that they assess the impact on living systems, and require that they increase sustainable agriculture and eco-tourism. What's here would allow them to build more and more McMansion developments with easy promises of protection that later get forgotten and overlooked, and then are not enforceable. |
| 85  | Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.   |
| 86  | Hold onto or increase parks and green spaces and protect them with permanent conservation easements. Create walkable space and community rather than just having narrow sidewalks along busy roadways.  |
| 87  | In cluster developments, green space must be dedicated to conservation easement   |
| 88  | Make presevation of the environment the TOP priority in all planning. Not simply conservation easements, which are ideal and valuable, but Green initiatives in inevitable land development. Designate "Open Spaces" akin to communities like Boulder, CO. Develop and maintain a genuine network of Bicycle routes on ALL primary and secondary roads, not as an afterthought, but to facilitate a legitimate option for transportation (see Portland, OR).  |
| 89  | Need emphasis on conservation easement  |

**Table 5. Actual Public Comments – Preserve Rural Policy Area with Conservation Easements**

| #  | Comment  |
|----|--|
| 90 | Objectives 1, 2, 5 & 6: Identify, map and establish networks of contiguous properties through supportive property options (conservation easements, County land acquisition, PDRs, etc.) to establish sizable areas of protected wildlife habitat, streams, forests, fields, wetlands and parklands to be conserved into perpetuity. (If rural Loudoun is developed without this strategic emphasis on large area land conservation, western Loudoun County's unique character will be lost forever.) Emphasize and measure improvements to air and water quality with monitoring and maintenance of forests, fields, wetlands, and watersheds.   |
| 91 | PDR program - bring back to preserve land and compete with easement program  |
| 92 | Preserve open spaces, largely in transition area, respect w/ person easements (?) and provide trails to connect  |
| 93 | Protect Western Loudoun from further development. Have City staff supervise /monitor their easements   |
| 94 | To create policies, regulations for sustainable environments, landscaping, habitats to enhance quality of life - scenic roads, meadows instead of cut grass, native plants, reduce noise/air pollution & water quality. Stormwater runoff, less burden on water supply. Canopy cover percentage increase. Contribute to property value (canopy cover for 20-30 year goal), connectivity of wildlife preserve, conservation easements, cluster development - maybe we shouldn't spread as much - adjust to where we live, developers can plant, no cost to taxpayers. Bioswales. Remember - Chesapeake Bay, way for county to save money. Make it standard for developers.  |
| 95 | When we have integrated the economic entities in Western Loudoun so that they are interdependent and support each other. Also when we have fewer cyclists on the road and on trails. When we have more farms protected in conservation easements.  |
| 96 | Would it be appropriate to recommend conservation easement. Encourage open space through open easements.   |
| 97 | You need a vision for rural Loudoun. Here is one: A vision for Loudoun's rural economy Loudoun's rural region will be characterized by prosperous farms, interspersed with villages as commercial and residential hubs, and economically sustained by our equine sector, farm products and by tourists drawn to equine events, farm markets, wineries, breweries, outdoor recreational pursuits and wedding and event centers in a scenic rural setting. This vibrant tourism will sustain the rural economy, supported by Loudoun's government through: Support and publicity for the County's Farm Tours that include traditional farms. County regulations to ensure consistent standards for hours of operation, noise, lighting and road access. Necessary rural road improvements to address traffic problems after suitable public engagement. Farmland will be protected wherever possible by conservation easements held by land trusts that allow compatible rural enterprises, or by new county programs including Tradable Development Rights (TDRs) or Purchase of Development Rights (PDRs). TDRs are proven tools (as shown in Montgomery County, MD) to shift development rights from rural areas to areas more appropriately designated for greater development, such as lands around Metro Stations. PDRs offer county tools to protect strategically important areas whose critical aesthetic, wildlife, watershed or historic values are endangered and would otherwise be unprotected and lost. Farm-based commercial activities will be allowed where consistent with county regulations on water quality, threatened wildlife, noise, traffic, lighting and buffers. County policies will encourage farm productivity through grants to conservation-focused non-profit groups and by the adoption of policies to Reduce farm operating costs through measures that may include reduced county taxes Seek any additional or changed state policies needed to support Loudoun's rural goals, Encourage long-term farmland leasing for investment in fertility and quality production, and Provide incentives allowing young farmers access to farmland through leases or purchase. |

## 1.4 Maintain Rural Character (52)

*Public comments express the importance of maintaining western Loudoun County's rural character. Respondents used phrases including "rural identity," "rural feel," and "small town feel". Public comments indicate concerns that rural character is being lost or threatened by development. Based on public comments, this rural character is what gives western Loudoun County a sense of place and what makes western Loudoun County unique.*

| <b>Table 6. Actual Public Comments – Maintain Rural Character</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | Business office space new buildings and spaces for small businesses are available, additional rec center space is open including indoor pool, business support retail is open and more apartment buildings - mixed use - will be available. My preference is to follow the Village of Leesburg model so there is a center to the development and much of services can be walked to. Upgrade cable and internet access and expand to sub-stations for rural access. *County will still have a rural feel, but additional support services in new center is available in specific areas where built. More health friendly programs can be accessed due to rec centers and homes and businesses can achieve normal connection speeds and cable bundles that are available in suburbia but allow so much of the open space to remain in western loudoun. *Success will be in 1. seeing the many small businesses that want small new space for business purposes and access to fast normal internet fill new buildings to profitable level without huge price tag per sq foot. Should be simple modern but nice small offices, not expect many larger ones. 2. Residents move into apartments to the point that the property is profitable. These should be nice higher end but not a high cost psf. 3. More rural properties can access high speed internet and cable tv bundles for normal cost because additional sub-stations - small sites to boost signal - has made this possible. |
| 2   | County should evaluate by-right density in western Loudoun County; down zone in order to protect the western character  |
| 3   | Create a sense of identity through infrastructure and community space beyond wine industry (rural identity) (more inclusive); live and work in same area  |
| 4   | Don't permit rezonings or special exception uses that increase the development intensity/density of rural Lo. Co.-don't change rural character of Western Lo. Co.   |
| 5   | Embrace unique characteristics in each area of county-build on those (Technology, rural character)  |
| 6   | Enhancing/encouraging "smallness" (e.g.. Villages, schools). Density in villages.   |
| 7   | Ensure that the rural character is maintained. This can only be done with very conservative land development policies and adequate support infrastructure for agriculture.  |
| 8   | I feel that Leesburg in particular is losing its small town feel with all the new developments being forced upon us.  |
| 9   | I strongly support maintaining small community centered schools in the historic, rural communities. Hamilton, Lincoln, and Waterford Elementaries are treasures and as such, should be free from absorption into the larger super schools.  |
| 10  | I was encouraged to see the emphasis on "unique sense of place" and the preservation of "natural and heritage resources" in the Vision for Loudoun. A key draw of moving our extended family (multiple households) to Loudoun instead Fairfax was the unique character of the communities -- which offer a blend of beautiful HOA-free self-directed communities and polished builder communities -- and deep historical roots or gathering places with a sense of longevity (such as Mosby's Landing, Oatlands Plantation, downtown Leesburg, etc). While we appreciate continued growth and the opportunities it provides, we feel strongly that Loudoun's diverse character and history is critical to maintain and what sets it apart from the increasingly sterile, artificial, and over-planned cookie-cuter environments resulting from some of the  |

**Table 6. Actual Public Comments – Maintain Rural Character**

| #  | Comment   |
|----|---|
|    | buildout of Arlington and Fairfax counties.   |
| 11 | Identify the identity of Loudoun, rural, nature, open vistas, history, and the existing factors that brought people to Loudoun, and write limitive statements not all inclusive statements.   |
| 12 | Invest in ways to make town communities inviting  |
| 13 | It is important that this new plan: incorporate the county's scenic rivers and creeks and in doing so provide protections for them including: development (include or retain current creek valley ordinances: habitat(natural flora & fauna; historical (structures & dwellings); & visual (view shed requirements); and the connections that make these rivers special and important to our county. Please recognize and include on all County Maps the designation of "Scenic River" for both the Catoctin Creek and Goose Creek. The above resources need to be protected and preserved in order to retain the rural and historic character of Loudoun County that has drawn so many people to it. Development in the west must be curtailed now.        |
| 14 | Keep small towns active with opportunities for shopping, dining, amenities; too many empty buildings in the areas; strip developments are being built instead of utilizing existing buildings; Leesburg zoning; economic development policies too restrictive   |
| 15 | Keep the rural character of western Loudoun. It is our open and agricultural land spaces that are presently enabling a thriving agro-economy. The encroachment of "spectrum price point housing" would quash the current flow our tourism to western Loudoun by enactment of subsuming open space for housing but also by the deterrent of traffic congestion. Rural roadways are part of the touristic "charm" of this area.   |
| 16 | Keep towns in western Loudoun from expanding in order to preserve the rural character of the county--do not permit annexation that permits development that changes the rural character.  |
| 17 | Keep western Loudoun rural! It is vital that the towns be given a fair say in their development, agricultural and viticultural landowners be protected and traffic mitigated by strong public transportation and walkable/bikeable paths and development -- not more "by right" housing developments and road expansions that merely attract more traffic without solving the problem. A future Loudoun should continue to draw strong eco-tourism and green businesses attracted by the character of the countryside, with support rather than hindrance from the county and developers. (This benefits the whole county, as the air and water quality on which all residents depend is controlled by the quality of the buffer in the undeveloped areas.) |
| 18 | Like the rural flavor   |
| 19 | like to honor the character of the rural west - by not putting Potomac bridge crossing on RT. 15 - actively work on crossing elsewhere  |
| 20 | Maintain character of rural area  |
| 21 | Maintain character of transition and rural areas, towns, villages   |
| 22 | Maintain small schools - historic schools - original  |
| 23 | Mostly. However, it is of the utmost concern to every resident of Loudoun County--east and west--that we preserve the rural character of Western Loudoun. We must confine development, both residential and commercial to Eastern Loudoun as we have done in the current Comprehensive Plan. If we don't, we'll have one large, overtaxed, underfunded, unsustainable suburb that will benefit no one except developers.  |
| 24 | Need to be careful about development in mountainous areas; balance water resources, mountain landscapes are sensitive ; need to preserve heritage/cultural resources to preserve history; maintain watershed, view sheds, landscapes in rural areas; flora/fauna; how do you support agribusiness and preserve the environment/rural; character?  |
| 25 | No mega town centers. Deeply refurbished old towns which will maintain their quaint and attractive qualities. They will drive tourism.  |
| 26 | No. I think it focuses too much on development and growth. The Sustain section is my top priority, preserving and developing more open green space and nature-based recreational options. More contrived,   |

**Table 6. Actual Public Comments – Maintain Rural Character**

| #  | Comment  |
|----|--|
|    | residential-commercial areas catering to millennials might be great for developers' profits and tax revenue, but they'll also crowd our roads and chip away at the rural character of this county we love. Please stress more conservation and limiting of development.  |
| 27 | Opportunities to develop smaller communities in transition area not as dense as suburban/urban densities but with housing options  |
| 28 | Our county should proudly recognize and support our rural areas and respect the atmosphere and character that they create through their historic homes, gravel roads, small local businesses and small community centered schools.   |
| 29 | Preserve rural character of the West (address traffic issues on 15 and 19)   |
| 30 | Preserve the rural character of W Loudoun  |
| 31 | Preserve the rural character west of Rte. 15.  |
| 32 | Preserve the rural character, esp north/west and south of Leesburg.  |
| 33 | Protect the rural western part of the county. Limit housing levels and keep business uses there compatible with its rural character.   |
| 34 | Reinvigorate small towns to preserve sense of community, small schools   |
| 35 | Retain the rural character and open space of the western end of the county.  |
| 36 | Rural vs. Urban animosity is our biggest stumbling block. Reassuring the rural population that they're a part of the success of the county and they won't be shut out is imperative. The rural community can profit, retain its character while still being part of the capital region.  |
| 37 | Sense of community - more in west; east more fractured. Need more defined connectivity between east + west education - accessibility to schools i.e. Lovettsville, distance affects quality of life ref. travel time. Traffic concerns at 287 & 9  |
| 38 | Sense of place - more permanent farmer's market - infrastructure   |
| 39 | Sense of place and diversity - what makes special (relate to context. Landscape - rural character) - to where it is  |
| 40 | Slow down the residential growth in Ashburn and Leesburg. The County is starting to lose the small town, country charm.  |
| 41 | Small Community Centered Schools. Numerous national studies over the past decade have documented that smaller schools create a greater sense of belonging to the community which results in; higher academic success; higher graduation rates; increased likelihood to take advanced level courses increased participation in extra-curricular activities and higher teacher satisfaction. Despite these studies there is a continued trend in Loudoun to build elementary schools that are twice the size of the national average elementary school AND larger than the national average high school. Small community centered schools = student success particularly for ELL and low income learners who thrive in a small school environments. New schools development should include a full life cycle cost analysis that includes land, transportation and residential housing patterns. Smaller schools suited to each neighborhood would also reduce boundary changes, lower transportation time and cost and create healthy walk areas. Larger schools are not cheaper because they require additional administration and teachers to operate effectively. SMALL SCHOOLS IN HISTORICAL RURAL COMMUNITIES ARE INTEGRAL TO THE VILLAGES/TOWNS AND SHOULD BE KEPT OPEN as they support the thriving rural areas that are the corner stone of the western Loudoun agricultural tourism industry. |
| 42 | Small town feel is what is marketable about Loudoun. Protect the integrity of small towns.   |
| 43 | Strictly maintain the rural character of Western Loudoun. Encourage local farming through tax breaks. Incentivize older farmers selling their land to conserve pieces of it.   |
| 44 | Success: develop a sense of place based not only in our historical and agricultural heritage, but based in the future, too. A place where children who grow up here want to stay and settle as adults. A place that does   |

**Table 6. Actual Public Comments – Maintain Rural Character**

| #  | Comment   |
|----|---|
|    | right by future generations by protecting our local and regional resources as well as contributing to a better global future. For youth, young adults: Entertainment, activities. Help give better options than drugs and other unhealthy activities. Meaningful employment, low-rent housing options. Both community oriented- and standard job opportunities for young adults to fill. There are few low-rent housing options. Many cities such as Vancouver have adjusted zoning laws to allow for garage and basement apartments, for example.  |
| 45 | Sustain vibrancy of west Loudoun towns; recognize each portion of county as as a unique place   |
| 46 | The County as a whole faces difficult choices -about how and where to grow and how to provide for current residents and future residents. We have a unique mix of suburban and rural areas - those are our basic character and our competitive advantage - we need to preserve those distinct alternatives - while offering an urban option, around Metro, to provide both needed opportunities for entertainment and cultural activities - and additional living space for new residents.  |
| 47 | Too much difference in density between E and W, but desire to protect rural character of W  |
| 48 | train has left the station - can we come up with incentives to retain the true rural character - foundation report not unique/special   |
| 49 | We achieve our goals when we create a community that our children call home and return to after traveling for their education. To accomplish this, we need to create a sense of place that is more than a residential development. Protecting the Rural and Transition Policy areas is an essential part in creating a sense of place. Any new comprehensive plan must give us the tools necessary to protect these areas. We need more than just another subdivision.  |
| 50 | We will know we succeeded when we stop building new schools, when the schools are not over crowded, when we stop threatening to close schools to cut operational costs, when our schools offer k-12 foreign language instruction and don't need the parents to BYO Technology and when the schools are supporting our farmers by serving food grown right here in Loudoun and when the schools are funded every year without making cuts. It would be difficult to clear area or convert the W&OD to rail, but we need to acknowledge that mass transit it ecological and reduces cars and congestion - that exists today without the planned new residents. There should be mass transit options from West Virginia to DC be it rail/metro or bus (all day service). Our county should proudly recognize and support our rural areas and respect the atmosphere and character that they create through their historic homes, gravel roads, small local businesses and small community centered schools. Our county should look just as it does now, a mix of rural and suburban, with no more fields cleared for homes or shopping centers and Purcellville and Leesburg should stay the size they are and stop expanding their borders. |
| 51 | Western Loudoun needs to be preserved while maximizing its economic contributions to tourism, recreation, weddings, and spirits. Bicycle and hiking trails need to be planned and developed. Bus service between vineyards, brew pubs and distilleries could be operated. We can make it a treasured playground for Eastern Loudoun and the DC area in general, while preserving its natural, and rural character.  |
| 52 | Western Loudoun will remain mainly rural and have small town feel in each small town. It will be an attraction for active individuals who like to cycle, hike, run, etc. I think we'll know we have succeeded in this when both local residents and tourists are in harmony and have a symbiotic relationship.  |

## 1.5 Consider Changes in Rural Policy Area (9)

*Nine comments indicate a willingness to consider changes to the Rural Policy Area. These public comments express concerns about anti-growth sentiment and indicate support for “thoughtful,” “controlled,” or “responsible” development in the western portion of the County.*

| <b>Table 7. Actual Public Comments – Consider Changes in Rural Policy Area</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Evergreen Mill/Red Hill - rural policy area - make TR-3 or TR-1 or TR-2 - suburban policy;  |
| 2  | Key challenges are financing, designating the areas for expansion and public resistance for those properties contiguous, and installation of cable tv and internet grid. For 1. Purchasing large parcels can offset land issues, and lighting and access issues can be addressed as required for design. Also, anti growth sentiment that pervades county development stands in the way. Perhaps some subdivision applications for western parcels could be flagged for discussion for use of new center concept in lieu of application - or this can be an added note on application to contact applicant - when appropriate. This would provide a land owner or developer amenable to center concept. Developers with solid reputation with the county and who win a bid to develop a center could also work. Rec center could be added as part of or contiguous to new center. Or existing park land or community center could be expanded to include the new rec center complex, such as Lovettsville. Financing would be needed to support the internet and cable tv expansion and subscription, as this would not have the typical density to be profitable. However, those properties that benefit could perhaps pay a multi-year services-added property tax to fund or repay this for all properties eligible, for example - a 3 yr assessment. Should be a reasonable cost to each parcel regardless of size and should assess by number of dwelling units on parcel, not size of parcel. |
| 3  | Maintaining the rural landscape at the same time maintaining responsible development  |
| 4  | Objective 3 & 4 in sustain - much wasted land in LoCo, should have farming & ag pursuits on 3 acres (smaller patches). Need better land use in all areas on county (see Lancaster, PA)  |
| 5  | Respect historic character; retain rural agricultural vales; and consider thoughtful development with community input and incorporate comp plan   |
| 6  | Rural area is hodge podge & should be looked at   |
| 7  | Flexibility to develop historic villages when working w/ floodplain areas   |
| 8  | No longer rural around property on Evergreen Mills , south of Heritage HS; would like to see it developed because it has already changed; area for teen centers, rec centers, around her property, mixed use, expansion of town of Leesburg south.  |
| 9  | Allow controlled commercial growth in western Loudoun. Restaurants and shopping would be well received in this area and supplement the tourism industry that is growing out this way.   |

## 1.6 Develop Rural Policy Area (4)

*Four public comments indicate support for opening up western Loudoun County for development. A reason given was limited land supply.*

| <b>Table 8. Actual Public Comments – Develop Rural Policy Area</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Allow development of Western Loudoun. Most people living in Western Loudoun are living there because they cant afford to live in Eastern part. Those same people would love to have all the retail and resturantes the Eastern part has.It is not fair that due to select few we all have to suffer. I understand the history is important and we must preserve it, but there is a way to build communities, roads, retail etc. and still preserve the history.Again, there is a lot of people in the western part that are living there because they cant afford eastern part. I am one of those people the only reason I stayed in the county is because of better school which I found out even schools in the western loudoun are not as good as eastern its almost like west and east are 2 separate worlds. |
| 2  | Conservation unproportionately benefits wealthy landowners (horse farms)  |
| 3  | It is right to move us in a prosperous and inclusive direction and as an economic force because that best   |

|   |  |
|---|--|
|   | <p>allows people the "pursuit of happiness" as stated in our Declaration of Independence. The only real way to do this is to quit limiting the supply of real estate. The downzoning and limitations in the rural and transition areas up to this point have only hurt the goals of the Vision. Simple limited-supply and high-demand economic principle has driven housing prices too high for our general population. Well-to-do residents have pushed through downzoning in the past to control others' property to create this environment of exclusivity rather than the inclusivity that the Vision demands. I encourage you to open up development and allow all in Loudoun to live the American dream, including home ownership. Open up business development as well, allowing people better career opportunities to support an ever-increasing quality of life. As far as my particular situation, I live comfortably on ten acres along Evergreen Mills Road and welcome increased density. Of course I would benefit from this increase, or rather my children would benefit by my being able to subdivide and provide lots for them so they can afford to own their own homes. So, as part of increased housing opportunities I would like to see my area around the intersection of Evergreen Mills, Ryan, and Red Hill Roads changed to Suburban policy. This is consistent with the on-going infrastructure surrounding the area including central water and sewer with our own water tower. I encourage the supervisors of central and eastern Loudoun, easily a majority, who represent the less well-to-do citizens to vote for this increased density in spite of those people in the west that would confine others to limited-housing opportunities.</p> |
| 4 | <p>We need to develop Western Loudoun. West needs safe roads (287 and Rt.) you can't stop growth, so its time to start building. *I don't understand people in West that don't want new roads. IT IS UNSAFE. SAFETY COMES FIRST. *I don't understand people in West, they don't want growth, so they are willing to drive 20miles to the store on the UNSAFE ROADS. I don't get it. *Please buildddddddddddd in Western Loudoun. Its good for the economy and we need Safe roads.</p>  |

## 2. Rural Economy (232)

Nineteen percent (18%) of the rural and towns public comments received pertain to the rural economy. A breakdown of rural economy comments is provided in Figure 3 and Table 9. Tables 10-14 provide actual public comments on the topics of agriculture and farming, agritourism, and wineries/breweries/event venues.

Figure 3. Rural Economy Public Comments

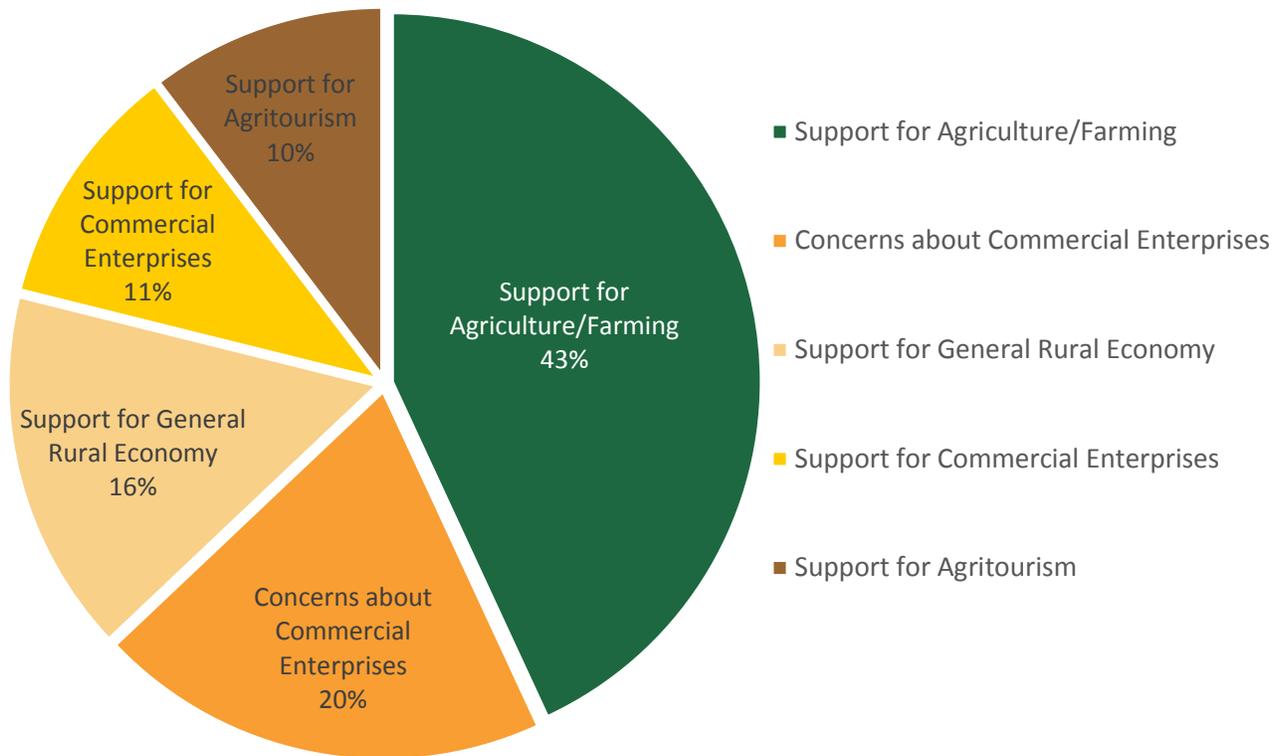


Table 9. Total Rural Economy Public Comments

| Topic   | Number of Comments | Percentage of Rural Economy Comments |
|---|--------------------|--------------------------------------|
| <a href="#">Support for Agriculture/Farming</a>       | 100                | 43%                                  |
| <a href="#">Concerns about Commercial Enterprises</a> | 46                 | 20%                                  |
| <a href="#">Support for General Rural Economy</a>     | 37                 | 16%                                  |
| <a href="#">Support for Commercial Enterprises</a>    | 25                 | 11%                                  |
| <a href="#">Support for Agritourism</a>               | 24                 | 10%                                  |
| <b>TOTAL</b>  | <b>232</b>         | <b>100%</b>                          |

## 2.1 Support for Agriculture/Farming (100)

Public comments express the importance of preserving land in western Loudoun County for farming, livestock, and equine industries. Based on public comments, Loudoun County’s agricultural heritage is what makes the County unique. Property owners—of small farms and large farms—seek County support to help them continue farming, livestock, and equine businesses. Public comments indicate that these rural industries are threatened by development pressures to sell farmland.

| <b>Table 10. Actual Public Comments – Support for Agriculture/Farming</b> |  |
|---|--|
| #   | Comment  |
| 1   | Ag is dwindling, don't lose it   |
| 2   | Aggressive developers. Help farmers and moderate income property holders to not sell or subdivide their land by means of advice, tax incentives and easement benefits.   |
| 3   | Agricultural incentives maintain large farm properties as they are without risk of subdivision.  |
| 4   | Agriculture is missing from the vision.  |
| 5   | Alt. ag market-promote "silicon valley of agriculture"   |
| 6   | Assist horse industry with brood more farms  |
| 7   | Business growth should be geared to support the aspects that make Loudoun unique, our beer/wine and equine industries, not just commercial data centers that bring more residents and increase the need to provide services. The hops processing plant and equine quarantine area at Dulles airport are good examples of businesses that support the rural unique culture of Loudoun.  |
| 8   | Community supported agriculture  |
| 9   | Conserve our pristine land, especially in Western Loudoun. Provide incentives for farmers / landowners NOT to sell to developers. Please protect Western Loudoun from development.   |
| 10  | Continue to support various rural economy uses (wineries, breweries, agricultural)   |
| 11  | County-wide community supported agriculture  |
| 12  | Create a 21st century farming community in W. Loudoun, not traditional farming   |
| 13  | Create a Loudoun County agricultural reserve using Montgomery County MD as an example  |
| 14  | Develop "new" ag opportunities-very convenient location to buyers. New products. Diverse products. Organic. Herbs. There is a year-round market. Need to promote. Youth learn. Needs grant to start mentor program.  |
| 15  | Encourage alternative forms of farming; provide incentives to farm   |
| 16  | Encourage and promote more local farming   |
| 17  | Encourage and protect small businesses and artisans. Particularly agricultural ventures.   |
| 18  | Encourage farming and agri-business - incentivize  |
| 19  | Encourage more rural/small businesses Vs. large cooperations - ease restrictions - no big box stores   |
| 20  | Encouraging AG Gen to maintain farms   |
| 21  | Equine industry is huge. Save the space and riding opportunities. I have been here since 1990 and we are an afterthought. This country is changing that I don't even recognize it. City mentality on our country roads.  |
| 22  | Farmer's market, it will be denser.  |
| 23  | Farms for raising livestock  |
| 24  | First of all, thank you for your hard work in developing this outreach program. I feel the vision is too general in that we want to be all things for all people. Vision edits: Loudoun County continues to flourish as a prosperous and inclusive community that is anchored in its agricultural heritage and selective in high-return economic investments that guard against overdevelopment and congestion. The County will foster economic innovation, fiscal strength, and sustainability. |
| 25  | Goal: Sustain: Pays mere lip service to strengthening farms, historic buildings and culturally significant landscapes. However, we need an objective that states specifically that the equine industry and the beautiful and historic areas that bring tourists from within and without the county must be protected from over-emphasis on commercial hospitality venues and those permitted must be in appropriate and safe locations.  |
| 26  | Goals: supporting the land developers. No support for continued farming. Play for the land of the developers. Nothing saying actively continue farming.  |

| <b>Table 10. Actual Public Comments – Support for Agriculture/Farming</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 27  | Help farmers keep farming   |
| 28  | Help support baconers of rural areas; transition policy areas; suburban policy  |
| 29  | How do we keep rural while growing economy, transportation. Pressure to intrude on transportation area because of lack of space. Economically feasible? West? Appeal to younger generation. Keep rural intact. Increases taxes for farmers buildings disconnect. Most valuable resource for protection. Unique to our area.   |
| 30  | I believe when it comes to western Loudoun we are very close to where we need to be. The temptation is to allow special exceptions to increase development on certain parcels. As I noted above, that becomes death by a thousand cuts. We need to follow our comprehensive plan for maintaining a vibrant rural economy in Loudoun that includes all segments of agriculture. Loudoun currently ranks #1 in acreage in grape production, #1 in number of wineries, #1 in berry production, and is still on the top third of Virginia counties in beef cattle as well as sheep and goat production. This doesn't even touch on our 180 million dollar equine industry and our #1 ranked horse population for the state. In short, we need to recognize that we are doing a good job, and address small regulatory and zoning issues when they arise, but don't lose sight of the fact that it has been a success! |
| 31  | I like this: 4.A viable rural economy that builds upon the county's unique agricultural heritage and supports existing and emerging rural industries, including farming, agriculture, equine businesses, and rural tourism and hospitality uses. But I don't see how that is possible with all the building in Leesburg. Shouldn't destroying old farms NOT be on the agenda?   |
| 32  | I think that the overall plan of the vision, goals and objectives moves the county forward in the correct direction, but with that being said, it is absolutely crucial that the distinction be made between the developed East and the rural West of the county. The Transition Zone must be protected and development in the western part of the county strictly controlled. Overall, the eastern part of the county gets the bulk of the attention, while the west is the beautiful area but lacks the support of the county to promote its historical, agricultural and equine significance to the county.  |
| 33  | In western Loudoun small farms (and land use) should be aggressively supported.   |
| 34  | Include Western Loudoun in Plan - Look at by-right - will hurt (equine) horse economy   |
| 35  | Increase strategies/options for aging farming/heir families to help retain property ownership   |
| 36  | Keep agriculture tax deferment, even if policy area changes   |
| 37  | Keep Western Loudoun rural - livestock, agriculture, forestry   |
| 38  | Keep Western Loudoun rural nature, ag in rural economy needs the focus-need ag in economy   |
| 39  | Land use and zoning regulations that allow for a robust and innovative agricultural and rural economy that keeps Loudoun's farms and rural businesses viable and productive.  |
| 40  | Land use for farming, Loudoun farm tour is an asset to Loudoun county commerce  |
| 41  | Land values to owners who use it as retirement. Preserve farms.   |
| 42  | Less traffic, preserved land to see around us, and support farmers to encourage farming and equine activities.  |
| 43  | Losing farmland, lose hay to give county \$ for the horses we have, out of state to ride.   |
| 44  | Loudoun Farm Bureau*Goals for Envision Loudoun* As Loudoun crafts its new comprehensive plan through the Envision Loudoun process, Loudoun County Farm Bureau makes the following recommendations for inclusion in the new plan.*Long term secure preservation of productive farmland must remain a priority. This includes recognizing that productive farmland is not just open space, but must include soils conducive to crop and pasture production. Many times properties set aside as rural economy lots in new subdivisions are full of hydric soils, steep slopes, floodplain, and other natural features that make them difficult if not impossible to farm productively. When and if subdivisions take place, lots set   |

**Table 10. Actual Public Comments – Support for Agriculture/Farming**

| #  | Comment  |
|----|--|
|    | aside for production should have soils capable of engaging in sustainable, economically viable agricultural operations.  |
| 45 | Loudoun is a diamond in the rough of northern Virginia. Too often, development pressure, empowered by political money has left many residents behind, while forcing them to deal with increased traffic congestion, poorly planned development, and corporate first policies, especially regarding rural broadband. I support (1) careful planning for commercial and residential; (2) greater control of rural business economic development so it better respects and protects our historic landscapes; (3) innovative transportation planning to deal with the tremendous traffic problems; and (4) communications infrastructure that supports the entire county (licensing for cable and internet should require providers to cover the ENTIRE county).   |
| 46 | Loudoun must make an effort to ensure county staff are familiar with common agricultural practices before instituting new policies. In short, we wish to avoid situations where an agricultural implement like a chicken tractor is suddenly deemed a permanent fixed structure requiring a health department and zoning permit (of \$165.00 per unit), as if it was a barn. Mobile chicken coops for free range production are very common commercial practice in the county, as well as for folks just looking to raise a couple of backyard hens as a 4-H project or a family connecting themselves back to the land. These implements are smaller than many common pieces of agricultural machinery, and should be treated as such in county policy. This recommendation goes beyond just the chicken tractor issue though, in that we must have county staff who are familiar with farming in the county. Farm Bureau stands ready to assist in conducting tours of farms to show staff regular production techniques and familiarize them with what's happening in modern Loudoun ag.* Thank you for your consideration of these issues during the Envision Loudoun Process. Loudoun Farm Bureau appreciates the opportunity to be an active participant in securing the agricultural future of Loudoun! |
| 47 | Loudoun should incentivize long term lease agreements that enable new, and young producers to establish operations in the county, even with our extremely high land costs. This could include a tiered Land Use Tax Assessment system or utilizing the Ag and Forestal District Program and provide increased benefit to landowners to agree to long term signed leases with producers which will allow them to invest in things like fencing, lime, fertilizer, water systems and other infrastructure that is not affordable when working with year to year land agreements. This would also incentivize landowners to put their land into higher levels of production with vegetable, tree fruit, grape, intensive rotational grazed pasture, and high quality hay that will increase the value of Loudouns rural economy, and reduce the acreage in poor quality land use hay that might be cut once a year, and sit in the field.   |
| 48 | Loudoun should make it a priority to establish a livestock processing facility in Loudoun. In the same way that the county was active in promoting the wine and vineyard sector, the craft brewery sector (including providing grant funds for the hops processing and barley malting facility in Lucketts), it should put its economic and permitting muscle behind a slaughter facility. Currently Loudoun producers must travel far outside the county to get their livestock processed to then bring back to Loudoun to serve our markets, restaurants and CSAs. This is inefficient, and is a drain on being able to further increase production to meet local demand for meat. The current slaughter facilities are stretched to limit of their capacity and cannot handle any additional production. Already, Loudoun producers need to schedule months in advance to secure a spot in the schedules of these existing facilities. This is not sustainable if we wish to increase direct market production, which is the only way these local livestock producers will remain viable with the high land and cost of living in Loudoun.  |
| 49 | Maintain agricultural base but also have economic viability  |
| 50 | Maintain strong agri-business economy  |
| 51 | Maintain viability of ag economy in the West-support economic policies that maintain viability of agriculture  |

**Table 10. Actual Public Comments – Support for Agriculture/Farming**

| #  | Comment  |
|----|--|
| 52 | Maintain zoning and land use policies that promote the agricultural economy of western Loudoun. The special part of Loudoun is that we have the suburban East and the rural West. Agricultural enterprises need a critical mass of land on which to operate and once our land base drops below a certain threshold, the rest of the industry will suffer. Our farmers and rural business owners supply our eastern Farm Markets and restaurants, while also bringing tourists to the west to visit vineyards and wineries, to bike, and to enjoy pick your own operations. We have a real special balance and place here in Loudoun, please do not do anything to lose the agricultural and historic nature of western Loudoun.  |
| 53 | Marketing and promotion of the rural economy and providing incentives to promote the rural economy. These include locally owned restaurants, food-related endeavors, farms, vineyards, farm markets, farm stores, traditional crafts, etc.   |
| 54 | More land devoted to crop production. Reduce transportation costs to get food to consumer for the future when petroleum products cost more.  |
| 55 | My comments will follow and are in response to statements from your website below: "Sustain: Strengthen natural and historic assets Goal: A well-functioning system of green infrastructure preserving natural beauty, open spaces, and cultural assets to include agricultural land, natural, scenic and historic resources." COMPETE: 4. A viable rural economy that builds upon the countys unique agricultural heritage and supports existing and emerging rural industries, including farming, agriculture, equine businesses, and rural tourism and hospitality uses. I live in Broad Run Farms and have for the past 21 plus years. It is a unique community of horses, chickens and families. People put their kayaks into the Potomac from backyards and community launches. One family has peacocks, ducks and geese in the front yard. I've been told bald eagles nest on my street. My in-laws moved here in the 1950s and raised two sons who now also have built homes in the community and raised families here. We are a unique community which does have both historic (Mosby house) and scenic value not to mention horse and landscaping businesses within our community. |
| 56 | My concern is the Rural Policy Area. Vision goals appear to support "rural scale agriculture, tourism and environmental protection."   |
| 57 | Need agricultural and equestrian comment in goal/objective   |
| 58 | Not allow inappropriate commercial activity; preserve equine operations and historic areas   |
| 59 | Not enough at all in here about equine/agricultural resources  |
| 60 | Objective 2. I appreciate calling out the need for a viable rural economy and noting the county's unique agricultural heritage and existing and emerging rural industries. I feel those are too often overlooked, discounted or given less weight than home building. More focus on building parks and preserving green space in the TPA.  |
| 61 | Perform comprehensive analysis of rural economy to recognize that the rural economy exists with equine industry \$180,000/year   |
| 62 | Please encourage agriculture and farming in general in the west. If you work to limit growth and keep the area west of Rt. 15 rural and as undeveloped as possible, all who come here will benefit. There are endless town centers and places to shop and eat. There are very few rural areas left.  |
| 63 | Policies that are friendly to equestrians, cattlemen, farmers  |
| 64 | Preserve ag history-bridge past to future, connect Easter economic centers to understanding of Western agricultural tradition-preserve views-focusing in small communities like Philomont, Hillsboro, Airmont, Lincoln   |
| 65 | Preserve agricultural viability, keep the land to farm it, traditional corps, continue agricultural taxes for large farms  |
| 66 | Preserve current agriculture/farms   |
| 67 | Preserve family farms; make a place where family farms can thrive.   |

| <b>Table 10. Actual Public Comments – Support for Agriculture/Farming</b> |  |
|---|--|
| #   | Comment  |
| 68  | Preserve local farms; encourage them to expand; County take more of active role  |
| 69  | Prioritize critical environment areas and farmland.  |
| 70  | Promote small scale agriculture entrepreneurship.  |
| 71  | Protect equine industry in W Loudoun   |
| 72  | Protect large farms/ agr. -> have way for such landowner to "get out"  |
| 73  | Responsible economic development; save rural/ag  |
| 74  | Rural farms bring in executives and CEO's of economic development  |
| 75  | Rural outbuilding tax - is the goal to force farmers to sell? Too many restrictions  |
| 76  | Rural use should fit with the community, i.e. growing agricultural as opposed to a brewery that looks like it sells pumpkins - traffic and environmental input adversely affects adjacent lots - who is responsible to oversea business  |
| 77  | Save farmland through the American Farmland Trust  |
| 78  | Strictly maintain the rural character of Western Loudoun. Encourage local farming through tax breaks. Incentivize older farmers selling their land to conserve pieces of it.   |
| 79  | Strong rural agricultural  |
| 80  | Success If the farms are still here  |
| 81  | Support all farming, not just industrial large scale farming, small businesses as well   |
| 82  | Support and protect farming; education for people to W Loudoun about farming   |
| 83  | Support area businesses, rural economy is sustainable with wineries, some farms are being preserved; also keep other small businesses; keep the agriculture as a viable economic alternative to housing development; put urban development in urban areas  |
| 84  | Support equestrian industry  |
| 85  | Support- farming heritage  |
| 86  | Support rural business (can small bus. And artists afford?) (not just agribusiness)  |
| 87  | Support small scale farms and existing rural business; stop bringing in large entertainment zones; they should be in appropriate areas   |
| 88  | Supporting rural economy-Equestrian, wineries  |
| 89  | Sustainable food production, a. Sustainable practices in soil farming (traditional farming), soil based green house farming, hydro and aero ponic vertical farming ( multiple story hydro and aeroponic farming utilizing solar roses, Pv panels, and led lighting technology.   |
| 90  | The transition and rural areas will remain primarily in open space and agricultural businesses. Views, historic landscapes and environmental preservation will be the focus in these areas. Commuters from West Virginia will find alternates to Rt 9 and Rt 7.  |
| 91  | They are certainly comprehensive, by which I mean "all things to all people." They don't recognize that some items will have significant force on their own (economic development on raw land) while others have less (redevelopment). Similarly, our county can afford to slow the built environment--that preserves opportunity for the future--but forever loses its rural economy each time a family farm goes away, each time farmland is developed. The weighting of objectives should reflect these disparities in inherent momentum. |
| 92  | Upcoming farmers. Not all farmers are dying or retiring  |
| 93  | VISION Loudoun County continues to flourish as a prosperous and inclusive community with a well-deserved reputation for great places, natural and built as well as historic and new, in a variety of settings. The County will foster economic innovation, fiscal strength, and sustainability. The Vision omits the single most important element -- the health, safety and welfare of its residents. A   |

**Table 10. Actual Public Comments – Support for Agriculture/Farming**

| #  | Comment  |
|----|--|
|    | comprehensive plan should not ignore the fundamental rights of its residential property owners. The goal should not be to make the County a playground for tourists at the expense of rural property owners. Further, what is the definition of "fiscal strength?" My FOIA request to Loudoun County asking for specific fiscal information related to the "rural economy" yielded a negative records response, as there are no numbers. No revenue tracking, no projections, no winery/brewery/event center analysis of before and after the "rural economy" push. Defining "fiscal strength" requires a baseline knowledge of revenues, real and projected. Revenues are offset by expenditures, such as (1) decrease in property values of properties which are next to wineries, breweries, event centers; (2) decrease in number of western county residents who already participate in the equine-related agricultural and livestock economies, when they cannot live next to event center, wineries and breweries with their endless noise, traffic, dust, and tourists who are unfamiliar with the hundreds of miles of gravel roads. If Loudoun County is going to truly plan the future, it must recognize and respect what already exists. Loudoun County must not throw out the baby with the bath water. Accommodate the residents who already have invested in property in Loudoun County before you invite hundreds of thousands of tourists to small neighborhoods which do not have infrastructure to accommodate their desire to drink and party whilst driving by our scenic properties maintained at our expense.  |
| 94 | We want to relax with our farms. Loudoun has no center. The visions are too broad  |
| 95 | We'll still have combines/farms/large farms  |
| 96 | When farm businesses can operate without contributing to the detriment of the land, the roads, the quality of life of the residents in Western Loudoun, you will have succeeded.   |
| 97 | When we have integrated the economic entities in Western Loudoun so that they are interdependent and support each other. Also when we have fewer cyclists on the road and on trails. When we have more farms protected in conservation easements.  |
| 98 | You have the right concepts and themes in mind, but some of the plans for execution do not reflect those same concepts/themes. For example, you say you want some of the following: "4.A viable rural economy that builds upon the county's unique agricultural heritage and supports existing and emerging rural industries, including farming, agriculture, equine businesses, and rural tourism and hospitality uses; 7.A transportation network supportive of the County's overall vision to support economic development, create vibrant, safe communities and public spaces, and protect natural and heritage resources.; Goal: A well-functioning system of green infrastructure preserving natural beauty, open spaces, and cultural assets to include agricultural land, natural, scenic and historic resources.; Goal: A community of diverse individuals united together to ensure that all residents enjoy a high quality of life through vibrant, fulfilling and healthy active lifestyles, celebrating all that is unique to the county." These are all wonderful goals and I support them fully. However, you also want to construct an 8-lane+ interstate from US 28 to I-270 in MD and are very comfortable destroying a wonderful, unique neighborhood in the process. This neighborhood has historical landmarks in it, large open spacing, use of Broad Run Creek and Potomac River, and a very strong community. The road that you all want to build would also damage the "agricultural heritage" of the neighboring Maryland area, which is hypocritical to say that we care about Loudoun, but not other areas. Most of all, constructing a bridge in said location (i.e. Project ID 24) will negatively impact Virginia home values in the neighboring areas, could threaten a major drinking water source for the region by interfering with an EPA Superfund site just upriver of the Fairfax County water intake, and cause more traffic problems than it solves. All I ask is that you put yourself in the shoes of others. Would you want your home, community, well-being be taken from you so that a road could be paved over it. It sounds great when you are not the one being impacted. The County needs to truly think of their people and find other means of reaching their goals. |
| 99 | You need a vision for rural Loudoun. Here is one: A vision for Loudoun's rural economy Loudoun's rural region will be characterized by prosperous farms, interspersed with villages as   |

**Table 10. Actual Public Comments – Support for Agriculture/Farming**

| #   | Comment  |
|-----|--|
|     | commercial and residential hubs, and economically sustained by our equine sector, farm products and by tourists drawn to equine events, farm markets, wineries, breweries, outdoor recreational pursuits and wedding and event centers in a scenic rural setting. This vibrant tourism will sustain the rural economy, supported by Loudoun's government through: support and publicity for the County's Farm Tours that include traditional farms. County regulations to ensure consistent standards for hours of operation, noise, lighting and road access. Necessary rural road improvements to address traffic problems after suitable public engagement. Farmland will be protected wherever possible by conservation easements held by land trusts that allow compatible rural enterprises, or by new county programs including Tradable Development Rights (TDRs) or Purchase of Development Rights (PDRs). TDRs are proven tools (as shown in Montgomery County, MD) to shift development rights from rural areas to areas more appropriately designated for greater development, such as lands around Metro Stations. PDRs offer county tools to protect strategically important areas whose critical aesthetic, wildlife, watershed or historic values are endangered and would otherwise be unprotected and lost. Farm-based commercial activities will be allowed where consistent with county regulations on water quality, threatened wildlife, noise, traffic, lighting and buffers. County policies will encourage farm productivity through grants to conservation-focused non-profit groups and by the adoption of policies to Reduce farm operating costs through measures that may include reduced county taxes. Seek any additional or changed state policies needed to support Loudoun's rural goals, Encourage long-term farmland leasing for investment in fertility and quality production, and Provide incentives allowing young farmers access to farmland through leases or purchase. |
| 100 | Zoning policy must include support structure. E. G. Beef cattle need access to butcher shops to get from trailer to table. Grapes and hops need processing locations sufficient. Ultimately we have to be more self sustaining if we are ever to get rid of the bedroom community stigma.  |

## 2.2 Concerns about Commercial Enterprises in Western Loudoun (46)

*In these public comments, respondents express concerns about the impacts associated with commercial enterprises in the western portion of Loudoun County. Based on public comments, these uses negatively impact the quality of life of residents and the peaceful rural environment.*

**Table 11. Actual Public Comments – Concerns about Commercial Enterprises**

| # | Comment  |
|---|--|
| 1 | Beer parlours on gravel roads do not seem to be appropriate. How can it be an agricultural use when the hops come from another country, the grain comes from another state and the only product in the mix is the water which is coming from the domestic water well on site? Is water and agricultural product?   |
| 2 | "Economic force" - even to sites near residences. Drunk drivers on the rural road, loud music  |
| 3 | Broaden the view of development impact in Western Loudoun  |
| 4 | Carefully consider which non-res uses permitted in res. Areas W. Loudoun   |
| 5 | Compete economic growth that fits in w/ the city things in western Loudoun need to be compatible.  |
| 6 | Compete: Be an economic force A viable rural economy that builds upon the county's unique agricultural heritage and supports existing and emerging rural industries, including farming, agriculture, equine businesses, and rural tourism and hospitality uses. Define "rural industries"; "agriculture"; "rural tourism"; and "hospitality uses." State and apply a balancing test for each scenario. For example, Loudoun County has allowed a wedding venue on our quiet rural unpaved road. The street consists of numerous horse farms. The residents are quiet and law-abiding. Yet, this entity it allowed dozens of events each year, until 11 pm, |

**Table 11. Actual Public Comments – Concerns about Commercial Enterprises**

| #  | Comment  |
|----|--|
|    | with outdoor bands and tour buses which block neighbors access to their private road. If the county has decided that the rights of this one couple outweigh the rights of all of the neighbors, please explain how that determination was made. Does the County receive say, \$100,000 in revenue from these events and if so, is any of that money spent to maintain the roads further degraded by tourism and event traffic? Does the county hire more noise enforcement personnel to respond to the neighbors' complaints? Who enforces noise complaints? The Sheriff's department or the county zoning office? At one such wedding event, the police and zoning officials were notified; yet, each said the other is responsible for enforcement. If a new use is to be created, above and beyond residents' right to live in peace and quiet and to expect the County to protect their rights, then should not the County explain what it plans to do in terms of compensation for those neighbors affected by the County's new uses? |
| 7  | Consider impacts as a whole, performance standards, restricted activities (bed/breakfast, wineries), computer models   |
| 8  | County promotes rapid growth of breweries, wineries and event facilities without regard for negative impacts and controls  |
| 9  | Do not allow noisy, intrusive activities in the Rural Area. Example is a brewery. The Rural Area has a large, expensive horse industry and intoxicated people on rural roads is not compatible.  |
| 10 | Environmental quality that provides healthy air and low levels of noise and light pollution for current and future residents. Yes, please protect western Loudoun residents from the noise generated by event centers, breweries and wineries as to date Loudoun County has failed in this duty. At an event at Higholdborne wedding venue last year, neighbors called the Sheriff's department and the zoning department. Each entity pointed its finger at the other as being responsible for enforcement. To date residents have not been told who is responsible. Clearly the buck does not stop anywhere so please do your jobs as officials and clarify everyone's roles. As for light pollution, please institute a lights off policy for non-safety-related outdoor lighting matters such as spotlights under trees in front of houses and large barn lights which are out-of-proportion to what is necessary, such as the lights utilized by Red Gate Farm on Foggy Bottom Road in Bluemont.                                      |
| 11 | Establish performance criteria for rural enterprises. Unimpeded expansion and development has unintended consequences.   |
| 12 | Goal- Compete: Objective 4. rural economy and emerging rural industries should not be allowed to the extent of devaluing the property of existing farms, homes, etc.   |
| 13 | Growth in western Loudoun will slow. Allowing breweries, wineries and event centers in residential rural areas increases traffic and devalues real estate values significantly.  |
| 14 | Healthy surface and groundwater water resources that adequately protect natural ecosystems, services Loudouns population, and supports the built environment. *Yes, please by all means protect Western Loudoun RESIDENTIAL property owners' rights to groundwater, ahead of commercial uses including manufacturing of wine and beer at so-called vineyards and farm-breweries. It is the government's responsibility to protect these assets for residents ahead of any one individual developer or business.  |
| 15 | Implement equal performance standards for all zoning rural economy types. (Breweries, wineries - all business types.)  |
| 16 | Less "alcohol based" rural economy   |
| 17 | Look at language regarding bed and breakfasts, event centers (zoning) in Western Loudoun. Particularly "by right"  |
| 18 | Maintain balance of rural economy without ruining area   |
| 19 | Nice residential mix with expanded open space; less focus on winery and distilleries; family friendly  |
| 20 | No desire to set aside green areas. Water recharge comes from the western Loudoun. Protect water quality with standards for wineries.  |

**Table 11. Actual Public Comments – Concerns about Commercial Enterprises**

| #  | Comment   |
|----|---|
| 21 | No. These statements are so general and vague that they require nothing and protect nothing. For example, "appropriate" economic development in rural parts of the county could mean anything. It should specify that a rural business needs to be tied to the land.  |
| 22 | Prohibit rural businesses in residential areas that produce noise and drunk driving on rural roads  |
| 23 | Property owners should have same rights to have special events as B&B Inn   |
| 24 | Property rights need to be maintained in Western Loudoun. Protect citizens property rights.   |
| 25 | Protect rights of residential rural property owners who moved to rural areas for quiet; protection of values and rights   |
| 26 | Provide study of rural tourism and impacts on rural uses  |
| 27 | Re-examine definition of "rural economy"; compatibility with adjoining; rural retreat; more specific review/reassess vision   |
| 28 | Respect property rights of citizens in Western Loudoun with regard to rural ecodev  |
| 29 | Rural use should fit with the community, i.e. growing agricultural as opposed to a brewery that looks like it sells pumpkins - traffic and environmental input adversely affects adjacent lots - who is responsible to oversee business   |
| 30 | Save agricultural areas and open spaces, by managing and controlling growth in those areas. Farm or agricultural businesses and properties need to be encouraged to remain open space. Activities such as farm breweries and wineries need to be evaluated on a case-by-case and location basis. Some agricultural businesses tend to bring significant changes to local traffic. This has to be considered and weighed before allowing the business to open.   |
| 31 | Sounds good on paper. However my experience with the BoS is one of lack of concern for Western Loudoun and preserving pur way of life. They are focused on growing the rural economy without regard for the effects on residents (wedding venues and brewery/wineries in my neighborhood!)  |
| 32 | Sustain: Strengthen natural and historic assets. A pastoral rural landscape that incorporates appropriate scale and design of homes, commercial uses, and recreational amenities. Define pastoral. Does "pastoral" mean long lines of tourist-filled cars, generating dust storms, road bars, dangerous drivers unfamiliar with one-lane gravel roads who run residents off the road? Does pastoral mean "hard cider" signs leading up to Bluemont and throughout Bluemont, stuck along the road (basically governmental endorsement of "please, do drink and drive in Loudoun County?" Does "pastoral" mean event entities in residential, truly agricultural neighborhoods, bringing noise, dust, crowds, buses, and non-enforcement AND non-acceptance of responsibility for enforcement by our government officials? Bluemont has been pastoral for the 22 years we have lived here. It no longer is. We seemed to have moved to a rural economy Disneyland without notice that our health, safety and welfare rights have been trampled by the government that proceeds without recognition of residential rights. Commercial uses must be limited to strictly agricultural, in the true sense, not to "ale trails" and party "event centers." As for scale and design of homes, how about requiring a "lights out" dark skies policy for western Loudoun. Prohibit those tree "spotlights" in front of those McMansions along Snickersville Turnpike and elsewhere which only light up the otherwise dark and peaceful neighborhoods. We all have trees, we do not need to light them up for everyone to see. |
| 33 | The Board of Supervisors has to have the guts to draw a hard line that Western Loudoun will not be developed and that "event centers" and "wineries" will be evaluated on a case by case basis to determine whether they are appropriate or whether they are a detriment to the existing thriving community.  |
| 34 | The rural areas are over run with wineries and breweries with no regard that people actually live here. We are not cattle. We live here. We don't need additional strains on the natural resources (such as our wells) or roads (too narrow for commercial traffic.) Please respect us. You wouldn't want a winery next to your home. Please don't do that to us.   |
| 35 | The vision and goals SOUND good; however, we need to emphasize keeping the transition area under the  |

**Table 11. Actual Public Comments – Concerns about Commercial Enterprises**

| #  | Comment  |
|----|--|
|    | original plan; and keeping western Loudoun as rural as possible, encouraging agricultural businesses other than so many wineries and breweries that have contributed to automobile accidents in the western part of the County. The expensive housing (including high end senior housing being marketed) in Loudoun makes it hard for lower income (below \$60,000) residents to find affordable safe housing. This needs to be addressed with more of a housing mix that benefits our hard working citizens and older residents as much as the developers.  |
| 36 | There are too many by-right uses in the rural areas. Please respect that these are neighborhoods where we live too.  |
| 37 | To protect and preserve rural western Loudoun there should be criteria for where rural businesses can be located. The current plan calls for businesses to be located in or near the towns not sprinkled around the countryside. This should be set out in location, access and performance standards that are strictly enforced.  |
| 38 | Too intense rural economy opportunities are adverse; need to figure out better balance   |
| 39 | Traffic impact winery and brewery and other events in west   |
| 40 | Upgrade intersection at Foggy Bottom Road and Snickersville Pike due to heavy usage by patrons to winery/brewery/farm venue  |
| 41 | VISION Loudoun County continues to flourish as a prosperous and inclusive community with a well-deserved reputation for great places, natural and built as well as historic and new, in a variety of settings. The County will foster economic innovation, fiscal strength, and sustainability. The Vision omits the single most important element -- the health, safety and welfare of its residents. A comprehensive plan should not ignore the fundamental rights of its residential property owners. The goal should not be to make the County a playground for tourists at the expense of rural property owners. Further, what is the definition of "fiscal strength?" My FOIA request to Loudoun County asking for specific fiscal information related to the "rural economy" yielded a negative records response, as there are no numbers. No revenue tracking, no projections, no winery/brewery/event center analysis of before and after the "rural economy" push. Defining "fiscal strength" requires a baseline knowledge of revenues, real and projected. Revenues are offset by expenditures, such as (1) decrease in property values of properties which are next to wineries, breweries, event centers; (2) decrease in number of western county residents who already participate in the equine-related agricultural and livestock economies, when they cannot live next to event center, wineries and breweries with their endless noise, traffic, dust, and tourists who are unfamiliar with the hundreds of miles of gravel roads. If Loudoun County is going to truly plan the future, it must recognize and respect what already exists. Loudoun County must not throw out the baby with the bath water. Accommodate the residents who already have invested in property in Loudoun County before you invite hundreds of thousands of tourists to small neighborhoods which do not have infrastructure to accommodate their desire to drink and party whilst driving by our scenic properties maintained at our expense. |
| 42 | We need to come up with a way to measure pesticide use on all these new wineries, breweries popping up in the western part of the county. How can we have ecoganic or organic farming among increasing local pesticide use ? Here is a tracking example in CA : <a href="http://www.pesticideinfo.org/DS.jsp?sk=29143">http://www.pesticideinfo.org/DS.jsp?sk=29143</a>  |
| 43 | Western Loudoun needs to be looked at as a roadway network from an economic standpoint (ex: access to wineries). Real traffic analysis.  |
| 44 | When Loudoun County residents can go to sleep at night without living in fear that beautiful Western Loudoun could be developed or overrun by "event centers" and "wineries."  |
| 45 | Wineries/breweries/wedding events should be stopped. We have enough  |
| 46 | Winery - don't use environmental factors to decide what we allow in Loudoun County with business   |

## 2.3 Support for Commercial Enterprises in Western Loudoun (26)

*Some public comments indicate support for commercial enterprises in rural Loudoun County. The reason given for this support is the revenue generated by tourism.*

| <b>Table 12. Actual Public Comments – Support for Commercial Enterprises in Western Loudoun</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | A-1 zoning review and what is allowed; non-agricultural uses for smaller parcels (Breweries)  |
| 2   | Can we make Loudoun a revenue-opportunity destination (ex. Winery, farm to table)   |
| 3   | Continue to support various rural economy uses (wineries, breweries, agricultural)  |
| 4   | Garner public revenue from wineries and breweries - research/contact North Santa Barbara County, California   |
| 5   | Hotels/B & B- by-night in W. Loudoun to support the breweries/wineries - some place to stay after events. Full service/destination event.   |
| 6   | I don't know that one can ever say he or she has "succeeded" when it comes to protecting a valuable resource - it requires constant effort. I appreciate the subdivision policies in place in much of the RPA - I hope they are maintained and enforced. I think that the huge uptick in wineries is a great sign, and I hope to see a continued growth in industries that bring in tourists to experience Loudoun's rural and historical riches!   |
| 7   | Keep western Loudoun free of "big box" stores, keep it commercial via agricultural and tourist businesses only. DO NOT approve much residential build out here. You have the opportunity to make western Loudoun a booming tourist area by keeping it open and green, and the tourists will come to visit the wineries and breweries. I would encourage AREA-SPECIFIC lodging that complements the area (nice hotels that are not low budget chains).   |
| 8   | Leave western Loudoun as is! No more houses. Promote farms whether it be farms, wineries, orchards. Anything to promote wide open spaces.   |
| 9   | Local food, wine, agriculture, and small business   |
| 10  | Loudoun County needs to bring their laws up to date concerning wineries and breweries. Why can wineries and breweries coexist on the same property but those drinking wine not sit with those drinking beer. This is just too hard to understand. These breweries and wineries are bringing in substantial revenues and any archaic laws such as these could inhibit their growth as well as tax revenues to the State/County.  |
| 11  | Loudoun must commit itself to protect the natural resources that are critical not only to our environmental and agricultural health, but also to the tourism industry in the west. Protecting mountainsides, sensitive soils, steep slopes, and streams from impacts of development are critical. No one wants to visit a vineyard or bed and breakfast with stunning views of mountains marred by development. Tourism, rural business and especially agriculture are revenue positive for Loudoun county, while residential development is always a budget liability. |
| 12  | Old Rt 7 - we should market ourselves as the weekend destination from Washington DC - drive past beautiful landscaped of wineries/small county stores   |
| 13  | Preserve rural western Loudoun as a artisan and wine country.   |
| 14  | Pressure from land developers, and demands for increased housing. Specifically, for the idea about adding bike lanes and wide shoulders on the roads, a major obstacle are the attitudes of riders and local drivers. This can be improved with improved road availability and usage, coupled with a desire to attract active tourists to the area to support local businesses and keep Western Loudoun rural.  |
| 15  | Provide county support, especially in organizing and advertising, events and festivals hosted in the small towns of Western Loudoun to draw tourists to these communities and the small businesses in the area.   |

|    |  |
|----|--|
| 16 | Recognize wineries as important to rural economy   |
| 17 | Rural business opportunities-regulatory process-one stop shop for permitting-more user friendly, local level "how to open a B&B", etc. Tax reporting based on income level, property size-econ. Development assistance   |
| 18 | Support area businesses, rural economy is sustainable with wineries, some farms are being preserved; also keep other small businesses; keep the agriculture as a viable economic alternative to housing development; put urban development in urban areas  |
| 19 | Supporting rural economy-Equestrian, wineries  |
| 20 | Think of western Loudoun as green space, preserve vulnerable landscapes; vibrant farming/agriculture; villages; wineries/breweries/bed & breakfast   |
| 21 | Trail Hit Park, dining area, wineries. Bring people in the county.   |
| 22 | We will know we have succeeded when people still want to live here and invest their money. People still want to visit and tour here (especially our rural west) and spend their money. And People still become entrepreneurs here with creative rural businesses in the West and high tech and cutting edge businesses in the east.* Our viticulture and beer industry should flourish under the right leadership adding to our commercial tax base and lessening the County's tendency to bleed the local resident's dry with excessive real estate taxation.   |
| 23 | Western Loudoun needs to be preserved while maximizing its economic contributions to tourism, recreation, weddings, and spirits. Bicycle and hiking trails need to be planned and developed. Bus service between vineyards, brew pubs and distilleries could be operated. We can make it a treasured playground for Eastern Loudoun and the DC area in general, while preserving its natural, and rural character.   |
| 24 | Wineries and breweries are fine for economic/business. What about transportation in the long run. Eg: Nelson county  |
| 25 | Wineries are wonderful by attracting tourists. Breweries also good. More wineries.   |
| 26 | You need a vision for rural Loudoun. Here is one: A vision for Loudoun's rural economy Loudoun's rural region will be characterized by prosperous farms, interspersed with villages as commercial and residential hubs, and economically sustained by our equine sector, farm products and by tourists drawn to equine events, farm markets, wineries, breweries, outdoor recreational pursuits and wedding and event centers in a scenic rural setting. This vibrant tourism will sustain the rural economy, supported by Loudoun's government through: Support and publicity for the County's Farm Tours that include traditional farms. County regulations to ensure consistent standards for hours of operation, noise, lighting and road access. Necessary rural road improvements to address traffic problems after suitable public engagement. Farmland will be protected wherever possible by conservation easements held by land trusts that allow compatible rural enterprises, or by new county programs including Tradable Development Rights (TDRs) or Purchase of Development Rights (PDRs). TDRs are proven tools (as shown in Montgomery County, MD) to shift development rights from rural areas to areas more appropriately designated for greater development, such as lands around Metro Stations. PDRs offer county tools to protect strategically important areas whose critical aesthetic, wildlife, watershed or historic values are endangered and would otherwise be unprotected and lost. Farm-based commercial activities will be allowed where consistent with county regulations on water quality, threatened wildlife, noise, traffic, lighting and buffers. County policies will encourage farm productivity through grants to conservation-focused non-profit groups and by the adoption of policies to Reduce farm operating costs through measures that may include reduced county taxes Seek any additional or changed state policies needed to support Loudoun's rural goals, Encourage long-term farmland leasing for investment in fertility and quality production, and Provide incentives allowing young farmers access to farmland through leases or purchase. |

## 2.4 Support for General Rural Economy (37)

*Some public comments express general support for a diverse rural economy in the County.*

*Comments stress the importance of striking a balance between preserving the Rural Policy Area and promoting a vibrant rural economy.*

| <b>Table 13. Actual Public Comments – Support for General Rural Economy</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | "Rural Economy" lots became sold, but big home sites/big homes   |
| 2   | Broadband accessible throughout county; maintain strong rural economy  |
| 3   | Continue support of rural economy  |
| 4   | Continue to support various rural economy uses (wineries, breweries, agricultural)   |
| 5   | Do not impede rural economy entrepreneurs with uneconomy equality and bureaucracy; est. uses where areas success and need not be impeded   |
| 6   | Don't let the rural economy be just breweries and wineries; allow better broadband access to help this (more home based)   |
| 7   | Economic benefit of west Loudoun   |
| 8   | Economic development, beekeeping, conservation easements program, expand on this more publically   |
| 9   | Embrace diversity in west, agriculture, history, economic development-rural economy  |
| 10  | Encourage rural economy  |
| 11  | Expanding rural economy to include more diverse types  |
| 12  | Give extra support for objective #4 & #5 under compete - building on our unique rural heritage   |
| 13  | Goal - sustain 4 - rural economy + commercial  |
| 14  | I envision a future for the county that keeps the tech, commercial and industrial businesses concentrated in eastern Loudoun and at the same time preserves the rural economy and lifestyle of western Loudoun. Maintaining the transition zone is extremely important to accomplish this. This gives people a balance and choice. People residing in eastern Loudoun would have access to the natural world, farms and benefits of the rural experience in western Loudoun, and people in western Loudoun would have access to shopping, businesses and jobs in eastern Loudoun.  |
| 15  | I believe when it comes to western Loudoun we are very close to where we need to be. The temptation is to allow special exceptions to increase development on certain parcels. As I noted above, that becomes death by a thousand cuts. We need to follow our comprehensive plan for maintaining a vibrant rural economy in Loudoun that includes all segments of agriculture. Loudoun currently ranks #1 in acreage in grape production, #1 in number of wineries, #1 in berry production, and is still on the top third of Virginia counties in beef cattle as well as sheep and goat production. This doesn't even touch on our 180 million dollar equine industry and our #1 ranked horse population for the state. In short, we need to recognize that we are doing a good job, and address small regulatory and zoning issues when they arise, but don't lose site of the fact that it has been a success! |
| 16  | I like this: 4.A viable rural economy that builds upon the county's unique agricultural heritage and supports existing and emerging rural industries, including farming, agriculture, equine businesses, and rural tourism and hospitality uses. But I don't see how that is possible with all the building in Leesburg. Shouldn't destroying old farms NOT be on the agenda?  |
| 17  | I think the goals and objectives do move Loudoun in the right direction. As a resident of western Loudoun, I particularly resonate with the following items: 1.accessible and safe parks and recreations spaces, 2. multi-modal transportation with an emphasis on improved public transportation and safe biking options, 3. a stronger and more diverse rural economy, 4.sustain and grow green spaces 5. support for historic resources 6. helping people age in place.   |
| 18  | Increase rural business opportunities - "rural rustic program for roads"   |
| 19  | Keep the western portion of the County rural and not suburban. Otherwise Loudoun will become just another urbanized suburb and our rural economy and tourism will die and our taxes go up, way up!   |

|    |   |
|----|---|
| 20 | Logical rural businesses compatible with the West -> Draw   |
| 21 | Maintain the rural aspect/economy with cultivating western County businesses to allow better understand; ease west/east divide; "had to let eastern County develop while west doesn't develop at all"   |
| 22 | Marketing and promotion of the rural economy and providing incentives to promote the rural economy. These include locally owned restaurants, food-related endeavors, farms, vineyards, farm markets, farm stores, traditional crafts, etc.  |
| 23 | More diverse rural economy (in addition to winery/brewery); other businesses and integrate throughout county  |
| 24 | My comments will follow and are in response to statements from your website below: "Sustain: Strengthen natural and historic assets Goal: A well-functioning system of green infrastructure preserving natural beauty, open spaces, and cultural assets to include agricultural land, natural, scenic and historic resources." COMPETE: 4. A viable rural economy that builds upon the county's unique agricultural heritage and supports existing and emerging rural industries, including farming, agriculture, equine businesses, and rural tourism and hospitality uses. I live in Broad Run Farms and have for the past 21 plus years. It is a unique community of horses, chickens and families. People put their kayaks into the Potomac from backyards and community launches. One family has peacocks, ducks and geese in the front yard. I've been told bald eagles nest on my street. My in-laws moved here in the 1950s and raised two sons who now also have built homes in the community and raised families here. We are a unique community which does have both historic (Mosby house) and scenic value not to mention horse and landscaping businesses within our community. |
| 25 | Need to improve rural economy - but not nearby wineries   |
| 26 | Need to make more rural uses. One dairy farm left. No more paintball. Rural commercial uses that serve the rural uses.  |
| 27 | Objective 2. I appreciate calling out the need for a viable rural economy and noting the county's unique agricultural heritage and existing and emerging rural industries. I feel those are too often overlooked, discounted or given less weight than home building. More focus on building parks and preserving green space in the TPA.   |
| 28 | "Pie in the sky" - need to address 20 - LC is a unique & special place - natural beauty, history - rural economy - striking a balance of growth   |
| 29 | Preservation concerns - options for rural area - what is development strategy to preserve. Look at options for preserving - rural economy   |
| 30 | Preserve our green space while also building rural economy correctly and with context   |
| 31 | Preserve the scenic aspects of the county; the rural economy allows the small, unique businesses to come up   |
| 32 | Protect the rural area and rural economy; ID impacts of suburban area or rural areas  |
| 33 | Rural economy needs to be diverse and vibrant - have diverse permitted uses   |
| 34 | Support area businesses, rural economy is sustainable with wineries, some farms are being preserved; also keep other small businesses; keep the agriculture as a viable economic alternative to housing development; put urban development in urban areas   |
| 35 | Supporting rural economy-Equestrian, wineries   |
| 36 | Sustainable develop of rural business while limiting residential development  |
| 37 | Transit area - environment, rural economy, historic preservation, rural businesses, keep open space.  |

## 2.5 Support for Agritourism (24)

*These public comments indicate support for agritourism. These commenters support making western Loudoun County's rural industries—vineyards, wineries, breweries, horseback riding*

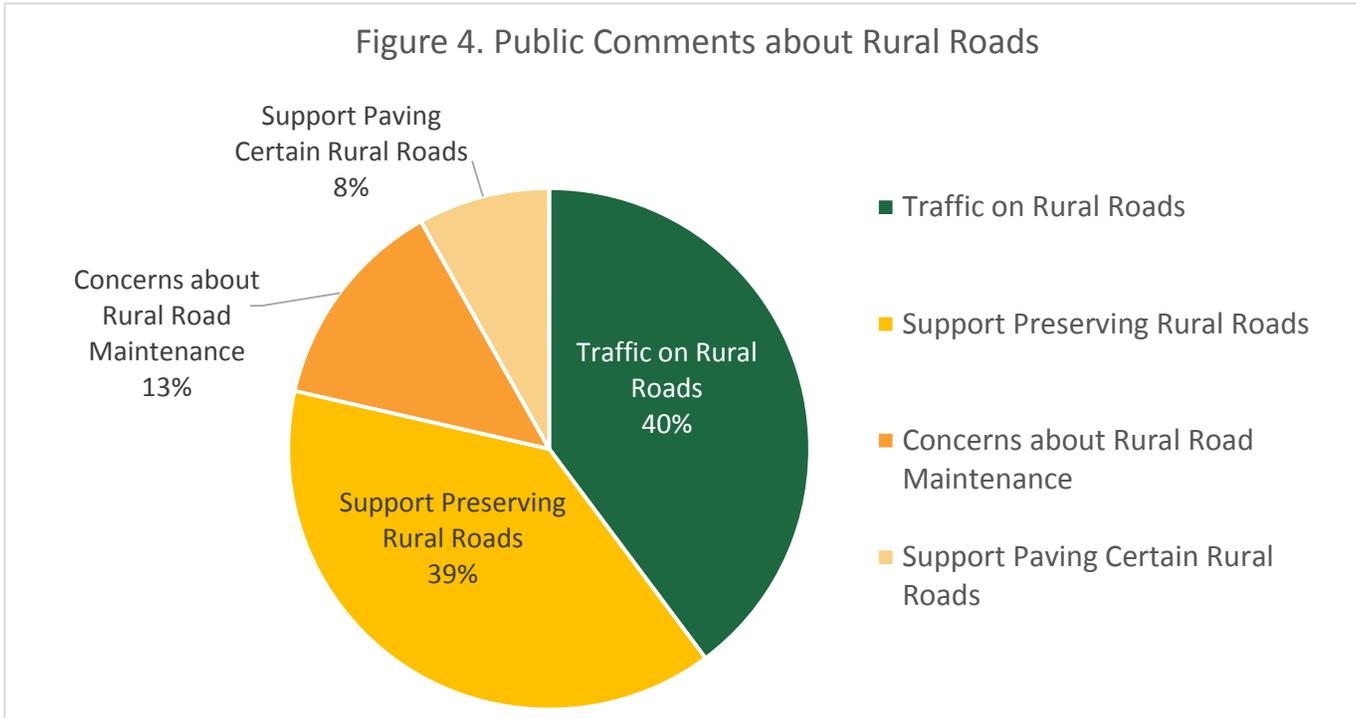
*facilities—revenue-generating destinations. Commenters also support the farm-to-table effort. Some comments support improved bicycle and pedestrian trails between rural tourist destinations to better promote such uses.*

| <b>Table 14. Actual Public Comments – Support for Agritourism</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | Agri-tourism - separate item - maintain view sheds and ridgelines   |
| 2   | Can we make Loudoun a revenue-opportunity destination (ex. Winery, farm to table  |
| 3   | Clearer relationship between east and west, maximize complementary relationship (tourism, economic development).  |
| 4   | Continue to develop sustainable agro-tourism in western Loudoun in order to maintain the rural beauty of the area, create jobs, and offer more community activities in the area.  |
| 5   | Do everything possible to avoid further soul-deadening, monotonous, townhouse sprawl, devoid of retail life, street life, or anything distinctive of Loudoun character. Ditto for the meadow-muffin mansions that spring up in western Loudoun, designed with beautiful fronts and ugly, cheap vinyl and maybe one window on the remaining three sides"yet visible from all angles in the open, former pastures they now occupy. USE TOURISM ECONOMICS TO COUNTERACT THESE DEGRADING TYPES OF DEVELOPMENT. If more development is needed "doubtful "encourage rural-village concepts, with embedded retail.   |
| 6   | Heritage - need the speak to its sustainability; energy efficiency & sustainability - agriculture, provide better food resources - get people to get outside, green crops within their own food; water-need to conserve - educate people about water use; stewardship of land & resources   |
| 7   | I support further density around the coming metro development but I strong support holding the present zoning in the transition area. I want to keep the western Loudoun area as open as possible thereby allowing agricultural, equestrian and heritage tourism activities that bring in support for the county without the infrastructure costs in additional schools and road improvements. Keeping western Loudoun as rural as possible is a win win for the entire county!   |
| 8   | Increase farm to table operations; increase agritourism   |
| 9   | Integrated "farm to table" network; more "Loudoun unique" dining/shopping   |
| 10  | Invest in tourism; horseback facilities   |
| 11  | Keep western Loudoun a place that supports traditional ag, but is respectfully friendly to tourism and heritage tourism industry  |
| 12  | Keep Western Loudoun as a destination-trails/equestrian/wineries/national park  |
| 13  | Limit W Loudoun growth; protect agricultural tourism  |
| 14  | Local food, wine, agriculture, and small business   |
| 15  | Loudoun must commit itself to protect the natural resources that are critical not only to our environmental and agricultural health, but also to the tourism industry in the west. Protecting mountainsides, sensitive soils, steep slopes, and streams from impacts of development are critical. No one wants to visit a vineyard or bed and breakfast with stunning views of mountains marred by development. Tourism, rural business and especially agriculture are revenue positive for Loudoun county, while residential development is always a budget liability.   |
| 16  | Maintain zoning and land use policies that promote the agricultural economy of western Loudoun. The special part of Loudoun is that we have the suburban East and the rural West. Agricultural enterprises need a critical mass of land on which to operate and once our land base drops below a certain threshold, the rest of the industry will suffer. Our farmers and rural business owners supply our eastern Farm Markets and restaurants, while also bringing tourists to the west to visit vineyards and wineries, to bike, and to enjoy pick your own operations. We have a real special balance and place here in Loudoun, please do not do anything to lose the agricultural and historic nature of western Loudoun. |

|    |  |
|----|--|
| 17 | Need different "farm to table" venue than farmers market   |
| 18 | Old Rt 7 - we should market ourselves as the weekend destination from washington DC - drive past beautiful landscaped of wineries/small county stores  |
| 19 | Preservation of our local and family farms so that our citizens have access to locally grown and fresh foods. This also supports our rural economy and enhances offerings at county restaurants.   |
| 20 | Promote tourism while maintain rural area  |
| 21 | Public to villages and do agriculture in the open  |
| 22 | Support B&B economy/tourism economy  |
| 23 | Tighten up protection of open space, embrace plan-ecotourism in west, sustainable economy  |
| 24 | Western Loudoun needs to be preserved while maximizing its economic contributions to tourism, recreation, weddings, and spirits. Bicycle and hiking trails need to be planned and developed. Bus service between vineyards, brew pubs and distilleries could be operated. We can make it a treasured playground for Eastern Loudoun and the DC area in general, while preserving its natural, and rural character. |

### 3. Rural Roads (98)

Eight percent (8%) of the rural public comments received pertain to rural roads. A breakdown of the rural roads comments is provided in Figure 4 and Table 15. Tables 16-19 provide actual public comments on the topics of traffic on rural roads, preserving rural roads (unpaved), paving rural roads, and maintaining rural roads.



**Table 15. Total Rural Roads Public Comments**

| Topic   | Number of Comments | Percentage of Rural Roads Comments |
|---|--------------------|------------------------------------|
| <a href="#">Concerns about Traffic on Rural Roads</a> | 39                 | 40%                                |
| <a href="#">Support for Preserving Rural Roads</a>    | 38                 | 39%                                |
| <a href="#">Concerns about Rural Road Maintenance</a> | 13                 | 13%                                |
| <a href="#">Support for Paving Rural Roads</a>        | 8                  | 8%                                 |
| <b>TOTAL</b>  | <b>98</b>          | <b>100%</b>                        |

### 3.1 Support for Preserving Rural Roads (38)

*These public comments indicate support for preserving the rural roads in western Loudoun County in their unpaved, unimproved condition. Based on these public comments, maintaining the rural roads in their unimproved condition is integral to the rural context and character of the area. There is a concern that improving the rural roads would lead to undesirable increased traffic within the rural area.*

**Table 16. Actual Public Comments – Preserve Rural Roads**

| #  | Comment   |
|----|---|
| 1  | A lack of appreciation for the intrinsic value of rural Loudoun and a real commitment to saving it for present and future generations. New residents want their rural roads paved and the residents of a subdivision often outnumber the property owners on the rural road so the paving is approved to the detriment of the character of rural Loudoun.                                |
| 2  | Address roads and paving; too much paving   |
| 3  | adopt a policy not to pave gravel roads? Fix the drainage   |
| 4  | Allder School Rd - leave it gravel - don't allow it to be a bypass  |
| 5  | Do not pave gravel roads unless absolutely necessary to preserve the infrastructure of the road. Paving The Woods Road benefited very few taxpayers, and was extremely expensive.   |
| 6  | Don't have dirt roads paved. Too much development will then come.   |
| 7  | Educate County about and protect rural road network as a scenic historic reserve  |
| 8  | good - good framework - need to deal with transportation west to east - need to account for/deal with people who don't take care of environment. Need \$ for environment - need bike lanes, bike opportunities. Need more quick hit opportunities - not so far down the road. Econ dev. very important - careful on JLMA, keep rural roads rural  |
| 9  | Gregsville Road - prefer to stay gravel - stay rural  |
| 10 | Improve amenities will destroy Loudoun. Road system is limited but like it. Spme statements are broad - "development that integrates with historic, preserves the history. There is a desire to preserve the amenities of western Loudoun. The unique natural historic resources needs to be preserved. Recreation that are passive and low key. Sustain goal - "throughout the county" |
| 11 | Improve dirt road system; keep dirt roads   |
| 12 | Increase rural business opportunities - "rural rustic program for roads"  |
| 13 | Keep dirt roads and get VDOT to maintain  |
| 14 | Keep rural Loudoun rural-Gravel roads   |
| 15 | Keep the dirt roads/maintain the dirt roads   |
| 16 | Keep the rural character of western Loudoun. It is our open and agricultural land spaces that are presently enabling a thriving agro-economy. The encroachment of "spectrum price point housing" would quash the  |

|    |  |
|----|--|
|    | current flow our tourism to western Loudoun by enactment of subsuming open space for housing but also by the deterrent of traffic congestion. Rural roadways are part of the touristic "charm" of this area.   |
| 17 | Keep the rural roads in Loudoun graveled and unimproved  |
| 18 | Leave our dirt roads alone   |
| 19 | Limit paving on rural roads  |
| 20 | Maintain and preserve historic rural gravel most rural roads   |
| 21 | Maintain rural roads correctly (not-at least most times-paving, widening, straightening). Each road has its own context/situation to consider  |
| 22 | Maintain wild places and rural roads, passive recreation in public domain  |
| 23 | Money and tax base. Developers who want to develop it all and leave us, the citizens, with the bills for the infrastructure such as fire, police, schools, and transportation More challenges: getting metro through Leesburg and on to Purcellville Keep the country dirt roads-slows down the traffic and does not cost much to maintain Develop bike paths with under and overpasses to get more bikes in and out of the towns for local commuters.   |
| 24 | More protection of western unpaved rural roads i.e. not like Greggsville Rd., local folks had no input   |
| 25 | Our county should proudly recognize and support our rural areas and respect the atmosphere and character that they create through their historic homes, gravel roads, small local businesses and small community centered schools.*Our county should look just as it does now, a mix of rural and suburban, with no more fields cleared for homes or shopping centers and Purcellville and Leesburg should stay the size they are and stop expanding their borders.  |
| 26 | Preserve network of historic rural roads. (not just in the rural roads district)   |
| 27 | Protect rural roads, Bluemont area, rural villages   |
| 28 | Require language be added to real estate documents that tells people buying in the Rural Area NOT to expect paved roads, sidewalks, street lighting and other suburban amenities.  |
| 29 | Rural roads - maintain rural rustic roads - don't pave them  |
| 30 | Rural roads are integral part; keep them   |
| 31 | Rural roads should be left unpaved. If people move to the Rural Area it should be for the aesthetics of the area. If suburban amenities are desired, then please do not move to the Rural Area.  |
| 32 | Some people living on dirt roads prefer it that way because it keeps traffic to a minimum.   |
| 33 | Some people move westward for the rural character and then immediately want big box stores within 15 minutes. Realtors need to speak truths when selling houses...if house on gravel, it will stay on gravel road, appreciate the existing stores, appreciate the darkness (dont' light up the sky)-sell what IS.  |
| 34 | The amount of acreage saved for agriculture and open space will not diminish. The quality of water in our streams will improve. AR-1 and AR-2 zoning will not change. The Transition Area will be preserved. The Board of Supervisors will take sincere, proactive actions to protect rural Loudoun, not just pay lip service to it. Commercial enterprises which are not truly agricultural in nature will be located in or adjacent to the towns, not allowed to pop up on any available parcel or property. Rural roads will be maintained properly, not paved.   |
| 35 | The rural road network of Western Loudoun County   |
| 36 | Traffic is getting worse all the time. I moved to Loudoun because I wanted rural areas and dirt roads...but these things are being bulldozed, lost and paved over.   |
| 37 | Transportation plan that limits on rural roads   |
| 38 | We will know we succeeded when we stop building new schools, when the schools are not over crowded, when we stop threatening to close schools to cut operational costs, when our schools offer k-12 foreign language instruction and don't need the parents to BYO Technology and when the schools are supporting our farmers by serving food grown right here in Loudoun and when the schools are funded every year without making cuts. *It would be difficult to clear area or convert the W&OD to rail, but we need to acknowledge that mass transit it ecological and reduces cars and congestion - that exists today without the |

planned new residents. There should be mass transit options from West Virginia to DC be it rail/metro or bus (all day service). \*Our county should proudly recognize and support our rural areas and respect the atmosphere and character that they create through their historic homes, gravel roads, small local businesses and small community centered schools. \*Our county should look just as it does now, a mix of rural and suburban, with no more fields cleared for homes or shopping centers and Purcellville and Leesburg should stay the size they are and stop expanding their borders.

### 3.2 Concerns about Traffic on Rural Roads (39)

*Public comments indicate concerns about traffic on rural roads. There are concerns about commuter traffic and cut-through traffic in rural areas and historic towns and villages. Additional comments about traffic concerns on Route 9 and Route 287 are found in the Transportation section of these public comments.*

**Table 17. Actual Public Comments – Concerns about Traffic on Rural Roads**

| #  | Comment   |
|----|---|
| 1  | A public concerns re. the large areas of farmland that are being developed into housing areas - increased commuter traffic on historic roads built in the 1700s were not meant to support the trucks and 4-wheel humvees of today. Stop the development.  |
| 2  | Add 4 feet in width to western roads  |
| 3  | Better protect historic villages for posterity - improve traffic flow   |
| 4  | Cutting through rural villages. Manage commuter traffic   |
| 5  | Design solutions to mitigate/reduce cut-thru traffic in Waterford   |
| 6  | Discourage commuter route on rural road   |
| 7  | Do nothing that promotes heavy traffic on historic dirt roads   |
| 8  | Find some way to divert West VA commuters from using rt 9.  |
| 9  | Historic districts being used for commuter traffic. Historic villages aren't meant to support traffic   |
| 10 | Historical villages and towns - Rt. 287 and Rt. 9 - commuter traffic - cut through historic sites - loosing integrity of commuters  |
| 11 | Improved traffic management in Purcellville   |
| 12 | Less congestive streets; utilize parallel highways; Round Hill and Lovettsville, especially   |
| 13 | Manage traffic in Bluemont  |
| 14 | More roundabouts in western Loudoun County; traffic calming in general; slow traffic down   |
| 15 | Need a tunnel to remove non-local, through-traffic off of the streets of Hillsboro.   |
| 16 | No. Under the heading, "Sustain: strengthen natural and historic assets," there is no mention of the threat ever-increasing traffic volume poses to our historic villages. Without intervention, we risk becoming like Pennsylvania -- a state where many historic villages have become commuter cut-throughs and can no longer be safely enjoyed on foot. Loudoun should restrict its historic villages (except Hillsboro, which has already been overtaken by Rt. 9) to local traffic only and prohibit all commuter cut-through traffic. |
| 17 | Poor internet service, overburdened roads, minimal network of trails, onerous taxes and paperwork burdens on Western Loudoun property owners who want to preserve the land. Too easy for developers and large corporations (like AT&T) to push through huge changes to current land use and zoning without County scrutiny and pushback.  |
| 18 | Preserve rural character of the West (address traffic issues on 15 and 19)  |
| 19 | protect historic villages from commuter "cut-through" traffic   |

|    |   |
|----|---|
| 20 | Public transit at entry points to county to reduce commuter traffic   |
| 21 | Roads in rural areas must not turn into mini highways. High speed traffic on small roads creates too much noise pollution.  |
| 22 | Roundabouts are good; need one Lehnah and Route 50  |
| 23 | Rural use should fit with the community, i.e. growing agricultural as opposed to a brewery that looks like it sells pumpkins - traffic and environmental input adversely affects adjacent lots - who is responsible to oversea business   |
| 24 | Save agricultural areas and open spaces, by managing and controlling growth in those areas. Farm or agricultural businesses and properties need to be encouraged to remain open space. Activities such as farm breweries and wineries need to be evaluated on a case-by-case and location basis. Some agricultural businesses tend to bring significant changes to local traffic. This has to be considered and weighed before allowing the business to open. |
| 25 | Serious problems on rural roads   |
| 26 | Speed bumps in gravel road  |
| 27 | The county is gridlocked and transportation network is flawed (7, 9, 287); not everyone can be rerouted through the villages and still maintain their rustic quality  |
| 28 | Traffic calming is needed for secondary and rural roads   |
| 29 | Traffic concerns, rural heritage preservation; too much development & encroachment. Utilizing renewable energy sources, agricultural preservation - land use.   |
| 30 | Traffic impact winery and brewery and other events in west  |
| 31 | Traffic in Waterford Village will be reduced by two-thirds. Thirty-three percent of the owners of by-right building envelopes will surrender them in exchange for county tax breaks.  |
| 32 | Traffic is getting worse all the time. I moved to Loudoun because I wanted rural areas and dirt roads...but these things are being bulldozed, lost and paved over.  |
| 33 | Traffic issues and incomplete network need to be addressed and points west  |
| 34 | Traffic on Route 9 don't widen it. Traffic concerns.  |
| 35 | Traffic Rte. 9-too heavy-reroute to 340   |
| 36 | Transportation plan that limits on rural roads  |
| 37 | Western Loudoun needs to be looked at as a roadway network from an economic standpoint (ex: access to wineries). Real traffic analysis.   |
| 38 | Western Loudoun wine trail/breweries marketing to vehicular traffic need to have safe transportation option   |
| 39 | When traffic has been rerouted away from the geographic area north of leesburg, from the potomac river to lovettsville. when building new mass housing developments is moved to other areas that can tolerate the burden/ population density  |

### 3.3 Concerns about Rural Road Maintenance (13)

*These public comments indicate that while some respondents want the County's rural unpaved roads to stay unpaved, they would appreciate some maintenance of these rural unpaved roads. Some commenters also seek more rural roadside cleanup efforts.*

| <b>Table 18. Actual Public Comments – Support for General Rural Economy</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Create scenic roadsides: Loudoun has a lot of big roads. But they are usually landscaped with grass and has no interest. Making these roadsides landscaped with perennials will make Loudoun unique and beautiful. |

|    |  |
|----|--|
|    | Driving around Loudoun will be a colorful and pleasant experience - improving the quality of life.   |
| 2  | Do a better job of maintaining the roads in western loudoun -- dirt roads dont mean no maintenance is required again western loudoun is the last to get snow removed from the back roads both ends of the county pay the same taxes, all of loudoun should receive equal service --  |
| 3  | Fix Purcellville roundabout  |
| 4  | Improve and properly maintain rural roads. How do we help the State understand the importance of maintaining those roads   |
| 5  | Improve dirt road system; keep dirt roads  |
| 6  | Increase community cleanup and reduce traffic on 15  |
| 7  | Keep dirt roads and get VDOT to maintain   |
| 8  | Maintain rural roads correctly (not-at least most times-paving, widening, straightening). Each road has its own context/situation to consider  |
| 9  | Need new standards and policies on gravel roads (plan should create framework for gravel roads) (safety)   |
| 10 | Rural roads - maintain rural rustic roads - don't pave them  |
| 11 | The amount of acreage saved for agriculture and open space will not diminish. The quality of water in our streams will improve. AR-1 and AR-2 zoning will not change. The Transition Area will be preserved. The Board of Supervisors will take sincere, proactive actions to protect rural Loudoun, not just pay lip service to it. Commercial enterprises which are not truly agricultural in nature will be located in or adjacent to the towns, not allowed to pop up on any available parcel or property. Rural roads will be maintained properly, not paved. |
| 12 | When farm businesses can operate without contributing to the detriment of the land, the roads, the quality of life of the residents in Western Loudoun, you will have succeeded.   |
| 13 | Work w/ Dot on exploring alt. rural road maintenance vs. paving  |

### 3.4 Support for Paving Rural Roads (8)

*Eight public comments in support of paving rural roads or paving certain rural roads in western Loudoun County.*

| <b>Table 19. Actual Public Comments – Support for Paving Rural Roads</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | I suggest 2 miles off of lovettsville off Bolington road should be paved to allow cyclists to ride and view the rural areas. This will offer ways for wounded warriors to do races for the community. |
| 2  | Lovettsville Road needs to be repaved   |
| 3  | Necessary rural road improvements to address traffic problems after suitable public engagement.   |
| 4  | Pave Old Waterford Rd; hazardous  |
| 5  | Pave west section of Allder School Road - man rate from Round Hill to Woodgrove HS  |
| 6  | This unpaved section of Lockridge Road should be paved, particularly with the new METRO going in and parking around this area being expanded.   |
| 7  | Upgrade road network (rural unpaved roads)  |
| 8  | When weve reduced the number of dirt roads by 80%   |

# 4. Desired Amenities & Needs within Western Loudoun County (157)

Twelve percent (12%) of the rural public comments received speak to desired amenities and needs with the western portion of the County. A breakdown of these desired amenities and needs is provided in Figure 5 and Table 20. Tables 21-28 provide actual public comments on the topics of broadband, trails, affordable housing, parks and public facilities, alternative transportation, shopping, and entertainment.

Figure 5. Public Comments - Desired Amenities and Needs in the Rural Policy Area

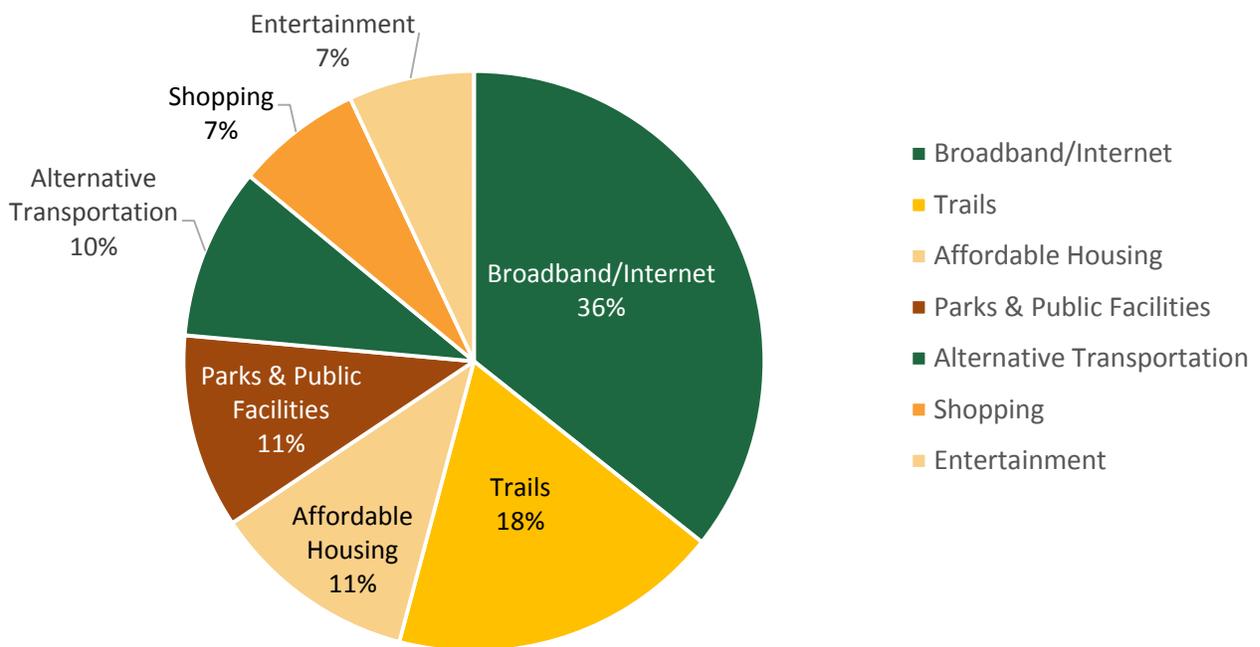


Table 20. Total Needs within the Rural Policy Area Public Comments

| Topic   | Number of Comments | Percentage of Desired Amenities Comments |
|---|--------------------|--|
| <a href="#">Broadband/Internet</a>            | 56                 | 36%                                      |
| <a href="#">Trails</a>                        | 29                 | 18%                                      |
| <a href="#">Affordable Housing</a>            | 18                 | 11%                                      |
| <a href="#">Parks &amp; Public Facilities</a> | 17                 | 11%                                      |
| <a href="#">Alternative Transportation</a>    | 15                 | 10%                                      |
| <a href="#">Shopping</a>                      | 11                 | 7%                                       |
| <a href="#">Entertainment</a>                 | 11                 | 7%                                       |
| <b>TOTAL</b>                                  | <b>157</b>         | <b>100%</b>                              |

## 4.1 Broadband/Internet (56)

*Public comments indicate public support for extending broadband and internet services into the western portion of the County. Cited reasons include promoting public convenience and quality of life and benefiting and diversifying the rural economy.*

| <b>Table 21. Actual Public Comments – Broadband/Internet</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Allow for broadband and telecommunications facilities in the western part of the county.  |
| 2  | Becoming an economic force requires first class communications infrastructure. Our cellular service and complete lack of Broadband Internet will absolutely keep this from happening. No vendor should be invited to provide services that does not immediately reach ALL residents with the same level of service. This means no satellite, HDSL or LTE areas are acceptable. Newer technologies will be provided on a cherry-picked basis by vendors unless legislated against by the governing body.   |
| 3  | Better broadband access in western Loudoun County (more telework to reduce traffic)   |
| 4  | Better broadband internet access in western Loudoun County  |
| 5  | Better Wi-Fi for western Loudoun; "rural electrification act"   |
| 6  | Bring high speed internet to rural Loudoun.   |
| 7  | Broadband accessible throughout county; maintain strong rural economy   |
| 8  | Broadband create architectural contest to create more aesthetic towers  |
| 9  | Broadband for entire county & affordable; regularity affairs with county - dealing with challenges with growth regulation - takes too long to get things done; coordinate better  |
| 10   | Broadband in rural  |
| 11   | Broadband in western Loudoun needs to be addressed  |
| 12   | Broadband Internet, preferably high throughput, i.e. Fios-like data rates. Specifically, Western Loudoun  |
| 13   | Broadband to all County residents (high speed)  |
| 14   | Broadband to the West   |
| 15   | Business office space new buildings and spaces for small businesses are available, additional rec center space is open including indoor pool, business support retail is open and more apartment buildings - mixed use - will be available. My preference is to follow the Village of Leesburg model so there is a center to the development and much of services can be walked to. Upgrade cable and internet access and expand to sub-stations for rural access. County will still have a rural feel, but additional support services in new center is available in specific areas where built. More health friendly programs can be accessed due to rec centers and homes and businesses can achieve normal connection speeds and cable bundles that are available in suburbia but allow so much of the open space to remain in western loudoun. Success will be in 1. seeing the many small businesses that want small new space for business purposes and access to fast normal internet fill new buildings to profitable level without huge price tag per sq foot. Should be simple modern but nice small offices, not expect many larger ones. 2. Residents move into apartments to the point that the property is profitable. These should be nice higher end but not a high cost psf. 3. More rural properties can access high speed internet and cable tv bundles for normal cost because additional sub-stations - small sites to boost signal - has made this possible. |
| 16   | Cellphone - no broadband connectivity - St. Louis-Willisville   |
| 17   | Connect - need to provide broadband in west   |
| 18   | Connect #4 - missing internet (ex: internet) BOLD major issue in the west   |
| 19   | Develop cost effective way to improve internet speeds above 5 mb along the Blue Ridge. This will be a challenge while we also strive to keep the rural character of this region. Yes, I want my cake and to eat it,   |

| <b>Table 21. Actual Public Comments – Broadband/Internet</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
|  | too. :)  |
| 20   | Don't let the rural economy be just breweries and wineries; allow better broadband access to help this (more home based)   |
| 21   | Encourage telecommunication through better broadband access in western county  |
| 22   | Enhance internet infrastructure in Western part of county, support telecommuting (Bluemont and Waterford)--BROADBAND   |
| 23   | Ensure businesses and residents in Western Loudoun have broadband service and internet as fast as in other parts of Loudoun. This is important for small businesses as customers want to pay with credit cards and search the web while visiting Western Loudoun.  |
| 24   | Expand broadband services in western Loudoun; but not at the expense of added density I the west   |
| 25   | Free Wi-Fi   |
| 26   | Having lived in Western Loudoun for quite some time, we know the joys and beauty of the area. However, living in one of the Internet capitals of the world, it is frustrating not to have options for high speed Internet for our family. Currently we live 0.7 miles from the closest Fiber Optic network connection and only have options for satellite (slow and metered) and 3G/4G services (expensive and metered). As a family and a small community, the residents of this area deserve options for Internet which is now not a luxury but a utility.   |
| 27   | High speed internet access; no xfinity or fios   |
| 28   | Hi-speed internet throughout county; reasonable internet costs   |
| 29   | Improve broadband in the west  |
| 30   | Improve infrastructure--Broadband, renewable energy, smart transportation models in order to reduce traffic. How do we move people in a smart way  |
| 31   | Improve internet connectivity for homes and businesses   |
| 32   | Improve internet service in rural areas.   |
| 33   | Include broadband in the connect goals   |
| 34   | Infrastructure - internet in rural area - entire county (Plan better infrastructure)   |
| 35   | Internet access County wide  |
| 36   | Internet access lacking in W Loudoun   |
| 37   | Internet connectivity problem in the west  |
| 38   | Lack of County leadership and funding in redevelopment, broadband area. NIMBYism of western Loudoun residents to allow for commercial uses.  |
| 39   | Loudoun is a diamond in the rough of northern Virginia. Too often, development pressure, empowered by political money has left many residents behind, while forcing them to deal with increased traffic congestion, poorly planned development, and corporate first policies, especially regarding rural broadband. I support (1) careful planning for commercial and residential; (2) greater control of rural business economic development so it better respects and protects our historic landscapes; (3) innovative transportation planning to deal with the tremendous traffic problems; and (4) communications infrastructure that supports the entire county (licensing for cable and internet should require providers to cover the ENTIRE county). |
| 40   | Lovettsville - cannot do tele-medicine because of lack of broadband  |
| 41   | More broadband & universal access  |
| 42   | More communication infrastructure for the county as a whole/showing graphic of planning  |
| 43   | Need broadband in western Loudoun  |
| 44   | Need improved internet service in western Loudoun (other support)  |

| <b>Table 21. Actual Public Comments – Broadband/Internet</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 45   | On connect - need to explain what connect means / spell it out - push for broadband in rural areas  |
| 46   | Pervasive broadband in the rural areas for workers/students   |
| 47   | Poor internet service, overburdened roads, minimal network of trails, onerous taxes and paperwork burdens on Western Loudoun property owners who want to preserve the land. Too easy for developers and large corporations (like AT&T) to push through huge changes to current land use and zoning without County scrutiny and pushback.  |
| 48   | Provide better and faster internet coverage to the surrounding community. Broadband currently available is not sufficient for daily work activities.  |
| 49   | Provide internet, high speed "infrastructure" in western Loudoun  |
| 50   | Rural Internet. We are lacking in the availability of high speed internet outside of developments. The existing providers have fallen short and not met the goals they have stated.   |
| 51   | Safety issues - no cell service, power outage, no land lines, impassable roads in winter  |
| 52   | Short Hill - Neersville - fiber optics for area   |
| 53   | The biggest challenge to Broadband Internet has been the public's opposition to towers, such as cell towers. It is time to revisit this and develop a coordinated approach to either non-obtrusive towers, additional fiber routes through western that can be tapped into by a group or co-op, etc. or a combination of both. Controlling development will always be challenged by the developers which represent a very powerful lobby in Loudoun County. While they are very knowledgeable and provide much insight via advisory boards, etc., there needs to be a balance, a vision and a goal that all can work towards rather than a competition. |
| 54   | Very poor internet connectivity in the rural area of county   |
| 55   | Western Loudoun - lousy internet (lives in Waterford)   |
| 56   | Western Loudoun broad band access   |

## 4.2 Trails (29)

*These public comments indicate support for extending or creating bicycle, pedestrian, and equestrian trail networks through western Loudoun County. Commenters desire connectivity between eastern and western Loudoun County, towns and villages, and wineries and breweries. There are also concerns regarding the absence of bike lanes along rural roads and conflicts between cars and bicycles.*

| <b>Table 22. Actual Public Comments – Trails</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Cycling is a big activity in the Dulles South area, and growing bigger every year. This area is in dire need of a trail, like the W&OD trail, perhaps from Chantilly/South Riding west thru Middleburg up to Round Hill/Purcellville area connecting to the W&OD Trail Head .           |
| 2  | Better bike/ped connections throughout Western Loudoun  |
| 3  | Bike trails in Western Loudoun, for people to enjoy the rural areas   |
| 4  | Connect 3: Make a Trail System to create a bicycle friendly community connecting major attractions (Dulles Town Center, One Loudoun, Town of Leesburg, Wineries). There are lots of areas including Eastern Loudoun, Sterling, Ashburn that lack those connections aside from the W&OD. |
| 5  | Connect communities with trails (e.g.. Round Hill to Purcellville, Hillsboro etc.)  |
| 6  | Developing pedestrian walkways in Round Hill, along with limited destinations in town (e.g., a coffee shop,   |

|    |  |
|----|--|
|    | a bookstore, etc.)   |
| 7  | Endorse plans being dev for bike & ped paths off the roads connecting wineries, breweries, connecting all these great assets   |
| 8  | Expand bike paths into western areas especially Waterford and Lovettsville. Bikers and motorists are at risk along Clarks Gap Road and Milltown Road which are popular bike routes.  |
| 9  | Having horse/walking trails along some of the rural roads throughout the western part of the county.   |
| 10 | Historic Aldie, on John Mosby hwy needs a sidewalk   |
| 11 | I think the goals and objectives do move Loudoun in the right direction. As a resident of western Loudoun, I particularly resonate with the following items: 1.accessible and safe parks and recreations spaces, 2. multi-modal transportation with an emphasis on improved public transportation and safe biking options, 3. a stronger and more diverse rural economy, 4.sustain and grow green spaces 5. support for historic resources 6. helping people age in place. |
| 12 | Improve shoulders on Western Loudoun roads to enhance cyclist safety (without widening road or changing topography)  |
| 13 | Land based recreational activities...horseback riding trails, nature trails, hiking trails.Preserve/expand agri-businesses to maintain our natural resources, minimize impact to our land.   |
| 14 | Make the county pedestrian friendly (east and west). Trail and sidewalk connectivity, as well as innovative pedestrian safety improvements (e.g. glow in the dark striping, audible signal devices for pedestrians, etc.)  |
| 15 | Money and tax base. Developers who want to develop it all and leave us, the citizens, with the bills for the infrastructure such as fire,police, schools, and transportation More challenges: getting metro through Leesburg and on to Purcellville Keep the country dirt roads-slows down the traffic and does not cost much to maintain Develop bike paths with under and overpasses to get more bikes in and out of the towns for local commuters.                      |
| 16 | Need bicycle/trail in rural areas (scenery, curvy roads)   |
| 17 | Need bike lanes along some of the rural roads, blind curves dangerous for cyclists and drivers   |
| 18 | Need more connections (bike and bus) between Lovettsville and Purcellville. Still miss the bus between Purcellville and the rail line at Brunswick. There is no alternative but to drive. 287 unsafe for bikes, and it seems silly to drive to a bike trail.   |
| 19 | Parks with passive recreation are supported throughout the county.   |
| 20 | Preserve west - plan parks/recreation areas  |
| 21 | Pressure from land developers, and demands for increased housing. Specifically, for the idea about adding bike lanes and wide shoulders on the roads, a major obstacle are the attitudes of riders and local drivers. This can be improved with improved road availability and usage, coupled with a desire to attract active tourists to the area to support local businesses and keep Western Loudoun rural.   |
| 22 | Problem with roads in western Loudoun for bikes (ex. Snickerville Road)  |
| 23 | Provide non-vehicular trails in both eastern and western Loudoun; non car connected corridors  |
| 24 | Put "Share the roads" with bike signs on roads in Leesburg and Purcellville.   |
| 25 | Strengthen the downtowns of towns and make Loudoun more safely interconnected for pedestrians and cyclists (RT 7)  |
| 26 | Success is not having to drive an hour to get to a place to rent canoes/kayaks * 2. Success is when pedestrians can walk freely in the historic leesburg area without waiting for traffic lights to cross the street.  |
| 27 | Trail that go around the rural area. Equestrian as well as biking + walking  |
| 28 | We could definitely use more bicycle infrastructure in downtown Leesburg, such as racks, bike lanes, etc, and educating people about their use.  |
| 29 | We need to add bike lanes and/or wide shoulders on country roads. This will help promote tourism in Western Loudoun, and also help decrease tension between drivers and cyclists. The trail is a great resource, but it is very crowded, and dangerous during peak hours. If we have more options, we can spread out the   |

|   |
|---|
| volume and increase access to small towns with shops and cafes. |
|---|

### 4.3 Affordable Housing (18)

*These public convey support for affordable housing in the western Loudoun, specifically in the towns where residents can walk to amenities. Specific groups mentioned include the workforce, young professionals, and seniors.*

| <b>Table 23. Actual Public Comments – Affordable Housing</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Add affordable housing in towns (west)  |
| 2  | Affordable housing, work force housing throughout County; fire/rescue; LCPS; government workers   |
| 3  | Affordability-particularly housing, blend of housing, retirees also need affordability, applied to the whole county   |
| 4  | Affordable housing - for first time home buyers; around metro, but throughout the county  |
| 5  | Encourage more loft apartments in Historic Leesburg. School teachers are commuting from West Virginia because they cannot afford rents in Loudoun. Loft apartments upstairs from Leesburg businesses would add life to Leesburg and help our teachers.  |
| 6  | Find incongruency on rural housing vs. what we want to protect. The number is so high, wheres it coming from. Housing affordability wont be addressed.  |
| 7  | Have to support business, building affordable housing in western Loudoun to accommodate to the lack there of in eastern Loudoun   |
| 8  | Historic district - affordable housing (young/old); walkable community; movie theater   |
| 9  | Housing opportunities-affordable, in country, must have affordability, preserve ag/open space--farmers can transfer their knowledge and equipment to future farmers as needed   |
| 10   | How can the county move forward with the affordable housing they just voted on when you have the transition area with only 1 house per 3 acreas. The transition area needs to be moved on up beyond Rt 15 and let the transition area move forward. I hope this has been put into the envision Loudoun draft. |
| 11   | More Affordable housing for the elderly (60 ) in the Town of Leesburg   |
| 12   | more affordable housing in leesburg   |
| 13   | Need more affordable housing options county-wide, not just McMansions and Townhouses  |
| 14   | Need for mixed use development, especially in western (affordable housing)  |
| 15   | Need to make areas of county easily accessible to a diverse community; affordable to live in-especially Western Loudoun   |
| 16   | Providing affordable/adequate housing for western Loudoun residents & workers. Won<force housing.   |
| 17   | There needs to be more housing for young professionals in western Loudoun   |
| 18   | Work force and retirement housing in Western Loudoun County at affordable prices  |

### 4.4 Parks & Public Facilities (17)

*These public comments indicate a desire for more public facilities in the western portion of the County. There are several mentions of a recreational facility (like Ida Lee or Claude Moore). Other mentions include: teen center, senior center, library, parks, and playgrounds.*

**Table 24. Actual Public Comments – Parks & Public Facilities**

| #  | Comment   |
|----|---|
| 1  | Complete the existing infrastructure (i.e. roads) in the County which is still not complete. Fund the transportation projects so the County can grow. Invest in the West by building a recreation center. Geographical this portion of the county does not have a rec center like the East and the town of Leesburg. Stop robbing Peter to pay Paul by equalizing the tax rate. Raise the rate by 1.5 cents to fund these projects along with funding raises for County employees. Stop relying on developers.  |
| 2  | Focus on providing more recreational facilities in western Loudoun, i.e. Claude Moore and 10A Lee West  |
| 3  | Indoor Recreational facility (similar to Ida Lee) in Western Loudoun. It is wonderful to have ball fields - but they are limited to seasonal use and limited ages - and indoor facility including a competition length pool would benefit all ages and be used year round. Also, schools could use facility for classes and teams   |
| 4  | Install Some Parks and Playgrounds. My kids attended Round Hill E.S. For 10 years I was a parent there and they had one piece of playground equipment that kids were never allowed on! Our community Center playground was removed except for tiny tot stuff. With suicide a growing problem in the schools and communities out here in the Western county, it highlights even more the need for outdoor spaces, parks and playgrounds for residents to get outside and connect with one another. I have never seen anyplace that is so lacking in outdoor recreation space as Western Loudoun. Where is the giant wad of Tax money we have paid over 20 plus years gone? The Bluemont area needs a playground badly. Not a tot lot for goodness sakes, a real playground!! These kids out here deserve it after these long long hours on the bus each week. It would help the current mental health crisis going on too. |
| 5  | lack of amenities in western Loudoun. it would be nice to have a library in round hill and a community / senior center.   |
| 6  | Maintain wild places and rural roads, passive recreation in public domain   |
| 7  | More recreational facilities in the Western portion of the County.  |
| 8  | No longer rural around property on Evergreen Mills , south of Heritage HS; would like to see it developed because it has already changed; area for teen centers, rec centers, around her property, mixed use, expansion of town of Leesburg south.  |
| 9  | Rec center could be added as part of or contiguous to new center. Or existing park land or community center could be expanded to include the new rec center complex, such as Lovettsville.  |
| 10 | Recreation center in W County   |
| 11 | Round Hill needs community center / swimming pool   |
| 12 | There is no County recreational facility on the west of 267 like Claude Moore park that offers swimming facilities to residents. They could build one on Belmont Ridge Drive.   |
| 13 | Western Loudoun County needs a hospital. Satellite facility, Emergency room   |
| 14 | When the youth in the western end of the county have opportunities outside of organized sports.   |
| 15 | When we have the same infrastructure support and parks/rec support as Eastern Loudoun County.   |
| 16 | Would love an archery range, either indoor or outdoor in Loudoun County (Leesburg would be best). Or at least a designated time where some of the existing soccer fields or other open areas could be used for archery. Archery is an activity enjoyed by people of all ages and has had an uptick in recent years by youth. We have enough soccer fields.  |
| 17 | Youth in western Loudoun County; nothing for them to do; provide opportunities; amenities and activities for kids, especially   |

## 4.5 Alternative Transportation (15)

*These public comments indicate support for alternative modes of transportation in western Loudoun County. Comments mention the following: Uber, vans, buses, light rail, and metro.*

| <b>Table 25. Actual Public Comments – Alternative Transportation</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Alternative transportation (cycling, buses), in Western Loudoun   |
| 2  | Be able to get to parks and farms through public transportation   |
| 3  | Encourage users of ride private services in western Loudoun, such as Uber Lift  |
| 4  | Expansion of metro to Leesburg  |
| 5  | Focusing residential and commercial together development at Metro. Focus housing near Metro. Utilize light rail to connect communities to Metro and to connect the West.  |
| 6  | get a new metro system all the way to leesburg  |
| 7  | Have better mass transportation options (vans/buses) to visit western Loudoun   |
| 8  | Inexpensive public transportation options should be made available from Round Hill to Leesburg Employment areas, commuter lots in Leesburg and Ashburn and ultimately to metro stops once completed in Loudoun.   |
| 9  | Money and tax base. Developers who want to develop it all and leave us, the citizens, with the bills for the infrastructure such as fire,police, schools, and transportation More challenges: getting metro through Leesburg and on to Purcellville Keep the country dirt roads-slows down the traffic and does not cost much to maintain Develop bike paths with under and overpasses to get more bikes in and out of the towns for local commuters. |
| 10   | Public transportation improved in Western county  |
| 11   | Public transportation in Rural area - Bluemont to Purcellville  |
| 12   | Run MARC on weekends-shuttle or transit into Leesburg-increase tourism too and from DC  |
| 13   | Should be more bus connectivity - single seat to Tysons Corner, etc. from western Loudoun   |
| 14   | When i do not see ugly denuded developments can navigate route 7 at rush hour without needing 90 minutes to get somewhereCan enjoy commute by mass ttansit from leesburg to tysons  |
| 15   | When my commute time from Round Hill, VA to Tysons, VA is MUCH shorter, or I have options like the Metro. The bus does not work for me since I have to get myself from Round Hill to Purcellville where the bus station is.   |

## 4.6 Entertainment (11)

*These public comments indicate a desire for more entertainment in western Loudoun County. There are several mentions in support of a performing arts center, particularly in Leesburg.*

| <b>Table 26. Actual Public Comments – Entertainment</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Establish performance arts center so residents dont have to fight their way in and out of dc to see accomplished performers. This could revitalize historic leesburg   |
| 2   | Leesburg needs a public performing arts venue.   |
| 3   | Loudoun County needs a performing arts center in Leesburg and Eastern Loudoun. Theatre, dance, and other performing arts companies lack space for rehearsals and performances which were previously held in schools. |
| 4   | Make more places for teenagers to hang out in a safe but fun environment in leesburg area  |
| 5   | Need a Center for the Arts with seating for 800-1200; ideally in Leesburg  |
| 6   | New businesses and hangouts in downtown leesburg   |
| 7   | Performing arts center in the County (Leesburg area); outdoor/indoor   |

|    |  |
|----|--|
| 8  | Provide performing arts centers (more than 1 because of County size)   |
| 9  | The western end needs to have more things to do besides alcohol related venues. A movie theater; an indoor pool; a bowling alley...any of these amenities will help. |
| 10 | Various special events in rural - make environment encouraging for land owners have some entertainment other than wineries   |
| 11 | Wolf Trap in the rural area - performing arts center in the County   |

## 4.7 Shopping (11)

*Eleven public comments express a desire for more restaurants and shopping opportunities in the western portion of the County.*

| <b>Table 27. Actual Public Comments – Shopping</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Add a grocery store in Lovettsville. The closest grocery store for the residents is in New Brunswick, MD or Purcellville.   |
| 2  | Allow controlled commercial growth in western Loudoun. Restaurants and shopping would be well received in this area and supplement the tourism industry that is growing out this way.   |
| 3  | Developing pedestrian walkways in Round Hill, along with limited destinations in town (e.g., a coffee shop, a bookstore, etc.)  |
| 4  | I like the direction. I especially want to stress the need for mixed use development and commercial establishments in the rural transition areas to create walkable, bikeable communities so that residents do not have to drive a long way or sit in traffic in order to dine out, shop for groceries or obtain needed basic items. As it is now, residents who live in the Lucketts area drive all the way to Frederick to shop for groceries and eat out rather than deal with traffic in Leesburg. If there was some local commercial establishments in these areas residents could support local businesses while avoiding long drives. I also support a good public transportation network and support for bike trails. |
| 5  | I live 2 miles outside of Lovettsville.... I respect the whole aspect of rural livingBut I commute outside to do all my shopping. It would be very help to have 24 Harris teeter off of Berlin turnpike. It is highly recommend... We live in a day in time where technology is evolving. Lovettsville is a beautiful place. A coffee shop and Gas station would be amazing. Most importantly can rural Lovettsville off of Bolington road get high speed internet. Thank you!!!  |
| 6  | I would like to see several more urban centers, similar to Loudoun One, but closer to Leesburg for shopping, movies, and residential.   |
| 7  | Lovettsville needs a small town center with a grocery store and a Starbucks .   |
| 8  | More shopping closer to Leesburg  |
| 9  | More small independent restaurants and stores, like Leesburg. See this county-wide.   |
| 10   | The why 50 corridor through South Riding, Stone Ridge and Aldie is in need of restaurants and shopping similar to Leesburg Village and Brambleton.  |
| 11   | Western Loudoun - lacks retail; lacks walkability; school system should be two zones  |

## 5. Towns (236)

*Public comments about Towns pertain to a broad range of town-specific topics that are summarized under each section below. Table 28 summarizes the number and percentage of comments received about town. Tables 29-36 provide actual public comments on the topics of*

*Leesburg, Purcellville, Middleburg, Lovettsville, Round Hill, the Joint Land Management Area, and collaboration between the County and Towns.*

| <b>Topic</b>   | <b>Number of Comments</b> | <b>Percentage of Towns Comments</b> |
|--|---------------------------|-------------------------------------|
| <a href="#">Leesburg</a>                                 | 92                        | 39%                                 |
| <a href="#">Towns in General</a>                         | 37                        | 16%                                 |
| <a href="#">Purcellville</a>                             | 26                        | 11%                                 |
| <a href="#">Middleburg &amp; Aldie</a>                   | 23                        | 10%                                 |
| <a href="#">Lovettsville &amp; Waterford</a>             | 20                        | 8%                                  |
| <a href="#">Round Hill &amp; Bluemont</a>                | 17                        | 7%                                  |
| <a href="#">Joint Land Management Area</a>               | 12                        | 5%                                  |
| <a href="#">Collaboration between County &amp; Towns</a> | 9                         | 4%                                  |
| <b>TOTAL</b>   | <b>236</b>                | <b>100%</b>                         |

## 5.1 Leesburg (92)

*Public comments about the Town of Leesburg relate to varied topics. A common theme is traffic north of Leesburg on Route 15. Additional comments about Route 15 are found in the Transportation section of these public comments. There are a few comments in support of more affordable housing and more entertainment venues in Leesburg. There are also a few comments in support of extending the Metrorail to Leesburg.*

| <b>#</b> | <b>Comment</b>   |
|----------|--|
| 1        | 15 North of Leesburg - too much traffic  |
| 2        | Address the lack of transportation capacity in the Route 9 corridor and the Route 15 corridor north of Leesburg.   |
| 3        | All of Evergreen Mills should be designated Suburban because we already have several large developments and schools on the road. Route 15 north of Leesburg needs to be widened due to the EXTREME traffic problems in the afternoons. The Toll Road should be priced per exit - NO FLAT RATE because it is vital as the number of cars increases but is currently cost prohibitive for the early exits. |
| 4        | Botanical Garden or artistic park space. Downtown Leesburg (and Loudoun in general) is bereft of public places that are beautiful to hang out and eat lunch in or host public outdoor events in.   |
| 5        | Build adequate road, schools and public facilities needed prior to expanding residential housing. Encourage shops and restarters in down town Leesburg to extend their hours of operation in the evening, especially on weekends.  |
| 6        | Campaign on "what's great about Loudoun", especially for Sterling and Leesburg   |
| 7        | Close off downtown Leesburg as a pedestrian only area and widen the sidewalks. Widening the sidewalk minimally was a waste of money and it still is not easy or safe to walk on the other side of the street, especially with children. In the map I refer to closing the parts of King Street to traffic and not the cross streets but having good lights for pedestrians to cross there.               |
| 8        | Connect: Bring people & places together. Suggest consideration of adding seasonal/regional flights out of Leesburg Executive Airport to make better use of the airport for our citizens. Could use prop jets or something similar to the large jets we see arriving/departing the airport.   |
| 9        | Cost, land use, coordination between Loudoun County and Leesburg.  |

| <b>Table 29. Actual Public Comments – Leesburg</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 10   | Develop more resilient and regenerative communities (e.g. Leesburg)   |
| 11   | Developers only make money when they are building houses. Administrators of Loudoun County Public Schools are historically very bad/incompetent at anticipating growth levels. Historic Leesburg real estate, I am told, is in the hands of one owner who has no imagination and is not adding upstairs apartments to all those boring antique shops.   |
| 12   | Disallow/restrict further high density developments in Leesburg and points west. High density development bringing down quality of life in Loudoun.   |
| 13   | Eliminate by-right development. These developments are being built without any analysis to effect on roads, schools, and other necessary infrastructure, and resulting in rapid increase of traffic, population, and other unforeseen challenges on communities already stretched to the limit (Aldie, Leesburg areas). New developments should be vetted by a review board that considers these issues, allowing for reasonable, managed growth.   |
| 14   | Encourage more loft apartments in Historic Leesburg. School teachers are commuting from West Virginia because they cannot afford rents in Loudoun. Loft apartments upstairs from Leesburg businesses would add life to Leesburg and help our teachers.  |
| 15   | Entertainment is lacking around Leesburg Rte 7  |
| 16   | Establish performance arts center so residents dont have to fight their way in and out of dc to see accomplished performers. This could revitalize historic leesburg  |
| 17   | Expansion of metro to Leesburg  |
| 18   | Extend Metro to Leesburg.   |
| 19   | Extend Silver Line to Leesburg  |
| 20   | Financial impact and marketability of building lower cost housing within/near downtown Leesburg.  |
| 21   | Fix route 15 N. of Leesburg   |
| 22   | get a new metro system all the way to leesburg  |
| 23   | Get rid of the flight schools at the Leesburg Airport, they fly too low and do not allow for pilot error around all the residential areas. A disaster is going to happen.   |
| 24   | Have more teen activities in downtown Leesburg  |
| 25   | I feel that Leesburg in particular is losing its small town feel with all the new developments being forced upon us.  |
| 26   | I just moved here less then 6 months ago I am a High School senior adding something to the leesburg area would be incredibly beneficial to the kids and people around there something like a JCC would be great even though there is Ida Lee allowing kids to have something in Leesburg would be nice considering there is a plethora of unfortunate people in trailer homes connecting these people could lead to the growth of the area.   |
| 27   | I know this has been discussed at length, but I feel it would be a good idea to restrict/reduce traffic flow through the heart of old town leesburg. Spending time downtown is not pleasant with worry about family members getting hit by cars. Or having to wait for traffic lights – cross a street to get to another store. Love the calmness of the downtown/oldtown Winchester area.  |
| 28   | I like the direction. I especially want to stress the need for mixed use development and commercial establishments in the rural transition areas to create walkable, bikeable communities so that residents do not have to drive a long way or sit in traffic in order to dine out, shop for groceries or obtain needed basic items. As it is now, residents who live in the Lucketts area drive all the way to Frederick to shop for groceries and eat out rather than deal with traffic in Leesburg. If there was some local commercial establishments in these areas residents could support local businesses while avoiding long drives. I also support a good public transportation network and support for bike trails. |
| 29   | I would be interested in seeing more carriage homes being built in the new developments that are going up   |

**Table 29. Actual Public Comments – Leesburg**

| #  | Comment  |
|----|--|
|    | in and around downtown Leesburg - connected single story homes/condos with a small backyard and attached garage. While 55 community housing within walking distance to downtown Leesburg would be ideal, offering carriage-type homes would be a huge attraction to 55 families.   |
| 30 | I would like to see several more urban centers, similar to Loudoun One, but closer to Leesburg for shopping, movies, and residential.  |
| 31 | Improve Route 15 from Leesburg to Point of Rocks to eliminate the daily nightmare for travelers on that road. Sitting in traffic on Route 15 discourages tourists from visiting the area and supporting the businesses in Western Loudoun.   |
| 32 | Improve Transportation through Leesburg Area   |
| 33 | Include more office space near the newer mixed use developments, in SE Leesburg, such as Leesburg village, airport, compass, Best Buy, cardinal. Also buy back the greenway to keep till money within the state , county.  |
| 34 | Increase residential density and economic diversity in Leesburg and other areas of county  |
| 35 | Inexpensive public transportation options should be made available from Round Hill to Leesburg Employment areas, commuter lots in Leesburg and Ashburn and ultimately to metro stops once completed in Loudoun.  |
| 36 | it is vital to expand 15 north to deal with the traffic north of leesburg  |
| 37 | It will take time, dedication and a clear plan that the BOS is willing to stick with instead of the quick money plans they seem only to go with now. Small business bootstrapping is nearly impossible in county anymore. Rental costs have skyrocketed, traffic is down and businesses are leaving Leesburg and Loudoun in droves.  |
| 38 | Keep small towns active with opportunities for shopping, dining, amenities; too many empty buildings in the areas; strip developments are being built instead of utilizing existing buildings; Leesburg zoning; economic development policies too restrictive  |
| 39 | LAND USE? So far a disaster. That super-ugly new "Towncenter" in Leesburg opposite the bike trail? With the 600k and up prices? What does this add to the beauty and quaintness of Leesburg? THERE IS STILL BUILDING ON DATA CENTERS! WHAT DOES THIS DO FOR JOBS? THEY ARE IN ASHBURN RIGHT OPPOSITE THE SENIOR CENTERS AND TOO CLOSE TO ME, I FEAR. Who is pocketing the money from those eyesores?   |
| 40 | Leesburg - a gem in the rough; historic lamps; 2nd floor buildings are commercial are vacant   |
| 41 | Leesburg needs a public performing arts venue.   |
| 42 | Leesburg needs more development to revitalize their downtown core.   |
| 43 | Looking for a suitable location for a large warehouse-like facility What sport-specific fields to have in the facility (not necessarily full-sized fields) Whether or not to have more than one location (Leesburg would be a good location because of the many soccer and football players)   |
| 44 | Loudoun County needs a performing arts center in Leesburg and Eastern Loudoun. Theatre, dance, and other performing arts companies lack space for rehearsals and performances which were previously held in schools.   |
| 45 | Make more places for teenagers to hang out in a safe but fun environment in leesburg area  |
| 46 | Make sure there is outdoor community spaces in every mall. The playground and water features in the Village of Leesburg and OneLoudoun are great. There is no such space at GooseCreek and other Ashburn plazas where grocery stores, gas stations, and restaurants are constantly going out of business. To prevent this we need to add areas for families and children to enjoy. This is critical for the success of our businesses and the future of our culture. |
| 47 | Make the green space at Ida Lee usable for families to set a picnic or watch movies or have live music. Put the potential splash park here or up by the playground. This is great space for that because it is not dangerous in terms of cars for children and it is so close to historic Leesburg. I definitely do not recommend development here but just addition of places to sit and access for people to use the green space which                             |

**Table 29. Actual Public Comments – Leesburg**

| #  | Comment   |
|----|---|
|    | unfortunately is becoming scarce. Make the best playground in the county here and people will come.   |
| 48 | Money and tax base. Developers who want to develop it all and leave us, the citizens, with the bills for the infrastructure such as fire, police, schools, and transportation. More challenges: getting metro through Leesburg and on to Purcellville. Keep the country dirt roads—slows down the traffic and does not cost much to maintain. Develop bike paths with under and overpasses to get more bikes in and out of the towns for local commuters. |
| 49 | More Affordable housing for the elderly (60+) in the Town of Leesburg   |
| 50 | more affordable housing in Leesburg   |
| 51 | More jobs in the Western area (Leesburg area)   |
| 52 | More roads with retail and shopping, between Ashburn and Leesburg is badly needed. Sycolin Road area should be greatly expanded   |
| 53 | More shopping closer to Leesburg  |
| 54 | Need a Center for the Arts with seating for 800-1200; ideally in Leesburg   |
| 55 | Need to address Leesburg JMLA what does it need to be   |
| 56 | Need to work with multistate jurisdiction in protecting the Potomac River watershed as this is drinking water source for Town of Leesburg and in the future will be the primary source of drinking water for eastern Loudoun via Loudoun Water  |
| 57 | New businesses and hangouts in downtown Leesburg  |
| 58 | Nighttime regulations, updating and modernizing buildings and spaces in historic downtowns to attract businesses, parking, no family friendly businesses currently in downtown historic Leesburg  |
| 59 | No longer rural around property on Evergreen Mills, south of Heritage HS; would like to see it developed because it has already changed; area for teen centers, rec centers, around her property, mixed use, expansion of town of Leesburg south.   |
| 60 | No more grocery stores, banks in Leesburg; its excessive  |
| 61 | Northern route around Leesburg  |
| 62 | Our county should look just as it does now, a mix of rural and suburban, with no more fields cleared for homes or shopping centers and Purcellville and Leesburg should stay the size they are and stop expanding their borders.  |
| 63 | Please stop building new neighborhoods or industry on 15 north of Leesburg. Between the sinkholes, karst, limestone caverns, water contamination, and the traffic on route 15, we are becoming stuck in a septic quagmire.  |
| 64 | Promote cultural events (also things like garden show in Leesburg)  |
| 65 | Put "Share the roads" with bike signs on roads in Leesburg and Purcellville.  |
| 66 | Putting money into historic district downtown Leesburg - need more viable businesses  |
| 67 | Redesign Route 15 with roundabouts north of Leesburg which support that economy. To facilitate flow, access, and safety while preserving while maintaining historic/scenic assets.  |
| 68 | Reduce daily rush hour traffic back up on RT 15 north of Leesburg between outlet mall and Point of Rocks.   |
| 69 | Relieve transportation concerns on major road ways through Leesburg, particularly on 15 North toward Maryland.  |
| 70 | Route 15 north of Leesburg needs to be widened due to the EXTREME traffic problems in the afternoons. The Toll Road should be priced per exit - NO FLAT RATE because it is vital as the number of cars increases but is currently cost prohibitive for the early exits.   |
| 71 | Route 7, Leesburg East create roads to lessen the traffic   |
| 72 | Run MARC on weekends—shuttle or transit into Leesburg—increase tourism too and from DC  |

**Table 29. Actual Public Comments – Leesburg**

| #  | Comment   |
|----|---|
| 73 | Schools continue to rank in the top 10% of the nation. Take the total open park land now and increase it by 30% in the next five years to offset the huge developments getting ready and already occurring just south of Leesburg along the route 15 corridor. Rethink shopping-not to give all the business to Wal-Mart, but a super Wal-Mart will cover all anyone will need for the most part so a bunch of little stores are just not needed in the community. I realize the current rage is shopping such as the Wegman's area but do not feel these small shops are the way to go.  |
| 74 | Shopping in Leesburg - help historic Leesburg - cut traffic on King and Market & Loudoun streets - pedestrian zone  |
| 75 | Slow down the residential growth in Ashburn and Leesburg. The County is starting to lose the small town, country charm.   |
| 76 | STOP ALL DEVELOPMENT in Western Loudoun (meaning Leesburg and west of Leesburg)! The rural atmosphere, and the small towns, are the reason people move out here, and the reason people visit. If you create another cookie-cutter suburban development, it will blight the rural small-town charm.  |
| 77 | Stop closing all downtown Leesburg roads for events effectively stopping residents from moving through; Especially during rush hour.  |
| 78 | Stop have leesburg pd focus on petty crimes and focus on the bigger picture   |
| 79 | Success is not having to drive an hour to get to a place to rent canoes/kayaks 2. Success is when pedestrians can walk freely in the historic leesburg area without waiting for traffic lights to cross the street.   |
| 80 | Support for downtown Leesburg and other towns; commercial area  |
| 81 | Support historical preservation , shutting down roads in downtown Leesburg, and facilitate more outside art events  |
| 82 | the museum in Leesburg is having a hard time with funding. So what is "envision loudoun" going to do about that?  |
| 83 | To get more cars off the road we need the silver line extended into Leesburg.   |
| 84 | Too much encroachment of development in transition/JLMA on south side of Leesburg. Rezone that area to increase density because low density is no longer compatible with sports complex, schools etc.   |
| 85 | Town of Leesburg - Area with walking mall w/o cars. Pedestrian only area (not personal property restrictions)   |
| 86 | We could definitely use more bicycle infrastructure in downtown Leesburg, such as racks, bike lanes, etc, and educating people about their use.   |
| 87 | We will know we succeeded when we stop building new schools, when the schools are not over crowded, when we stop threatening to close schools to cut operational costs, when our schools offer k-12 foreign language instruction and don't need the parents to BYO Technology and when the schools are supporting our farmers by serving food grown right here in Loudoun and when the schools are funded every year without making cuts. It would be difficult to clear area or convert the W&OD to rail, but we need to acknowledge that mass transit it ecological and reduces cars and congestion - that exists today without the planned new residents. There should be mass transit options from West Virginia to DC be it rail/metro or bus (all day service). Our county should proudly recognize and support our rural areas and respect the atmosphere and character that they create through their historic homes, gravel roads, small local businesses and small community centered schools. Our county should look just as it does now, a mix of rural and suburban, with no more fields cleared for homes or shopping centers and Purcellville and Leesburg should stay the size they are and stop expanding their borders. |
| 88 | when traffic has been rerouted away from the geographic area north of leesburg, from the potomac river to lovettsville. when building new mass housing developments is moved to other areas that can tolerate the burden/ population density  |
| 89 | Widen 15 north of Leesburg to reduce traffic.   |

| <b>Table 29. Actual Public Comments – Leesburg</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 90   | woefully short on public spaces, but expensive attractions abound, including Ida Lee, which collects fees for anyone outside of Leesburg. With very expensive tennis.   |
| 91   | Working with the Town of Leesburg   |
| 92   | You all have been completely shown up by a city that decided years ago to take care of their own. <a href="https://www.burlingtontelecom.com">https://www.burlingtontelecom.com</a> Leesburg, for example, could go 100% solar, provide wifi for every resident, and free bus service on Sundays. This is, after all, 2017. |

## 5.2 Purcellville (26)

*These public comments center on Purcellville. Some common themes include concerns about traffic, development, and bicycle/car conflicts. Comments about traffic concerns and commuter traffic along Route 9 and Route 287 are found in the Transportation section of these comments.*

| <b>Table 30. Actual Public Comments – Purcellville</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Change JMLA zoning to RPA zoning around Purcellville (because Purcellville doesn't want to expand)  |
| 2  | Connect communities with trails (e.g.. Round Hill to Purcellville, Hillsboro etc.)  |
| 3  | Fix Purcellville roundabout   |
| 4  | Fix roundabout at 9 at 7  |
| 5  | I believe that development should be very limited to maintain the current amount of farm land and rural setting in this part of Loudoun County (Purcellville, Hamilton, etc.). This rural setting is the county's greatest asset and draw to this area. When I bought my home here, it was because this part of Loudon County with its country roads, beautiful trees and gorgeous farmland did not look like the over built areas of Northern Virginia which so many people detest and regret now. |
| 6  | If Loudoun County makes it through the next ten years without concreting over all the green spaces between Hamilton, Purcellville and Round Hill, you'll have succeeded. If not, the three will run into each other as Leesburg, Lansdowne and Ashburn do out East, and while the developers will profit greatly, the County will not.  |
| 7  | Improved traffic management in Purcellville   |
| 8  | Money and tax base. Developers who want to develop it all and leave us, the citizens, with the bills for the infrastructure such as fire,police, schools, and transportation More challenges: getting metro through Leesburg and on to Purcellville Keep the country dirt roads-slows down the traffic and does not cost much to maintain Develop bike paths with under and overpasses to get more bikes in and out of the towns for local commuters.   |
| 9  | More challenges: getting metro through Leesburg and on to Purcellville  |
| 10   | Need more connections (bike and bus) between Lovettsville and Purcellville. Still miss the bus between Purcellville and the rail line at Brunswick. There is no alternative but to drive. 287 unsafe for bikes, and it seems silly to drive to a bike trail.  |
| 11   | NO!!!! STOP trying to over develop Western Loudoun. We moved to Purcellville to get away from the urban sprawl of Ashburn. And, now, you want to move your urban sprawl (high density housing, "big box" stores, etc.) to Western Loudoun. This over development MUST STOP! We the PEOPLE WANT the rural appeal that Western Loudon!  |
| 12   | Online input on county/town issues like Town of Purcellville website-great way to get well thought out comments   |

|    |  |
|----|--|
| 13 | Our county should look just as it does now, a mix of rural and suburban, with no more fields cleared for homes or shopping centers and Purcellville and Leesburg should stay the size they are and stop expanding their borders.   |
| 14 | Plan is a guest idea. Farmers are aging and want to sell. Water only available by Purcellville but residents not wanting to build out. Lack of water resources.  |
| 15 | Public transportation in Rural area - Bluemont to Purcellville   |
| 16 | Purcellville area needs additional on/off ramps off Rt 7. The intersection of Route 7 and 287 needs help - traffic is always backing up under the overpass there!!!  |
| 17 | Purcellville is building out; can only grow with annex   |
| 18 | Put "Share the roads" with bike signs on roads in Leesburg and Purcellville.   |
| 19 | Remove developed communities from the Joint Land Management Area around the towns, specifically the Town of Purcellville.  |
| 20 | Remove northern collector rd. from the map north of Purcellville.  |
| 21 | Safe bike and walk trail connect Bluemont to Purcellville  |
| 22 | Stop Rt. 9 traffic through Purcellville-congestion in terrible   |
| 23 | The Chapman-Demary Trail is a park and outdoor classroom in Purcellville. At this time it is privately owned. I would like to see the county acquire this park and the land adjacent to it to protect and expand this wildlife sanctuary and outdoor classroom.  |
| 24 | Towns need better job of doing development to support county's overall vision (Purcellville doesn't need another drugstore)  |
| 25 | Towns not spread, ie Purcellville-stay within limits...do not extend limits for commercial purposes..better use what already exists.   |
| 26 | Vision statement - nothing is unique. Fail to making it unique to Loudoun. Can be used by any community. Rural west is of most valuable to county. Small farm - preserve not develop rural areas. Don't destroy western Loudoun because Purcellville overbuilt water system. Cant be everything for everyone in rural Loudoun. |

### 5.3 Middleburg & Aldie (23)

*Twenty-three public comments pertain specifically to Middleburg and Aldie. Of these comments, concerns include too much traffic, development pressures for increased housing in Aldie, and overcrowded schools in Aldie. Desires include an expanded and connected trail system, more restaurants and neighborhood shopping opportunities (grocery store and gas station), entertainment and recreation opportunities, and better commuter options to Washington, D. C.*

| Table 31. Actual Public Comments – Middleburg and Aldie |   |
|---|---|
| #   | Comment   |
| 1   | Aldie schools overcrowded-more facilities   |
| 2   | Cycling is a big activity in the Dulles South area, and growing bigger every year. This area is in dire need of a trail, like the W&OD trail, perhaps from Chantilly/South Riding west thru Middleburg up to Round Hill/Purcellville area connecting to the W&OD Trail Head .   |
| 3   | Eliminate by-right development. These developments are being built without any analysis to effect on roads, schools, and other necessary infrastructure, and resulting in rapid increase of traffic, population, and other unforeseen challenges on communities already stretched to the limit (Aldie, Leesburg areas). New developments should be vetted by a review board that considers these issues, allowing for reasonable, managed growth. |
| 4   | Focus on supporting small businesses (didn't start business in Middleburg...dying)  |

|    |  |
|----|--|
| 5  | Historic Aldie, on John Mosby hwy needs a sidewalk   |
| 6  | I am glad to see the development of more entertainment amenities in southeastern Loudoun county, and I just want to reiterate support for the proposed shopping/dining/movie theater development at Avonlea. Our closest movie theater to South Riding is Brambleton, and there are very few nicer restaurants to take out-of-town family to in the South Riding/Avonlea/Aldie area. The project seems to have been delayed for over a year, so I hope the construction continues to proceed. I know the county has limited power over private development, so this is mostly just a vote in support of the project in general. I am very happy with the widening and extension of Tall Cedars Parkway to Gum Springs Rd. Thank you for supporting the coming development and making our area more entertainment-friendly. |
| 7  | I sincerely hope that Loudoun is not allowed to become overcrowded with development. The tremendous amount of townhouses and condos being built contribute to traffic and the over crowding of schools. I see this occurring in the Brambleton, Ashburn and Aldie areas. It detracts from the reason we live here. The county should work to slow development. Often residential development occurs in Loudoun faster than the development of infrastructures to support it. This is a huge problem here. Also, the beautiful scenery which draws people to Loudoun is destroyed when development after development of town homes and condos are built. With overcrowding comes crime and traffic. We moved here for a peaceful suburban lifestyle, and would like to see it remain that way.                              |
| 8  | Improve public transportation in to D.C. From the south of the county where lots of new development is underway, e.g. Willowsford in Aldie   |
| 9  | Increase quality non-chain restaurants/social gathering locations and organic focused grocery stores (Whole Foods, Wegmans, Fresh Market) in the southern Loudoun area (South Riding/Aldie/Stone Ridge).   |
| 10 | Middleburg needs a second gas station preferably outside of town that can encompass a 7/11 type of facility, The intersection of Rt. 50 and Rt. 709 (Zulla Rd) Would be an ideal site 40,000 vehicals a day utilize it.  |
| 11 | Multipurpose park, tennis, swimming facilities that are not in one community, that can be shared by all of Ashburn. Preferably this would be in Brambleton/Aldie area.   |
| 12 | Near Middleburg Performing Art Center  |
| 13 | No. I believe our county especially in aldie is becoming one huge housing project where our beautiful land is being overcrowded by houses on top of each other and overcrowded schools that cannot accommodate the students they presently have enrolled. The scenic beauty was one reason we bought in aldie and that will no longer exist with all of the housing developments that you have allowed. Very disappointing.  |
| 14 | Now the developers are salivating over the Transitional land near Aldie...why not just leave it alone or make it a park or recreational center? I am with Charlie Houston in Paeonian Springs: Protect these areas or they will be gone. Look what the planning commission has done to South Riding Bedroom Community. We are educating all those children and they need services. How are we going to pay for that?   |
| 15 | Please note that my perspective/opinion comes from living in the Aldie/ South Riding area... which has yet to have community centers developed like you would find in Ashburn or One Loudoun.  |
| 16 | Stop expansion of Route 50 beyond Aldie. Preserve the idyllic countryside on the way to Middleburg, and protect Civil War sites near Middleburg and Unison/Upperville.   |
| 17 | The why 50 corridor through South Riding, Stone Ridge and Aldie is in need of restaurants and shopping similar to Leesburg Village and Brambleton.   |
| 18 | There is simply too much money to be made, developers make tens of millions of dollars and are allowed to ruin the landscape. Why are developers not responsible for adding a lane to route 50 in the Aldie area? Why are they allowed to install such poor landscaping plans that do little to protect the view and nature of the land?   |
| 19 | There will always be pressure from developers to extend into new areas, and I feel that, almost by definition, new subdivisions contrast with and detract from the character of rural areas of the county when they are built there. I'm a bit disturbed by the relatively high density development that has been allowed in certain parts of the TPA and what the implications might be for the RPA once this space is exhausted. I also  |

|    |   |
|----|---|
|    | feel that the historic character of Loudoun's small towns and villages relies heavily on the historic structures within those places. The loss of one contributing structure or the erection of one out-of-character structure could have a significant negative impact, especially in the smaller villages. I find the proposed fire station in Aldie that relies on the destruction of historic houses (though ones currently in relative disrepair) disheartening, and I hope that the county makes future decisions that preserve, rather than detract from the historic character of these places.   |
| 20 | Traffic-infrastructure-roads do not accommodate residential development. Also, putting up traffic lights in a timely manner (currently a huge weakness), reducing the ridiculous amount of roundabouts being put in the Aldie area.   |
| 21 | Transition and Rural Areas: I wanted to voice my support to maintain the transition zone boundaries and current zoning structures, which are what are fundamentally at stake as far as I see it. Part of what makes Loudoun such a wonderful county is the west and its way of life. As a resident in Aldie I am constantly seeing more and more trees torn down and land developed with huge planned communities. Part of what I love about Loudoun is the west and the farms/parks/vistas/etc. It is critical we maintain the transition zone boundaries to protect so much of what makes Loudoun great. I could have easily chosen to live in Fairfax but the draw of the western Loudoun is ultimately what I fell in love with and in speaking with other residents so much of what has drawn them to Loudoun as well. |
| 22 | water utilities extended to the villages of St Louis and Aldie  |
| 23 | We need enhanced commuter options for those in Aldie/South Riding who travel to DC every day. As completion of the metro nears, those of us to the south continue to feel like an afterthought. The commuter bus is frequently full, has only a few times and most routes make unnecessary stops in Rosslyn.  |

## 5.4 Lovettsville & Waterford (20)

*Twenty public comments are specific to Lovettsville or Waterford. These comments indicate support for more neighborhood shopping, such as a grocery store, gas station, and coffee shop. There are also concerns about too much traffic, over-capacity schools, and the lack of broadband. Commenters express a desire for expanded bus service and bicycle/pedestrian trail connections.*

| <b>Table 32. Actual Public Comments – Lovettsville &amp; Waterford</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Add a grocery store in Lovettsville. The closest grocery store for the residents is in New Brunswick, MD or Purcellville.   |
| 2  | Design solutions to mitigate/reduce cut-thru traffic in Waterford   |
| 3  | Enhance internet infrastructure in Western part of county, support telecommuting (Bluemont and Waterford)--BROADBAND  |
| 4  | Expand bike paths into western areas especially Waterford and Lovettsville. Bikers and motorists are at risk along Clarks Gap Road and Milltown Road which are popular bike routes.   |
| 5  | I live 2 miles outside of Lovettsville.... I respect the whole aspect of rural living But I commute outside to do all my shopping. It would be very help to have 24 Harris teeter off of Berlin turnpike. It is highly recommend... We live in a day in time where technology is evolving. Lovettsville is a beautiful place. A coffee shop and Gas station would be amazing. Most importantly can rural Lovettsville off of Bolington road get high speed internet. Thank you!!! |
| 6  | I strongly support maintaining small community centered schools in the historic, rural communities. Hamilton, Lincoln, and Waterford Elementaries are treasures and as such, should be free from absorption into the larger super schools.  |
| 7  | I suggest 2 miles off of Lovettsville off Bolington road should be paved to allow cyclists to ride and view the   |

|    |  |
|----|--|
|    | rural areas. This will offer ways for wounded warriors to do races for the community.  |
| 8  | In west (Lovettsville), schools are maxed out - need better planning; more facilities  |
| 9  | Less congestive streets; utilize parallel highways; Round Hill and Lovettsville, especially  |
| 10 | Lovettsville - cannot do tele-medicine because of lack of broadband  |
| 11 | Lovettsville and Waterford need a 4 lane highway that connects to Rt. 7. Reason for this is because the population keeps increasing and the single lane roads are becoming unsafe. I understand we want to preserve history but I think safe roads should be our priority. |
| 12 | Lovettsville needs a small town center with a grocery store and a Starbucks.   |
| 13 | Lovettsville needs better roads, we need to make two land roads to service the growing population in Western Loudoun.  |
| 14 | Lovettsville Road needs to be repaved  |
| 15 | Middle & high schools in Lovettsville  |
| 16 | Need high school in Lovettsville. Would alleviate traffic on 287 & Rt. 9 (several made same comment)   |
| 17 | Need more connections (bike and bus) between Lovettsville and Purcellville. Still miss the bus between Purcellville and the rail line at Brunswick. There is no alternative but to drive. 287 unsafe for bikes, and it seems silly to drive to a bike trail.               |
| 18 | Need more shops nearby (Lovettsville), also amenities  |
| 19 | Sense of community - more in west; east more fractured. Need more defined connectivity between east + west education - accessibility to schools i.e. Lovettsville, distance affects quality of life ref. travel time. Traffic concerns at 287 & 9                          |
| 20 | when traffic has been rerouted away from the geographic area north of leesburg, from the potomac river to lovettsville. when building new mass housing developments is moved to other areas that can tolerate the burden/ population density                               |

## 5.5 Round Hill & Bluemont (17)

*Seventeen public comments are specific to Round Hill or Bluemont. Concerns include too much development and housing, too much traffic, and lack of broadband/internet services. Desires include more parks and playgrounds, a community center (like Ida Lee or Claude Moore), a library, a senior center, more public transportation options, more sidewalks and trail connectivity, and more neighborhood commercial options, such as a coffee shop or bookstore.*

| <b>Table 33. Actual Public Comments – Round Hill</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Connect communities with trails (e.g. Round Hill to Purcellville, Hillsboro etc.)   |
| 2  | Enhance internet infrastructure in Western part of county, support telecommuting (Bluemont and Waterford)--BROADBAND  |
| 3  | Developing pedestrian walkways in Round Hill, along with limited destinations in town (e.g., a coffee shop, a bookstore, etc.)  |
| 4  | Huge homes in Round Hill do not fit into landscape  |
| 5  | I live in Western Loudoun (Round Hill) and have been very unhappy with the "build out" mentality of putting homes everywhere. We need to keep green space as is! Both humans and animals need it. Please limit future homes to minimum of FIVE ACRES EACH LOT. Thank you for listening!                               |
| 6  | If Loudoun County makes it through the next ten years without concreting over all the green spaces between Hamilton, Purcellville and Round Hill, you'll have succeeded. If not, the three will run into each other as Leesburg, Lansdowne and Ashburn do out East, and while the developers will profit greatly, the |

|    |   |
|----|---|
|    | County will not.  |
| 7  | Inexpensive public transportation options should be made available from Round Hill to Leesburg Employment areas, commuter lots in Leesburg and Ashburn and ultimately to metro stops once completed in Loudoun.   |
| 8  | Install Some Parks and Playgrounds. My kids attended Round Hill E.S. For 10 years I was a parent there and they had one piece of playground equipment that kids were never allowed on! Our community Center playground was removed except for tiny tot stuff. With suicide a growing problem in the schools and communities out here in the Western county, it highlights even more the need for outdoor spaces, parks and playgrounds for residents to get outside and connect with one another. I have never seen anyplace that is so lacking in outdoor recreation space as Western Loudoun. Where is the giant wad of Tax money we have paid over 20 plus years gone? The Bluemont area needs a playground badly. Not a tot lot for goodness sakes, a real playground!!These kids out here deserve it after these long long hours on the bus each week.It would help the current mental health crisis going on too. |
| 9  | lack of amenities in western Loudoun. it would be nice to have a library in round hill and a community / senior center.   |
| 10 | Less congestive streets; utilize parallel highways; Round Hill and Lovettsville, especially   |
| 11 | Manage traffic in Bluemont  |
| 12 | Place a moratorium on new residential development (Ex. Village of Round Hill)   |
| 13 | Protect rural roads, Bluemont area, rural villages  |
| 14 | Public transportation in Rural area - Bluemont to Purcellville  |
| 15 | Round Hill needs community center / swimming pool   |
| 16 | Safe bike and walk trail connect Bluemont to Purcellville   |
| 17 | Shopping in Fairfax and living in Round Hill because of traffic   |

## 5.6 Joint Land Management Area (JLMA) (12)

*Twelve public comments speak to Joint Land Management Areas (JLMA).*

| <b>Table 34. Actual Public Comments – JLMA</b> |   |
|--|---|
| #  | Comment   |
| 1  | Cochran Mill Road - utility issues; 80 acres; vacant land JLMA-3 should be GI/Heavy Industrial  |
| 2  | Do away with JLMA around towns  |
| 3  | JLMA - Town/county agreement of infrastructure (transportation, water/sewer, electric)  |
| 4  | Need to address Leesburg JMLA what does it need to be   |
| 5  | People & places together - no coordination between county and towns   |
| 6  | Redefine JLMA as prime farm production and market   |
| 7  | Remove developed communities from the Joint Land Management Area around the towns, specifically the Town of Purcellville.   |
| 8  | Revisit JLMA as how impact small town   |
| 9  | Take already-developed areas OUT of JLMA  |
| 10   | The towns do not want to give up the control of the JLMAs even though some of these areas are developed.  |
| 11   | The Transition areas should continue to be protected against a new assault by developers. Developers should focus on redeveloping Eastern Loudoun in more sustainable ways, especially around the metro stations. JLMA must be protected even more carefully than the Transition areas, due to the pressure to develop that is applied on two fronts (county and town). |
| 12   | Too much encroachment of development in transition/JLMA on south side of Leesburg. Rezone that area   |

|  |   |
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|  | to increase density because low density is no longer compatible with sports complex, schools etc. |
|--|---|

## 5.7 Collaboration between County & Towns (9)

*These public comments express general support of collaboration and coordination between Loudoun County and the Towns.*

| <b>Table 35. Actual Public Comments – Collaboration between County and Towns</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | Collaboration with outside jurisdictions   |
| 2  | County should work with towns to achieve mutually beneficial goals; not impose bureaucratic  |
| 3  | EDAC and REDC have done good. Loudoun gets good mark with Ag business. Coord w/ PW and Mont. Co. to build off of each other's rural area success |
| 4  | Get towns to work together--pay attention to water supplies  |
| 5  | Cost, land use, coordination between Loudoun County and Leesburg.  |
| 6  | Working with townships and understanding zoning and planning   |
| 7  | More town/county coordination in planning  |
| 8  | Towns not mentioned in the plans (county conflicts with their ideas)   |
| 9  | Towns have own development policies and county needs to coordinate development to preserve   |

## 5.8 Towns in General (37)

*Some public comments are about the Towns in general; these cover a broad range of topics. One common theme is in support of focusing development around the Towns and preserving the remainder of the rural area. Other common themes include supporting connectivity (bus and trails) between Towns and protecting and supporting downtown businesses.*

| <b>Table 36. Actual Public Comments – Towns in General</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Add affordable housing in towns (west)  |
| 2  | Areas around towns should be focus for growth   |
| 3  | Connectivity issues in the towns  |
| 4  | Continue protecting what makes Loudoun unique. Heritage, sites, villages, old roads (rural), Small towns  |
| 5  | create more living spaces for seniors with access to shopping and dining. encourage developers and zoning officials throughout all the Towns to build one story with pedestrian access.                             |
| 6  | Developers have too much control over Loudoun communities. When a town council disapproves the plans for a proposed a community, the developers should not able to resubmit within two months with minimal changes. |
| 7  | Discourage special interests between developers and town council members. Rewrite what is acceptable and not acceptable if necessary.   |
| 8  | Ensure our unique Towns are not swamped by suburban development by maintain Rural Policy area   |
| 9  | Geographically decentralize activity & business in/near small towns, vs. "avoid sprawl" (difference of opinion at table)  |
| 10   | Improve current roadway network in communities and towns to be more multi-modal   |
| 11   | Increase efforts to enhance activity and nighttime economy in towns   |

|    |   |
|----|---|
| 12 | Keep commercial development around towns and pop areas  |
| 13 | Keep rural areas rural and build around the existing towns.   |
| 14 | Keep small towns active with opportunities for shopping, dining, amenities; too many empty buildings in the areas; strip developments are being built instead of utilizing existing buildings; Leesburg zoning; economic development policies too restrictive                                       |
| 15 | Keep western Loudoun rural and as undeveloped as possible. No commercial development outside the towns. Severely restrict residential development, along the lines of the current Comprehensive plan  |
| 16 | Keeping population informed. Slow growth in zoning changes. Do not disturb as _____. Connectivity between towns. Implementation plan is not included (for different areas)  |
| 17 | Maintain the historical areas of Loudoun (towns, etc.)  |
| 18 | Make towns more dense (already have development)  |
| 19 | More density around our towns and villages  |
| 20 | More public art and murals around the town! This is in most cities and it makes the people feel unified.  |
| 21 | Need better bus between towns   |
| 22 | Need to make downtown more busy, keep the small businesses but maybe put in 2 big name stores like Forever 21, Pink, Torrid, etc. It would allow for more profit and more teens going downtown and seeing how beautiful it is.  |
| 23 | no shopping centers outside of Town   |
| 24 | Our downtown areas are filled with banks. We need more restaurants and shops. Village Market where Wegman's is must charge an absurdly high amount in rent, as they have had terrible turnover with shops fleeing in the night. We need a post office, a liquor store, more places to eat and shop. |
| 25 | Plan for orderly expansion of towns - where utilities exist   |
| 26 | Preserve the historic towns and help them thrive - i.e. help town market selfbetter; thru car free pedestrian only downtowns  |
| 27 | Prevent sprawl - limit expansion of towns   |
| 28 | Promote integrity of villages and towns to protect hard edge of village - immediate green space without sprawl at edge  |
| 29 | Provide county support, especially in organizing and advertising, events and festivals hosted in the small towns of Western Loudoun to draw tourists to these communities and the small businesses in the area.   |
| 30 | Strategy to manage evolution of land use; cumulative impact of land use changes   |
| 31 | Strengthen the downtowns of towns and make Loudoun more safely interconnected for pedestrians and cyclists (RT 7)   |
| 32 | Support for downtown Leesburg and other towns; commercial area  |
| 33 | Towns not spread, ie Purcellville-stay within limits...do not extend limits for commercial purposes. better use what already exists.  |
| 34 | Update Waterford area master plan   |
| 35 | Water/sewer compliance: support for using town alternatives-to Town Spring  |
| 36 | Western Loudoun - lousy internet (lives in Waterford)   |
| 37 | When development is clustered around towns and infrastructure rather than along route 15 north.   |

# Community Input Summary

## Chapter 6

### Environmental & Natural Resources



# Environmental & Natural Resources Comments (933)

Over 930 of all public comments received during Rounds 1 and 2 of the Envision Loudoun public input sessions pertained to natural features, environmental issues, and green infrastructure—collectively referred to herein as the Environmental Public Comments. Figure 1 and Table 1 provide a breakdown of how many and what percentage of comments were received in various broad environmental categories.

Figure 1. Public Comments - Overall Environmental

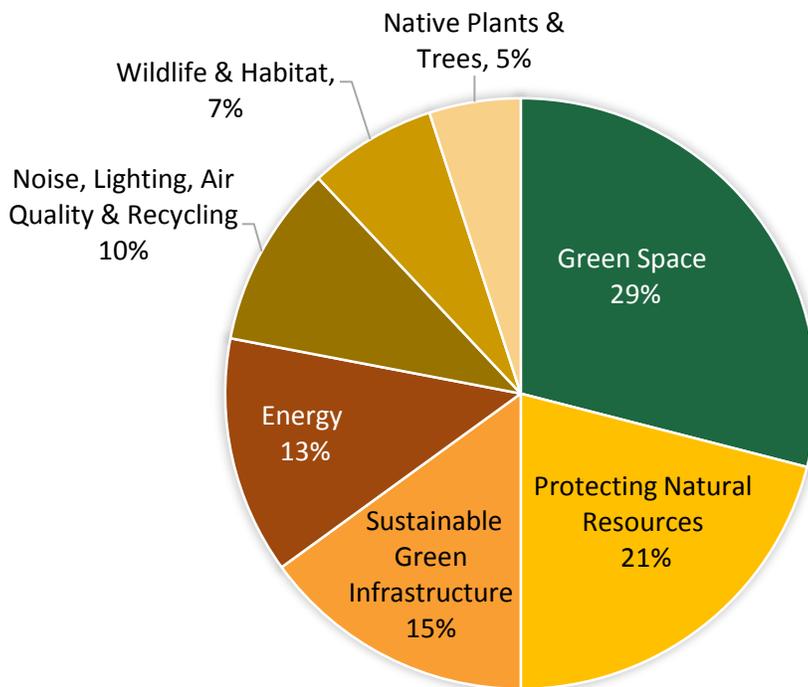


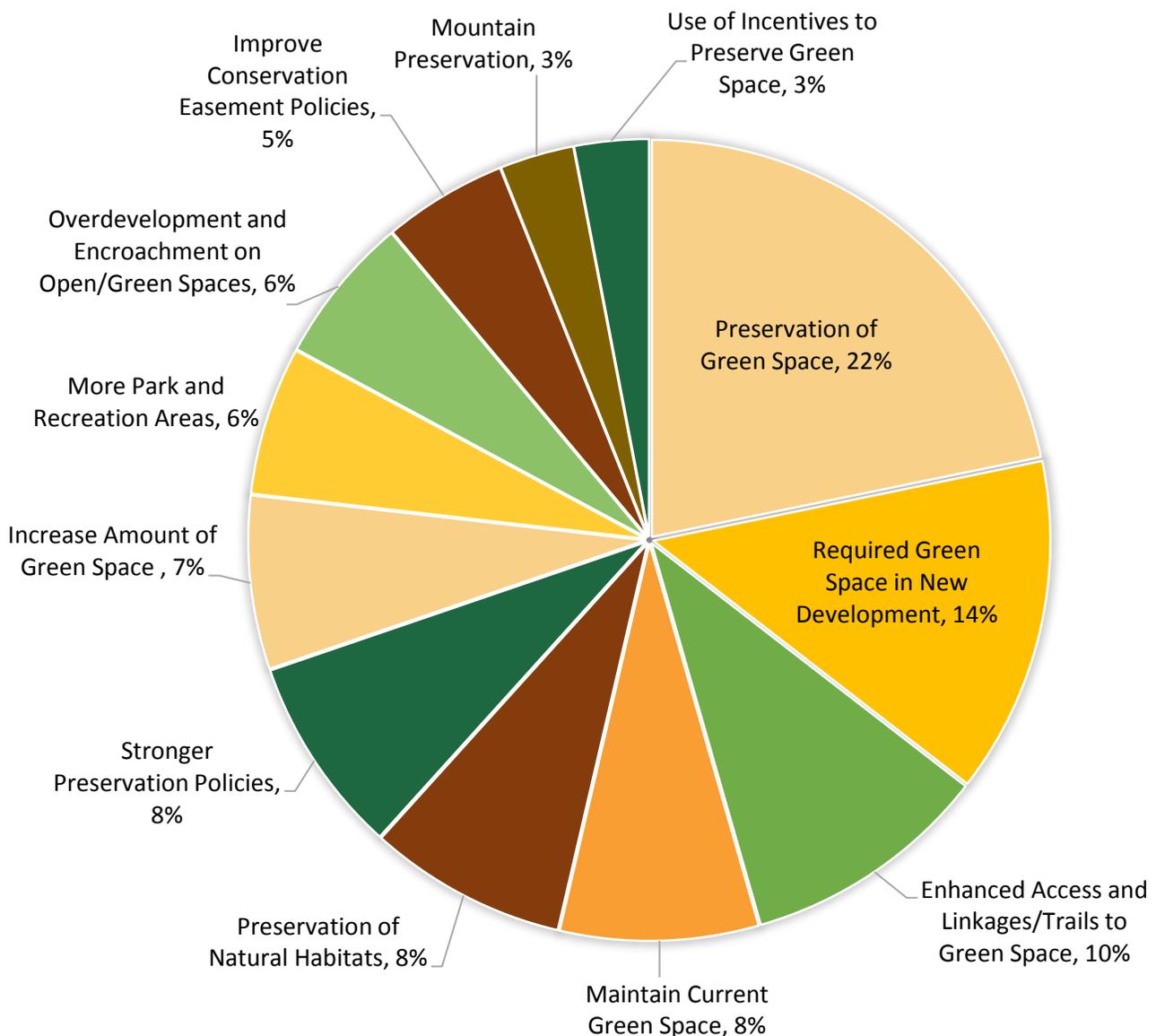
Table 1. Total Environmental Public Comments

| Topic   | Number of Comments | Percentage of Comments |
|---|--------------------|------------------------|
| <a href="#">Preservation of Environmental &amp; Natural Resources</a> | 263                | 29%                    |
| <a href="#">Protecting Natural Resources</a>                          | 211                | 21%                    |
| <a href="#">Sustainable Green Infrastructure</a>                      | 141                | 15%                    |
| <a href="#">Energy</a>  | 121                | 13%                    |
| <a href="#">Noise, Lightings, Air Quality &amp; Recycling</a>         | 93                 | 10%                    |
| <a href="#">Wildlife &amp; Habitat</a>                                | 62                 | 7%                     |
| <a href="#">Native Plants &amp; Trees</a>                             | 42                 | 5%                     |
| <b>TOTAL</b>  | <b>933</b>         | <b>100%</b>            |

# 1.0 Preservation of Environmental & Natural Resources (263)

The greatest percentage (29%) of environmental comments pertain to green space, as enumerated below. Overwhelmingly, comments are in support of preserving, requiring, enhancing access to, and maintaining green spaces and natural areas in the County. A breakdown of the green space comments is provided in Figure 2 and Table 2. Tables 3-14 provide actual public comments on environmental and natural resources.

Figure 2. Public Comments - Preservation of Environmental & Natural Resources



**Table 2. Number of Public Comments – Preservation of Environmental & Natural Resources**

| Topic  | Number of Comments | Percentage of Green Space Comments |
|--|--------------------|------------------------------------|
| <a href="#">Support for Preservation of Green Space</a>                        | 22%                | 57                                 |
| <a href="#">Support for Required Green Space in New Development</a>            | 14%                | 36                                 |
| <a href="#">Support for Enhanced Access and Linkages/Trails to Green Space</a> | 10%                | 27                                 |
| <a href="#">Support to Maintain Current Green Space</a>                        | 8%                 | 21                                 |
| <a href="#">Support for Preservation of Natural Habitats</a>                   | 8%                 | 21                                 |
| <a href="#">Support for Stronger Preservation Policies</a>                     | 8%                 | 20                                 |
| <a href="#">Support for Increasing Amount of Green Space</a>                   | 7%                 | 19                                 |
| <a href="#">Support for More Park &amp; Recreation Areas</a>                   | 6%                 | 15                                 |
| <a href="#">Concerns about Development Impacts on Open/Green Spaces</a>        | 6%                 | 15                                 |
| <a href="#">Support for Improving Conservation Easement Policies</a>           | 5%                 | 14                                 |
| <a href="#">Support for Mountain Preservation</a>                              | 3%                 | 9                                  |
| <a href="#">Support for Using Incentives to Preserve Green Space</a>           | 3%                 | 8                                  |
| <b>TOTAL</b>   | <b>100%</b>        | <b>263</b>                         |

## 1.1 Support for Preserving Green Space (57)

*Citing aesthetic, cultural, and environmental values, public comments indicate widespread support to protect green spaces throughout the County.*

**Table 3. Actual Public Comments – Support Preserving Green Space**

| #  | Comment   |
|----|---|
| 1  | 1) Goal - Sustain, Object 1- We need to preserve what little open space we have now and do not allow further development of our areas.  |
| 2  | 1. In regard to objectives on preserving history and nature, I value current open space/wilderness inside developments. Native plant life allows for native wildlife to thrive alongside humans, maintaining cleaner air and water. I recently retired in this county to destress and appreciate the open spaces and wildlife. I don't like the clear-cutting of old forests and meadows, however, in some areas. |
| 3  | 2. It needs to emphasize the preservation of what we love about Loudoun -- the beauty of open spaces, agricultural and wild preserves.  |
| 4  | Although the plan describes a path forward surrounding growth and prosperity, it makes no mention of reducing congestion, retaining the small town feel, retaining the trees/greens/brush necessary for a well-rounded ecosystem, and making sure people who've lived in the area for many years are not trampled on. This was not very well maintained when all of these data centers started popping up.        |
| 5  | Areas that are preserved will remain so for multiple generations  |
| 6  | By keeping open spaces and stopping the building of townhouse and apartment / condominium complexes   |
| 7  | Conserve open space, farms, villages, roads open space, historic properties   |
| 8  | Conserve our pristine land, especially in Western Loudoun. Provide incentives for farmers / landowners NOT to sell to developers. Please protect Western Loudoun from development.  |
| 9  | Conserve, protect, increase preserved tree canopy   |
| 10 | Curb the amount of land utilized for home construction and leave more wooded areas intact.  |
| 11 | Desire to enjoy open space, less development  |

**Table 3. Actual Public Comments – Support Preserving Green Space**

| #  | Comment   |
|----|---|
| 12 | Goal should be to preserve environment, maintain trees, analyze tree cover change   |
| 13 | I believe that Loudoun needs to slow the growth of residential building. We need to preserve the "green spaces" in Loudoun as that's is what makes this place so appealing. Moreover, I believe that higher density building needs to be tied to economic growth. Attract companies and agencies to hire a significant number of high paying professionals in Loudoun county before approving high density residential constructions. The goal should be to create an abundance of high paying jobs in Loudoun county so residents aren't forced to commute out of the county. One Loudoun is a perfect example of a development that should have had a commitment from a large company to open offices in. How many servers are Bar Louie and the Alamo own homes in One Loudoun?  |
| 14 | I feel there is too much focus on large scale development. There needs to be greater emphasis on providing shared and common lands that surround our commercial and suburban residential areas. Everything should not be paved over. Studies show, for example, that urban forests and urban farms/gardens enhance well-being, increase student performance and decrease crime in urban areas. Our children especially need access to the natural world. We also need to have more public transportation and fewer expansive highways.  |
| 15 | If Loudoun County makes it through the next ten years without concreting over all the green spaces between Hamilton, Purcellville and Round Hill, you'll have succeeded. If not, the three will run into each other as Leesburg, Lansdowne and Ashburn do out East, and while the developers will profit greatly, the County will not.  |
| 16 | If Loudoun county preserves a critical threshold of green areas like parks and forests in the urbanizing areas in particular, it will have succeeded in maintaining the critical Loudoun character and lifestyle. A failure to preserve ample green spaces would be a disaster, evident in 10 years.  |
| 17 | Keep green space. More farms, less commercial building.   |
| 18 | Make plans to save western green  |
| 19 | Making sure we honor and preserve our natural and open space  |
| 20 | My comments will follow and are in response to statements from your website below:<br>*"Sustain: Strengthen natural and historic assets Goal: A well-functioning system of green infrastructure preserving natural beauty, open spaces, and cultural assets to include agricultural land, natural, scenic and historic resources."*COMPETE: 4. A viable rural economy that builds upon the county's unique agricultural heritage and supports existing and emerging rural industries, including farming, agriculture, equine businesses, and rural tourism and hospitality uses.*I live in Broad Run Farms and have for the past 21 plus years. It is a unique community of horses, chickens and families. People put their kayaks into the Potomac from backyards and community launches. One family has peacocks, ducks and geese in the front yard. I've been told bald eagles nest on my street. My in-laws moved here in the 1950s and raised two sons who now also have built homes in the community and raised families here. We are a unique community which does have both historic (Mosby house) and scenic value not to mention horse and landscaping businesses within our community. |
| 21 | No more development! Protect our green spaces and our wildlife. We do not need any more housing in Loudoun County.  |
| 22 | Preservation of open spaces.  |
| 23 | Preserve and protect green and open spaces - natural world for ourselves, children and wildlife; contiguous green spaces - not isolated islands which do not support biodiversity   |
| 24 | Preserve continuous natural areas, not groomed areas, include nature trails and bike paths as part of that through the whole county.  |
| 25 | Preserve green areas, parks, etc. - urbanizing okay, but provide green  |
| 26 | Preserve green space - keep high-density development away   |

**Table 3. Actual Public Comments – Support Preserving Green Space**

| #  | Comment  |
|----|--|
| 27 | Preserve green space in west in Loudoun; preserve rural area and preserve transition area and bolster area   |
| 28 | Preserve green spaces and protected land   |
| 29 | Preserve Natural areas. Farmland. Scenic views. Historic properties  |
| 30 | Preserve nature, stop building so many homes and commercial buildings.   |
| 31 | Preserve open space  |
| 32 | Preserve open space between well-defined town borders  |
| 33 | Preserve open space in perpetuity  |
| 34 | Preserve open spaces that we have -huge areas in the county (Rogers Farm should be preserved)  |
| 35 | Preserve open spaces, largely in transition area, respect w/ person easements (?) and provide trails to connect  |
| 36 | Preserve our green space while also building rural economy correctly and with context  |
| 37 | Preserve remaining green spaces. Incorporate more sustainable and ecologically supportive landscaping into government properties, and offer more incentives and education for home and landowners to do the same.  |
| 38 | Preserve the environment, viewsapes, and historic heritage of the County, especially in western Loudoun County, and minimize the encroachment of suburbanization   |
| 39 | Preserving green space   |
| 40 | Preserving green spaces-our greatest asset (e.g. Algonkian Park)   |
| 41 | Protect greenspace , undeveloped land and transition area  |
| 42 | Protect greenspace and water and air   |
| 43 | Protect open space and open lands (e.g. School complexes on 100 acre vs. smaller sites)  |
| 44 | Protect open space in perpetuity. Create ordinance to protect riparian buffers and streams in Lo Co and enforce the standards  |
| 45 | Protect our green space.   |
| 46 | Protect western greenspace (undeveloped land)  |
| 47 | Protect, preserve open spaces - of rural area  |
| 48 | Protecting open space Quality and quantity   |
| 49 | Put brakes on development; both commercial and residential; to protect green space, residential, golf, data centers  |
| 50 | Save open spaces in transition area; integrated trails   |
| 51 | Think of western Loudoun as green space, preserve vulnerable landscapes; vibrant farming/agriculture; villages; wineries/breweries/bed & breakfast   |
| 52 | Walkability, too much growth, preserve green space   |
| 53 | Want to make sure we conserve natural and historic areas as we grow  |
| 54 | We will know when we've succeeded when Loudoun County can be affordable for young people, families, and retirees; when there are a range of activities for a range of interests and age groups; when there are more preserved open spaces than we have today; when zoning in the Transition Area and western Loudoun remains as it is today. |
| 55 | Ensure green spaces/areas  |
| 56 | Encourage open space   |
| 57 | Banshee Reeks-preserve the natural environment   |

## 1.2 Support Requiring Green Space in New Development (36)

*Public comments support requiring green space in new development to 1) enhance quality of life through access to nature, 2) balance the character of development by integrating open spaces, and 3) protect natural features.*

| #  | Comment  |
|----|--|
| 1  | As development creeps west, please ensure that adequate green space is required for development (especially within townhome communities). The open space in the County is what many love about Loudoun.  |
| 2  | As we develop need to maintain open space-green space  |
| 3  | Balance the development with preserving open space, vegetation, etc.   |
| 4  | Ensure that Loudoun maintains as much natural/green space as possible. If we can build an effective development plan that includes housing, commercial development, roadways, infrastructure and land conservation this should be achievable.  |
| 5  | Ensure we are preserving our environment - manage land development. Too many developers are tearing down beautiful, old, trees to build too many homes.  |
| 6  | Green space has to be a priority in future developments; more than a couple of trees around the low areas or water mgmt ponds. Deliberate Green space must override many of the desires of the developers to maximize profit. The long-term Green space effects are will worth the short-term impacts.   |
| 7  | HOA- rewriting documents may be a challenge, as well as gaining majority approval. However, if Loudoun can provide assistance in rewriting documents with the HOA, that would be a boon. *Green areas - many developers want to stick as many families into an area as possible to maximize profits. They would be reluctant to sacrifice profits to make an area green, especially if that area would be equivalent to 20 or so homes.  |
| 8  | HOAs amend their documents to allow assigned parking for non-garage homes and also create additional parking for areas in desperate need of more spots. By doing this, they create a safe environment for homeowners who have small children or are handicapped, as well as improving home values and quality of life for all homeowners.*As for the other idea, that will be realized when developers leave more green space within communities.  |
| 9  | I'm deeply concerned that the county will put vital resources (rural areas for farming, clean water, green space, etc.) at risk by loosening open space requirements. The county should maintain current zoning within the important Transition Area and focus increases in density near Loudoun's new Metro stations (building up instead of out to help preserve natural areas and control pollution).   |
| 10 | Require builders to consolidate and continuously connect areas of interest, activity centers, shopping centers, with continuous natural spaces, and trails, bike routes, etc.  |
| 11 | Residential development should be low density with green space requirements.   |
| 12 | When building, or rebuilding any area, reduce the area and space requirements for structures, and require more space for natural areas that can be continuous with other subdivisions. Require builders to create the parks, bike routes and trails to create continuous natural spaces. Minimize road construction by consolidating land usage in residential and business zones. In rural areas increase the proportion of open space to structures. Allow, or require residential structures to be very close together with wide open space, rather than sprawl over the landscape, (e.g. instead of requiring 100 homes to sprawl and clutter 1,000 acres, 100 homes on 25 acres and the other 975 acres are required to be open connected to continuous |

**Table 4. Actual Public Comments – Support for Required Green Space in New Development**

| #  | Comment  |
|----|--|
|    | space), this requires much smaller road requirements and preserves the vistas. The same could be true for all zones. More activities, areas for entertainment connected to continuous natural areas. More dog parks.   |
| 13 | I would like to see a priority placed on open space and green space. Planning has always focused on building more town homes, condos, and apartments. Communities and neighborhoods are made through open spaces and green space. Otherwise it is just a house in another subdivision.   |
| 14 | Consolidate structures, lot sizes, require public parks, open natural areas, continuous connections between subdivisions   |
| 15 | Allow for green areas and support developers that want space within the community, instead of cramming in as many homes as possible. If a developer with Lot X acreage can put 200 townhomes and 120 SFH with very little green space, while another developer can do 125 townhomes and 75 SFH, allowing for space for kids to play in grass/wooded areas and a comfortable distance between neighbors, the county should support the second developer instead of the first.   |
| 16 | Moving in the right direction. Keep open space and new housing development.  |
| 17 | Use the European village concept; village surrounded by green  |
| 18 | 1. If communities are planned with nature in mind, open space, and smaller houses with artistic beauty then it would be much better.   |
| 19 | 2. Goal: Sustain, when deciding on how to implement the objectives of other goals, the community and environmental impact should weigh heavily in the decision making process. Loudoun has a number of diverse communities, ranging from small towns and villages, to the larger planned mega-communities like Ashburn and Broadlands. Care should be taken to protect the older established neighborhoods and parkland, in all parts of the county, from destruction and re-development in the name of progress.  |
| 20 | Creating a green natural buffer space between the suburban and the rural Loudoun.  |
| 21 | Better planning of open space and density of town house communities  |
| 22 | Redevelopment should cluster commercial and residential buildings to make walking and use of public transportation more feasible (e.g., the Village at Leesburg) while protecting the natural environment. And stop cutting down all the trees - the last thing we need here are endless lawns requiring water and mowing. Limit developments that gobble up agricultural areas and woodlands.   |
| 23 | Infill - If there is any land for more housing - turn them into green spaces to increase the quality of life for the existing residents. Schools are already maxed, traffic is already heavy. Most people are already complaining about too much and too fast growth. This will be a negative impact on our lives. Terrible idea.  |
| 24 | Consolidate buildings and homes and leave open spaces with less roads  |
| 25 | More regional planning and better collaboration between county dept. No fragmentation of natural resources.  |
| 26 | I would like to see residential and commercial development intensify in areas centered around multimodal hubs such as current and future Metro stops and bus hubs. Developments similar to Reston that accommodates walking and biking in centers, car access around that, and highway access outside of that are prime. Residential neighborhoods should be relatively insulated from the commercial hubs and should contain parks and recreation facilities. Large natural areas should be maintained in the outer suburbs (ex-urbs) with biking corridors, hiking trails, and lake or river access. And rural character, especially in soil and water conservation areas, should be preserved. Urban sprawl satisfies no one. |
| 27 | A study that predicts both the ecological, cultural, social, and medical impacts associated with variable projected rates of growth is in order. The projections could better inform board members of the long term consequences of development and help set a standard vision from which specific permitting decisions could be based. Such a study would help the board develop an informed vision that is based in research and data.   |
| 28 | Aim for Balance of open spaces, commercial and personal properties. Enforce higher standard of energy efficiency on new home developers. Encourage designs that have houses in a circle facing common open   |

**Table 4. Actual Public Comments – Support for Required Green Space in New Development**

| #  | Comment   |
|----|---|
|    | ground and garages behind the houses to facilitate more social interaction. Build more libraries, walking trails, community centers. Provide more volunteering opportunities for kids. Increase safety - steering wheel lock to reduce drunk driving, stricter gun control. Create assistant teacher positions to help struggling students academically and emotionally without adding to existing full time teacher workloads.   |
| 29 | Make preservation of the environment the TOP priority in all planning. Not simply conservation easements, which are ideal and valuable, but Green initiatives in inevitable land development. Designate "Open Spaces" akin to communities like Boulder, CO. Develop and maintain a genuine network of Bicycle routes on ALL primary and secondary roads, not as an afterthought, but to facilitate a legitimate option for transportation (see Portland, OR).   |
| 30 | More green spaces/woodlands; Reston area development that has high development, but it's behind trees and green spaces  |
| 31 | goal: sustain - What makes Loudoun unique is its commitment to preserving green space and history despite the pressure to pave over every available acre of land. The language about preservation and conservation is too vague and could apply to Any Place USA. It does not reflect Loudoun's unique niche in the environment and history. Use more language that would require developers to put open and green space in permanent conservation easements. Before they build require that they assess the impact on living systems, and require that they increase sustainable agriculture and eco-tourism. What's here would allow them to build more and more McMansion developments with easy promises of protection that later get forgotten and overlooked, and then are not enforceable. |
| 32 | How do we save the green space in Sterling area?  |
| 33 | Infill - Dedicated open space.  |
| 34 | Don't talk about making more open space. Enough dev to pay for it. Expand the parts that my family & I love   |
| 35 | The County will have succeeded in creating this area for growth & conservation by using the existing lake possibly log house & world class gardens about 5 of the existing 50 acres When the hamlet housing is allowed for total density of no more than 75 homes Hopefully a person could be found to build homes using 50 percent or more renewable sources as the costs for such decrease  |
| 36 | Mature neighborhoods should be preserved with historical and archaeological sites not impacted  |

### 1.3 Support Enhanced Access & Linkages/Trails to Green Space (27)

*Public comments indicate a desire to enhance access to nature and green spaces via connected networks of parks and pathways.*

**Table 5. Actual Public Comments – Support Enhanced Access & Linkages/Trails to Green Space**

| # | Comment   |
|---|---|
| 1 | Connect parks, schools, commerce areas, activity centers, recreation centers  |
| 2 | Develop "green corridors"-linked park systems, green space  |
| 3 | Increase access to natural areas through provision of trails  |
| 4 | Increase passive access and connected network of trail in rural area  |
| 5 | Infill - Try to maintain continuity of green areas. Provide public access to open natural areas and increase public (as versus private) parkland. |

**Table 5. Actual Public Comments – Support Enhanced Access & Linkages/Trails to Green Space**

| #  | Comment  |
|----|--|
| 6  | More emphasis on green space, trails + natural environment, often too much focus on recreation space which isn't the natural habitat. Connecting neighborhoods with connective trails + ensure get laid out at the outset of development.  |
| 7  | Trails and forests that connect rather than act as isolated islands. Wildlife and plants need continuity in order to flourish.   |
| 8  | Trails connectivity, keep green spaces, need to improve smaller roads  |
| 9  | If I were to prioritize - came for open green spaces, parks, trails in transition area - not commercial needs - don't want business + industry here. Like the conservancy area of Willowsford. Like the sustain category -> would prioritize that in TRA   |
| 10 | Open space between community nodes   |
| 11 | Overall general idea - identity & who we are. Connecting to open spaces need to connect important open spaces - parks, W&OD, don't isolate uses, natural spaces connect development. Recreation center connected by bike/ped & municipal spaces connect with recreational uses   |
| 12 | Reduce our 'concrete' footprint, and expand our low-impact 'natural' footprint via natural trails for hiking, biking, horseback riding, jogging.   |
| 13 | Green space/open space - walking along green spaces; stream corridor   |
| 14 | Utilizing flood plain areas to connect county communities and areas protect and make public access of trails   |
| 15 | The biggest asset is the preservation of open space and green space. Once it is gone, it is gone. A primary focus should be on alternative transportation like sidewalks and safe bike lanes in the suburban area. Currently there is little choice but to drive to your destination. Paths should be safe and connected.  |
| 16 | Too much resistance to building parks and trails with access to water resources  |
| 17 | Vision: Add quality of life or the environment, access to outdoors   |
| 18 | There will be a plethora of ACCESSIBLE Open Spaces available to all residents, which will be used to attract new businesses and residents, thereby growing a tax base to help offset inherent costs. There will be measurable reductions in the use of fossil fuels, and water use, and in the tonnage of material waste production and disposal. Similarly, there will be quantifiable increases in reliance on alternative energy sources. There will be measurable changes in the numbers of residents commuting by bicycle and/or public transportation.   |
| 19 | Greenspace within urban and suburban areas   |
| 20 | Infill - Instead of using a small parcel of land for townhouses, allow it to be used for a tiny home community by keeping most of the trees intact and just having one lane paved through so tiny houses can be off of it. The lot for sale on Ashburn Road leading into Old Ashburn. It would help people out.  |
| 21 | Large connected green spaces - see Serenbe, Atlanta, GA  |
| 22 | Objectives 1, 2, 5 & 6: Identify, map and establish networks of contiguous properties through supportive property options (conservation easements, County land acquisition, PDRs, etc.) to establish sizable areas of protected wildlife habitat, streams, forests, fields, wetlands and parklands to be conserved into perpetuity. (If rural Loudoun is developed without this strategic emphasis on large area land conservation, western Loudoun County's unique character will be lost forever.) Emphasize and measure improvements to air and water quality with monitoring and maintenance of forests, fields, wetlands, and watersheds. |
| 23 | First is to map the resources. Stop fragmenting our green infrastructure. Preserve ecological benefits.  |
| 24 | Goal: Sustain, objective #1: Please add the following: *Identify, map, protect and enhance a non-fragmented network of forests, streams, fields, steep slopes and wetlands.  |
| 25 | When development is balanced with preserving natural spaces and you have more "green ways" than "concrete ways". People live in and visit Loudoun because of the countryside. We can't lose sight of that and destroy what makes us unique and a destination. Otherwise "a day in the country" is going to be Clarke   |

**Table 5. Actual Public Comments – Support Enhanced Access & Linkages/Trails to Green Space**

| #  | Comment  |
|----|--|
|    | County and Loudoun will simply be a pass through.  |
| 26 | Natural heritage important for children's growth - connection to nature  |
| 27 | Number of events on environmental awareness and how much open space is reserved or set aside. How our county is rated on environmental issues vs. other counties in the state. |

## 1.4 Support for Maintaining Existing Green Space (21)

*Public comments indicate a desire to protect existing green space.*

**Table 6. Actual Public Comments – Support for Maintaining Current Green Space**

| #  | Comment  |
|----|--|
| 1  | I believe the vision, goals and objectives are in the right direction. I think it is important to convey they are equally important to each other, no priority among them. For this effort to be successful, all must be successful. Maintaining current natural green space (not all developed into recreation, but kept preserved) is important to me, though I think and feel that when pressed, economics will become priority and green space will be left behind. The green space is why we moved from Fairfax County to Loudoun County, and we wish for it to be preserved and conserved. |
| 2  | I think we need to focus less on building and focus more on strengthening the quality of what we currently have. With each new development, we are destroying our open spaces/nature. If makes us have to pay for more schools and mess with boundaries. We have empty business spaces across from areas cutting trees and adding more business space. I want Loudoun to be a leader in nature preservation and using the developed spaces we currently have with efficiency.  |
| 3  | Keep the environment; maintain and improve where we can  |
| 4  | Keep the green spaces green. If needing to be developed, please demand fewer big box names and support more independent businesses. Finish Avonlea and call it a day.  |
| 5  | Keep Western Loudoun from being covered in development. Maintain woodland spaces, everywhere. Respect historical sites.  |
| 6  | Leave the green space between Costco and Claude Moore Park alone. Develop this green space between Potomac View Road and Costco as a nature trail. Redevelop the commercial park on Ridgetop Circle for mixed use space.   |
| 7  | Maintain and protect natural areas and green spaces (such important assets!), which are so critical for maintaining the resources we depend on for life: clean water, clean air, healthy populations of pollinators and other wildlife that provide the food we need for survival. Homes and other buildings can be rebuilt if lost. Healthy, functioning ecosystems cannot be replaced.   |
| 8  | Maintain areas of greenspace for natural areas and parks   |
| 9  | Maintain open space  |
| 10 | Maintain open space and steward that space to encourage wildlife and natural conditions  |
| 11 | Maintain open space areas for parks  |
| 12 | Maintain sense of community and open space   |
| 13 | Maintain some areas of nature so that LOUDOUN can retain its beautiful scenery and colorful seasons.   |
| 14 | Maintain the green areas around the bike trail.  |
| 15 | Maintain wild places and rural roads, passive recreation in public domain  |
| 16 | Preserve what we have; reduce traffic; keep taxes moderate   |
| 17 | Retain the existing green spaces in current communities.   |

|    |   |
|----|---|
| 18 | Shape - goal: over running area - keep green spaces. Agree - want great place but so much growth, want it to slow down                |
| 19 | Retain green corridors/streams - good example, Claude Moore Park  |
| 20 | Limit of capacity? Stop building. Green space.  |
| 21 | Simple, when there is the open land, parks, and wooded areas that are so much a part of Loudoun County and they stay the same as now! |

## 1.5 Support for Preserving Natural Habitats (21)

*Participants indicate a desire to identify natural habitats and preserve them from development for the well-being of wildlife.*

| <b>Table 7. Actual Public Comments – Support for Preserving Natural Habitats</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | Identify the natural habitats throughout the county. Include their preservation into the development plans surrounding them. Provide a way to fund habitat preservation.   |
| 2  | Identity map, document habitat for perpetuity for future generations.  |
| 3  | Please make it a high priority to preserve the natural habitats throughout Loudoun! We need our wildlife and the wildlife needs habitat. It really is critical to the health of our environment and ourselves to preserve places for nature to thrive. Nature is part of the balance of life.  |
| 4  | Preservation of contiguous areas of woodlands and habitats in support of wildlife and native plants and for future generations to enjoy the benefits of the natural world. These must be continuous to remain diverse and viable. Isolated woodlands and habitats are not sustainable.   |
| 5  | Preservation of rural space and sanctuary for animals  |
| 6  | Preserve rural landscape and habitats  |
| 7  | Preserve wide open spaces; wildlife  |
| 8  | Protect the open space and habitats in the Transition Policy Area by stringing together a contiguous series of protected areas, starting with the plans for Beaverdam Reservoir and continuing South to the county line.   |
| 9  | Protecting and preserving open space and native flora & fauna--increase parks, encourage open space  |
| 10   | Specific policies in place that protect our natural habitats; those included as part of our ordinances (zoning ordinance)  |
| 11   | We need to preserve more open space for natural habitat areas, not just playing fields. Would like to see the use of these natural habitat areas for educational opportunities and stewardship by local environmental groups.  |
| 12   | Ensure natural habitats are preserved in large section and farm corridor to bridge ecosystems; Loudoun as a whole  |
| 13   | Ensure that natural habitats are preserved (eastern half of County, especially   |
| 14   | Respect for open space wildlife history water quality. Personally I think the county has already been ruined beyond repair in many areas , from short sighted attempts to succumb to developer profits and continually feed an insatiable tax basis  |
| 15   | When there are more county-wide demonstration gardens and natural spaces used to educate home and landowners in sustainable practices. When there are public campaigns consistently promoting and informing the public of environmentally sound options for landscaping and agriculture. When local officials support and promote protecting pollinators, cleaner watersheds, and more green spaces during the full year, not only on token holidays. When nurseries and garden stores in the area consistently offer more native plants and plants that are beneficial to wildlife. |

|    |  |
|----|--|
| 16 | Green spaces that support pollinators and wildlife habitat   |
| 17 | Have a nature preserve area  |
| 18 | I would like for us to retain some of the character of these mature neighborhoods. Broad Run Farms is the oldest subdivision in the county and has historic homes and so much natural area for wildlife. |
| 19 | Less development, more natural areas, nature preserve! Leave old neighborhoods untouched.  |
| 20 | Develop nature preserves   |
| 21 | Enough habitat to seek balance for the environment   |

## 1.6 Support Stronger Preservation Policies (20)

*Public comments express a desire to strengthen comprehensive plan policies and zoning regulations to ensure the conservation of natural features and green space.*

**Table 8. Actual Public Comments – Support for Stronger Preservation Policies**

| #  | Comment  |
|----|--|
| 1  | Currently there is no green agenda in the comprehensive plan. A full plan for conservation of undeveloped green space needs to be developed that preserves and protects quality rural habitat for wildlife, native plants, aquatic life, migratory and endemic birds, etc. Protection and preservation of quality wild space will ensure quality of life for human citizens of Loudoun.  |
| 2  | Design charrette to preserve historic area, fear that plan (preservation of green space) will not come to fruition   |
| 3  | Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 4  | No. It appears that the land use policies could potentially put our forests, streams, meadows and wetlands at risk of being fragmented or lost forever.  |
| 5  | Not strong enough: The statements about protecting green spaces and the western Loudoun rural appearance are general in nature.  |
| 6  | Strengthen zoning laws regarding forest protection and green space   |
| 7  | Tighten up protection of open space, embrace plan-ecotourism in west, sustainable economy  |
| 8  | We need to address laws, regulations, and practices so that protection of green spaces for green infrastructure, wildlife corridors, and spaces where wildlife/nature and people can peacefully coexist. We will know we have succeeded when metrics like stream/river water quality, air quality, carbon emissions, all show lower levels - streambed vegetation levels and tree canopy in general, especially from native trees, will contribute to these goals and an also be measured. |
| 9  | Protect the original intent of restrictive open space uses / zoning to help HOA rules enforcement and property values  |
| 10 | The policies and protections in our current comprehensive plan must be both brought forward and strengthened in the next comprehensive plan, and decision-making for development must put protection of our natural habitat first. I realize that this is not a new idea, but if our existing protections are actually implemented, this will go a long way to maintaining our green spaces.   |
| 11 | We've succeeded when the open spaces and rural nature of our community retain their zoning status/requirements, and there aren't a million cookie cutter houses cluttering the landscape.  |
| 12 | The vision statement is nebulous, broad, and devoid of language that specifies what Loudoun is. The statement should be limitative in nature, not all inclusive. The identity and vision of Loudoun should be explicit. It must include language that specifies wide open, natural areas, and support for agriculture.   |
| 13 | When protecting our green space and nature a 1st consideration and not last  |
| 14 | Prioritize critical environment areas and farmland.  |

|    |  |
|----|--|
| 15 | Raise expectations for quality of development-preserve landscape, beauty, views                  |
| 16 | Maintain balance of rural economy without ruining area   |
| 17 | Preserve agricultural use - where land is productive - award cluster development on good ag land |
| 18 | Thank property owners for preservation on private property - but need more.                      |
| 19 | More effort for land preservation  |
| 20 | Objectives - organization is constraining - strengthening open space in the great places         |

## 1.7 Support for Increasing Green Space (19)

*Public comments include the sentiment that additional green spaces in the County should be maintained and expanded.*

**Table 9. Actual Public Comments – Support for Increasing Green Space**

| #  | Comment  |
|----|--|
| 1  | 1st goal - missing list. Add: wild places, forested or undeveloped areas - mountain views  |
| 2  | Create green space? Williams nursery.  |
| 3  | I would like to see less dense housing and more natural open space.  |
| 4  | Increase green space and trees   |
| 5  | Looking for more green spaces  |
| 6  | More green areas - for young people  |
| 7  | More Green Space! A baseball stadium would be nice.  |
| 8  | More green space. Developments need to provide more parks and green space. Commercial areas need to provide green buffers to provide a natural environment rather than a concrete parking lot view for roadways that were once scenic.   |
| 9  | Become a premier "green county"  |
| 10 | More green undisturbed natural preserved area.   |
| 11 | More greenspace with the County  |
| 12 | More open space for enjoyment of natural resources - both east and west  |
| 13 | No. I think it focuses too much on development and growth. The Sustain section is my top priority, preserving and developing more open green space and nature-based recreational options. More contrived, residential-commercial areas catering to millennials might be great for developers' profits and tax revenue, but they'll also crowd our roads and chip away at the rural character of this county we love. Please stress more conservation and limiting of development.  |
| 14 | Please focus more on the sustaining our natural places and creating new ones. I am not interested in adding so many businesses that there are no more parks or hiking or relaxing in nature isn't possible. There are already too few places for hiking in Loudoun County. I'd like to see the Potomac Heritage Trail expanded and kept up better and having it advertised. Economic growth is necessary for building new parks and nature places but let's not focus so much on adding data centers and strip malls that places like Keep Loudoun Beautiful Park or Bolen Park or other places are ignored. Parks like Olde Issac Walden or the Oatlands are not enough. It has been proven over and over that being in nature is necessary for our well-being. Let's make Loudoun the leader in this initiative. And lastly, traffic is terrible through places in Ashburn and Loudoun County. Adding businesses and data centers and more strip malls only adds to that congestion. I know that the majority of us have had enough. |
| 15 | Sustain and expand green space   |
| 16 | We need to continue to allocate and preserve green space, parks, and natural habitat in Loudoun County. It is the beauty of the area that can keep its citizens healthy and economy vibrant.   |

|    |   |
|----|---|
|    | More should be done to connect outdoor spaces with activities for education as well. Our historic buildings should have a key group to preserve that is vibrant and engaging. *More sidewalks will encouragement engagement and exercise in communities as well. Housing construction and retail construction should donate significant parks space or water recreation space back to community.*Community centers and rental spaces should be more available. Reston isn't appropriate for all people working. |
| 17 | I think the goals and objectives do move Loudoun in the right direction. As a resident of western Loudoun, I particularly resonate with the following items: 1.accessible and safe parks and recreations spaces, 2. multi-modal transportation with an emphasis on improved public transportation and safe biking options, 3. a stronger and more diverse rural economy, 4. sustain and grow green spaces 5. support for historic resources 6. helping people age in place.                                     |
| 18 | Need to focus more on green space - less development. No need to cut all the trees down   |
| 19 | More space between homes so children can play   |

## 1.8 Support for More Parks & Recreation Areas (15)

*The public comments reveal a desire for more public parkland.*

| #  | Comment  |
|----|--|
| 1  | Add/preserve passive parkland for suburban residents.  |
| 2  | Infill - I would like to see parks, with lots of trees, trails to walk on, opportunity for wildlife, even streams and/or lakes.  |
| 3  | Infill - Preserve the green and open spaces, wildlife habitats, etc. by adding parks, nature trails and other recreational areas.  |
| 4  | Keep more green space: less housing, more nature preserves and parks   |
| 5  | Keep open areas, public facilities and parks   |
| 6  | More parks, natural parks, plan for open space and parks, corridor maintenance for parks a big part. When approving new developments, density is too high, work the park space into the plans.   |
| 7  | Need more recreation + open space  |
| 8  | We need more green spaces like public parks. There is so much construction of new homes especially in the south riding area where I live I feel like all of the trees and green spaces are going away and nothing will be left except for rows and rows of housing |
| 9  | Emphasize the green space/parks in eastern Loudoun County; don't let development run wild until too late   |
| 10 | Expand natural green space and retain in eastern Loudoun. Tiny parks not sufficient. Need large green spaces. Retain some existing vegetation when developing.   |
| 11 | The area south of Route 7 and east of Goose Creek should be preserved as a forest and park for recreation. It would be a critical area for maintenance of Loudoun lifestyle as development proceeds in other locations along Route 7.                              |
| 12 | Suburban area - maturing neighborhoods - "no pocket parks". Infills - needs parks - design open space for environment natural vegetation - corridors of natural habitat  |
| 13 | Arcola - stone springs - curve out green space - parks/recreation. Public recreation use - floodplain area   |
| 14 | We need more green tree save areas and less buildings, residential or commercial in Loudoun county. More parks less concrete please.   |
| 15 | There will be a lot more areas colored in green on the map above. *The amount of accessible parkland per 1,000 residents will be significantly higher.*The County is recognized for its land conservation efforts nationally.                                      |

## 1.9 Concerns about Development Impacts to Open/Green Spaces (15)

*Citing quality of life issues and environmental concerns, public comments express trepidation about loss of open space due to land development.*

| <b>Table 11. Actual Public Comments – Concerns about Development Impact on Open/Green Spaces</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | 3. Natural & Historic Assets - we have them in the western end of the county, but encroachment of change and development from the east threatens to damage what is there.  |
| 2  | Commit to maintaining green space in Eastern Loudoun County (i.e. parks, protected forests, etc.). We must do something about being dubbed "data center alley." That might be great news for data center firms, but the County should work to keep it beautiful and hospitable for its residents.  |
| 3  | Concern about removing existing tree space for development.  |
| 4  | Stop over developing, leave more conservancy space and park areas  |
| 5  | Environmentally sustainable development (no sprawl)  |
| 6  | From what I read, it sounds like the Shape, Compete and Connect are just a way of saying let's bring in as much business, crowded housing developments and roads as we can. All around I see the older trees being bulldozed down to make way for yet another strip mall with businesses that come and go at an alarming rate, or another over crowded housing development that will require more roads, power lines and schools and thus less forests. There are so many strip malls and other abandoned buildings along 50, why do we allow yet another to be built? Once the trees are gone, they are gone forever! I would love to see more of our older mature forests stay intact, preserve our open space with the existing forests and streams, instead of plowing it all down just to plant grass and call it 'open space'. I would also like to see better planning on the part of the housing developments that truly leave more mature trees intact. |
| 7  | Lack of greenspace could be threatened.  |
| 8  | Challenge of valuing green and natural spaces over immediate economic gains. Imagining bicyclists in transportation plans rather than as an afterthought.  |
| 9  | Stop building on every inch of green space!  |
| 10   | Publicly owned land will benefit the residents to conserve or restore natural areas. Way too much parking lots and strip malls already. Too many residents and not enough breathing space.   |
| 11   | Land preservation in western Loudoun; development in the east  |
| 12   | We will observe the preservation as we travel through the areas.   |
| 13   | Developers and people who do not care about the environment and who do not care about the quality of life for people living in LoCo.   |
| 14   | DEVELOPERS GREED. *Toll Brothers, Pulte, Lanar, NV, etc.*They don't care about our county; they don't live here. These publicly traded companies only care about their quarterly earnings. Until they discover the potential of reworking older, existing development (or are forced to do so) their only path is in tearing down our forests, ripping up the farms, and throwing up yet another high-margin eye sore.   |
| 15   | Quality of life is under threat, concerned about the environment   |

## 1.10 Support for Improving Conservation Easement Policies (14)

*Public comments state that land preservation can be facilitated through improved administration of conservation easements, to include planning, enforcement, and performance standards.*

| <b>Table 12. Actual Public Comments – Support for Improving Conservation Easement Policies</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | Conservation easement - may not be sufficient to do what vision/intention was for  |
| 2  | Conservative easements and county funding for land acquisition should be included to preserve the environment                    |
| 3  | Develop in clusters and open space; perpetual conservation easements.  |
| 4  | Easements have to be planned for (in CIP)  |
| 5  | Enforce conservation easements! Defining "performance standards" for zoning of Western Loudoun especially conservation easements |
| 6  | In cluster developments, green space must be dedicated to conservation easement  |
| 7  | Need emphasis on conservation easement   |
| 8  | Promote conservation easements   |
| 9  | Better protection of what is conservation easements  |
| 10   | Conservation easements - please protect!   |
| 11   | Trees and hills in front of shopping areas   |
| 12   | Green space with native tree and shrub planting  |
| 13   | There will still be trees and parks. Less traffic congestion. Less pollution.  |
| 14   | Facilitate land conservancy  |

## 1.11 Support for Mountain Preservation (9)

*Public comments express support to protect mountain viewsheds in the County.*

| <b>Table 13. Actual Public Comments – Support for Mountain Preservation</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | All along the Appalachian trail/ Blue Ridge Mtn. Range - preserve nature, trails                            |
| 2   | Mountain ordinance enforced and monitored, keep things in place and preserved                               |
| 3   | Preserve the open space; mountain top areas; Short Hill example as County caving to businesses              |
| 4   | Preserve view sheds in western Loudoun  |
| 5   | Reestablish view shed ordinance which could preserve ridge tops   |
| 6   | Beauty and quality of mountains should be respected - peaks are fragile - protect with the plan             |
| 7   | Keep blue ridge mountain viewshed clear   |
| 8   | Maintain on mountain not like Stoneleigh, lower building level and good enforcement                         |
| 9   | Preserve the scenic aspects of the county; the rural economy allows the small, unique businesses to come up |

## 1.12 Support for Using Incentives to Preserve Green Space (8)

Public comments recommend using incentives—such as clustering on smaller lots, a PDR program, and revisions to tax policies—to preserve green space.

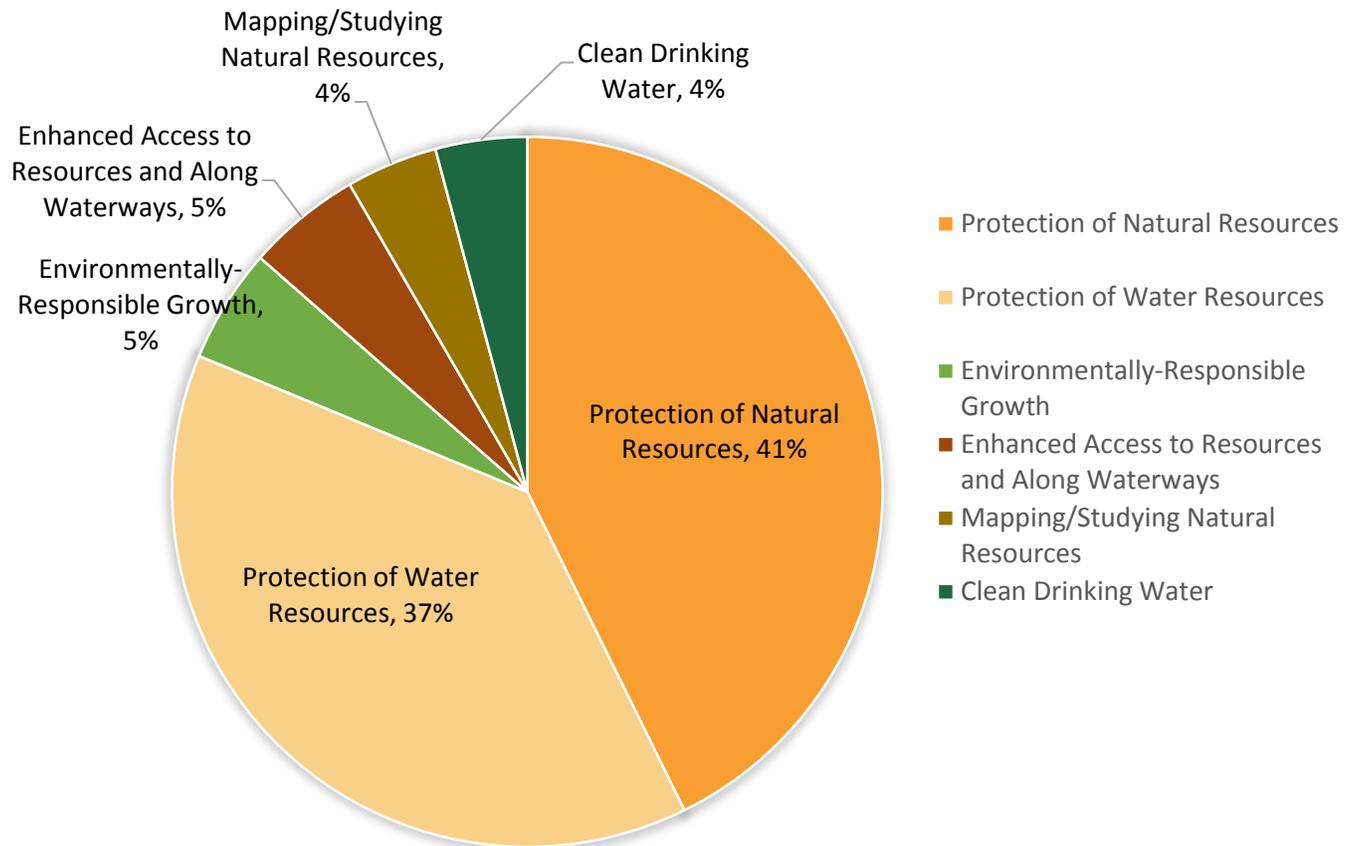
| # | Comment  |
|---|--|
| 1 | Develop incentives to preserve open (how to prioritize)  |
| 2 | Incentives to keep bigger space open and allow for smaller lots to have lines; agricultural economy parcel; smaller footprint for homes; larger footprint for agriculture; keep open space, vibrant agricultural economy   |
| 3 | More open space, ag, open space incentives   |
| 4 | My biggest concern is that the county continues to build commercial parks while older commercial parks sit practically vacant. Stop giving tax breaks to develop green space. Give tax breaks to redevelop commercial space into both industrial and commercial space. |
| 5 | PDR program - bring back to preserve land and compete with easement program  |
| 6 | PDR program; conservation easements; open space easements  |
| 7 | Convert unused businesses to green space   |
| 8 | Prioritize redevelopment of these old office parks before tearing down green space for brand new developments (particularly when the new developments are just new offices/retail that could be retrofitted in existing space).  |

## 2.0 Protecting Natural Resources (211)

The subject garnering the second-highest percentage of comments relates to the protection of natural resources (21%), as summarized below. Comments express support for protecting natural features; ensuring that potable water resources are kept clean; mapping and educating the public on the importance of the County’s natural resources; enhancing access to resources; and fostering environmentally-responsible growth. A breakdown of the protecting natural resources comments is provided in Figure 3 and Table 15. Tables 16-21 provide actual public comments on protecting natural resources.

| Topic  | Number of Comments | Percentage of Natural Resources Comments |
|--|--------------------|--|
| <a href="#">Support for Protection of Natural Resources</a>                    | 41%                | 90                                       |
| <a href="#">Support for Protection of Water Resources</a>                      | 37%                | 81                                       |
| <a href="#">Comments on Environmentally-Responsible Growth</a>                 | 5%                 | 12                                       |
| <a href="#">Support for Enhanced Access to Resources &amp; Along Waterways</a> | 5%                 | 10                                       |
| <a href="#">Support for Mapping/Studying Natural Resources</a>                 | 4%                 | 9  |
| <a href="#">Comments on Clean Drinking Water</a>                               | 4%                 | 9  |
| <b>TOTAL</b>   | <b>100%</b>        | <b>211</b>                               |

Figure 3. Public Comments - Protecting Natural Resources



## 2.1 Support for Protecting Natural Resources in General (90)

*Strong support for protecting natural resources—including habitats, streams, hills, floodplains, and riverfronts—is evident from public comments. Aesthetic and environmental values are recurrent.*

Table 16. Actual Public Comments – Support Protecting Natural Resources

| # | Comment  |
|---|--|
| 1 | 1. The Goal statement should be revised to read "Goal: A well-functioning system of green infrastructure PROTECTING CLEAN WATER, CLEAN AIR, GREEN STREAM CORRIDORS, preserving natural beauty, open spaces....."   |
| 2 | 1. Sustain section [1] to keep open spaces, wildlife habitats, water resources and farm lands safe from development is a good plan, and keeps the area livable. Keep low density housing areas protected.  |
| 3 | 1. Yes, I strongly support the overall emphasis on natural resource sustainability and preservation, and on environmentally conscientious design of future development.  |
| 4 | 6. The best thing about this county is its biodiversity. Wetlands dot the landscape and are home to abundant wildlife that do great things for the health of our planet. Why would you destroy these because of economic greed, pesticide pollution from these communities, data centers, and unintelligent designs? Keep the natural beauty and protect or land with smart, healthy, and chemical free communities. |

**Table 16. Actual Public Comments – Support Protecting Natural Resources**

| #  | Comment   |
|----|---|
| 5  | Conserve natural resources  |
| 6  | Couldn't fit anywhere, need to be more specific -> add while preserving its natural beauty, heritage, and environmental resources   |
| 7  | Countywide: If development or redevelopment occurs, we want forests, streams, meadows and wetlands protected and connected in perpetuity to ensure sufficient and high quality habitats, water quality, flood and drought mitigation and energy conservation. Please preserve the existing natural habitats and environments as a high priority.  |
| 8  | Develop in/around existing development/ protect natural resources and open space  |
| 9  | Enhanced placemaking and concern for aesthetic, design, and natural resources   |
| 10 | Forests, streams, meadows and wetlands must be protected and connected in perpetuity to ensure sufficient and high quality habitats, water, quality, flood and drought mitigation and energy conservation.  |
| 11 | Help preserve the natural beauty, wildlife and pride in our neighborhoods along the Potomac river!  |
| 12 | I do not think it focuses nearly enough on maintaining Loudoun's rural character. Natural ecology and biodiversity should be of primary importance over and above developers' money. Unnecessary clearcutting was done for example when the Wegmans compound was developed and now there is empty grass fields where there were once beautiful trees.   |
| 13 | In vision statement - need to add protection + preservation of environment and natural resources & agricultural resources   |
| 14 | Integration of resources/natural resources/historical resources/airport/  |
| 15 | Loudoun must commit itself to protect the natural resources that are critical not only to our environmental and agricultural health, but also to the tourism industry in the west. Protecting mountainsides, sensitive soils, steep slopes, and streams from impacts of development are critical. No one wants to visit a vineyard or bed and breakfast with stunning views of mountains marred by development. Tourism, rural business and especially agriculture are revenue positive for Loudoun county, while residential development is always a budget liability. |
| 16 | Maintain natural resources in Eastern Loudoun, no Potomac River crossing in Loudoun County  |
| 17 | Maintain trees and natural resources  |
| 18 | Need and protect native vegetation, wildlife, habitat, rivers and streams   |
| 19 | Preserve resources  |
| 20 | Preserve the natural environmental and historical beauty of the Potomac riverfront properties   |
| 21 | Protect natural assets and historical resources (transition to the west)  |
| 22 | Protect natural resources, especially stream corridors and floodplains  |
| 23 | Protect the environment, look at transportation needs, protect the natural beauty of our surroundings.  |
| 24 | Save the nature: trees, parks, streams, support wildlife habitat  |
| 25 | Scenic river protection, recognition, identification  |
| 26 | Slow the housing growth in order to maintain our quality of life and protect natural resources.   |
| 27 | The county is successful. Like to preserve the western part. Keen on natural resources - quality of water, wildlife   |
| 28 | We need to reclaim and protect the health and scenic value of the streams, creeks, and rivers in the county.  |
| 29 | We need to stop destroying all the natural woods and green landscape that make Loudoun a special place. We are losing not just a valuable aesthetic but also an ecologically valuable aspect of Loudoun. If we just keep destroying the forests, waterways, and green infrastructure, Loudoun will just become a long strip mall with nothing special to distinguish it from any other county in this area.   |
| 30 | When we stop destroying so much natural habitat and appreciate what we have here in Loudoun.  |
| 31 | yes, concerned about balance, don't cut down trees  |

**Table 16. Actual Public Comments – Support Protecting Natural Resources**

| #  | Comment  |
|----|--|
| 32 | Concerned will destroy beauty - not everyone has to live in Loudoun county   |
| 33 | Vision: more concrete note to the environment  |
| 34 | I would like to see protection of the natural environment that Loudoun has been blessed. Rural landscape, water quality, wildlife and the beautiful open space that uniquely identifies this land. The continuous sprawl of development that robs us of that unique and valuable identity is an irreversible travesty.   |
| 35 | Aesthetically and environmentally high quality of life. Taxes don't need to all come from big box stores and data centers, also unique small businesses, preserving historic assets and the environment  |
| 36 | Codified commitment to specific things that have been here - river, mountains, villages; resources need to be protected; officially recognize history  |
| 37 | I feel too much emphasis is placed on work and business. While work is very important, so is our irreplaceable natural environment.  |
| 38 | Preservation of goose creek (state scenic river) - max on densities, not min - need to have min. especially in redev areas. More efficient use of land.  |
| 39 | Designated conversation areas around Goose Creek and Blue Ridge - conserve ecosystems.   |
| 40 | Protecting natural areas/wildlife  |
| 41 | Concern that decision already made to develop transition area. Preserve natural assets.  |
| 42 | Sustain objectives 1,2, and 5 are particularly important to me. As Loudoun county's population grows, wetland, grassland, and forest habitat deserve the utmost protection. Not only do they lead to cleaner water and air, but provide homes for a diversity of organisms, some of which are now scarce or absent from more populated Fairfax and Arlington counties      |
| 43 | Preserving the natural environment in infills and throughout Loudoun County.   |
| 44 | Sustaining natural & historic assets should be #1  |
| 45 | Restrict building on karst between the Potomac and Route 15  |
| 46 | Too much land used that could be consolidated, and destruction of natural areas and vistas.  |
| 47 | Maintain 300 ft. buffer. Land acquisition to protect water resources. Acquire meadows, more forest and wetland.  |
| 48 | Checks, enforcement of environmental protection  |
| 49 | 3. "Sustain" section should have an additional objective: "Protection and preservation of environmentally & ecologically sensitive areas identified by a County-wide survey."  |
| 50 | 1. I am concerned that there is not enough focus on specific goals to protect, maintain and enhance our natural resources. This comment applies to every theme area.   |
| 51 | Zoning. Require coordination and enforcement b/w County of river water, ACS, and Health Dept. for protection of groundwater for all residents. Groundwater protection. Pay to floodplains and wildlife compatibility   |
| 52 | Zoning reg used to econ. power house, not in line with natural settings  |
| 53 | Fully fund a conservation planning department to ensure that conservation of natural resources and preservation of large tracts of land are preserved via land trusts, conservation easements, and county purchase to be undeveloped.  |
| 54 | No list of resources to protect. More definition. More definition.   |
| 55 | The building industry is advocating for development-friendly policies that could potentially put our forests, streams, meadows and wetlands at risk of being fragmented and/or lost forever. I support the conservation and restoration of our natural lands and waters, and thus respectfully request the following language be added to each of the existing objectives: |
| 56 | I would like to see sustaining Loudoun's natural and historic assets be a TOP priority. It is the most important item/goal on the list.  |

**Table 16. Actual Public Comments – Support Protecting Natural Resources**

| #  | Comment   |
|----|---|
| 57 | Need to look at preserving natural resources throughout county  |
| 58 | Not over taxing natural resources - water/wastewater  |
| 59 | Development - talk about preservation. No transition opening.   |
| 60 | Identify resources in a statement (pre-weather)   |
| 61 | I have some concerns about business interests and development causing major changes to eastern Loudoun County. This area is seeing so much growth already and the landscape is constantly changing. I would like to see some of the interest in retaining historic and natural areas to apply to eastern Loudoun as well.   |
| 62 | Vision: I'd like to see "preserving" (x2)   |
| 63 | goal - sustain - strengthen natural + historic assets   |
| 64 | Preserve all the overlay districts limestone, steep hillside, floodplains, river streams overlay.   |
| 65 | Protect mountains (erosion, water quality concern) Mountain overlay districts   |
| 66 | Protect the mountains; streams  |
| 67 | Protect environment - ridgeline and mountain slopes/streams; rank level of importance by logical tests  |
| 68 | Encourage and protect forested areas as they are being infiltrated by development. It is important to maintain a continuous canopy for many species. Protect vernal wetlands.   |
| 69 | Preserve the wetlands   |
| 70 | 2. Save the trees and enhance the shade in neighborhoods and around the schools. They clean our air and cannot speak for themselves.  |
| 71 | Broad diversity of flora and fauna  |
| 72 | Cutting natural trees. Should be values for the interest of the community.  |
| 73 | Protect stands of hardwood trees; for example, do not permit clear cutting for roads and infrastructure   |
| 74 | Residence - how to help nature survive? Mitigate climate change on environment - living within means  |
| 75 | 1. Vision: What I would like to see added to the Vision statement is a commitment to preserve and even start reversing the destruction of the Loudoun habitat. So much information is now known about the importance of trees, shrubs, and plants in capturing and cleaning our drinking water and feeding the insects and birds that pollinate our plants. Let's incorporate that information into everything we do. It would imply the creation of new development requirements that, for example, minimize the amount of space devoted to lawns and sterile landscaping and instead demand the preservation/restoration of trees and plants. Maybe the additional cost could be recovered by making the houses a bit smaller. Make it against the law to heap mulch around the bases of newly planted trees since it is known that it shortens their lives. Require all new lighting to be directed downward to reduce light pollution - no more 360 degree lights mounted on top of pillars at driveway entrances and no more lights allowed actually shining UP at the walls of the houses (except at Christmas perhaps :-). These rules would apply in all policy areas - from individual yards to regional park and highway median plantings. Let's do it! Let's make a vibrant habitat part of the identity of Loudoun. |
| 76 | Forests are at risk/dying near Catoctin Mtns.   |
| 77 | There is too much emphasis on people and what they "need" and too little on wildlife, forests, streams fields etc.  |
| 78 | Crime to lose one small natural area - Williams Nursery - protect it - zoned agricultural - park around nursery.  |
| 79 | High water and air quality; high residence satisfaction; little town and still have flavor  |
| 80 | If the land is lost, it will never come back  |
| 81 | Important role of keep Loudoun beautiful  |
| 82 | Land preservation is essential; can we live underground cities?   |

**Table 16. Actual Public Comments – Support Protecting Natural Resources**

| #  | Comment  |
|----|--|
| 83 | Loss of habit and degradation watershed and natural areas  |
| 84 | Main comment - Vision - describes Loudoun as is today - 2nd part - vision for future - bit vague. Missing top 3 issues of the presentation - Doesn't include safeguarding natural environment and that safeguarding doesn't represent concerns as strongly as indicated. |
| 85 | More nature preserved.   |
| 86 | Old place did not achieve what it should with heritage, environmental resources, and preservational. This plan needs to achieve it this time.  |
| 87 | Quarries environmental concerns - how will those be managed  |
| 88 | Replace what you take.   |
| 89 | Strengthening natural assets - to what extent is that really heard.  |
| 90 | Stop building on Hillside too much erosion. Mountain side overlay is overbuilt. Strengthen regulation  |

## 2.2 Support for Protecting Water Resources (81)

*Public comments support protecting specific water bodies—such as the Potomac River, Goose Creek, Broad Run, Catoclin Creek, and others—from runoff and erosion. Additionally, public comments support watershed-based planning and enacting zoning tools to preserve water features. The protection of groundwater and other drinking water resources is frequently mentioned.*

**Table 17. Actual Public Comments – Support for Protecting Water Resources**

| #  | Comment   |
|----|---|
| 1  | 4. Riparian buffers need to be encouraged in all areas. We need our clean water   |
| 2  | Adequate clean water  |
| 3  | Amount of development & congestion in transition area. Needs a better name than transition. Protect our water supplies in transition area. Development causes over-burdened roads. Constrain housing development.   |
| 4  | Bring back RSCOD or similar zoning to protect streams, ponds and waterways.   |
| 5  | Concerned about health of our streams from yards and golf courses   |
| 6  | Conserve monitor and maintain watersheds. Lack of water will be the problem of the future. We need to preserve and maintain our watershed areas to include forests, field slopes that filter and retain water.  |
| 7  | Conserve water resources and storm water runoff, develop so we don't have flooding and groundwater  |
| 8  | County needs to participate in watershed WIP  |
| 9  | Entire county - water quality; water table; we have problems we need to address   |
| 10 | Environment is huge and important - a healthy eco system. Protect water. Not maintaining riparian buffer. Problems with well. Waterford area #5 "adequacity" is not sufficient. Replace with "enhance"  |
| 11 | Goal: Sustain, objective #5: Implement a monitoring and maintenance program for watersheds, to include the identification and preservation of forests, fields, wetlands and slopes that filter and retain water.  |
| 12 | Goose creek, catoclin creek - protect - preserve  |
| 13 | It is important that this new plan: incorporate the county's scenic rivers and creeks and in doing so provide protections for them including: development (include or retain current creek valley ordinances: habitat (natural flora & fauna; historical (structures & dwellings); & visual (view shed requirements); and the connections that make these rivers special and important to our county. Please recognize and include on |

**Table 17. Actual Public Comments – Support for Protecting Water Resources**

| #  | Comment  |
|----|--|
|    | all County Maps the designation of "Scenic River" for both the Catoctin Creek and Goose Creek. The above resources need to be protected and preserved in order to retain the rural and historic character of Loudoun County that has drawn so many people to it. Development in the west must be curtailed now.                                |
| 14 | It is not an "IDEA." It is a statement, or an exhortation, or a preference. Do not put data centers, housing, or commercial areas along water resources or in flood plains. Protect the water supply. Preserve natural areas. Limit improvements to trails and passive parkland.   |
| 15 | Maintain/preserve watersheds   |
| 16 | Major concern: water resources, well conditions, hard limits of water capacity, not enough camper space. Limits of school system.  |
| 17 | Monitor and protect watersheds, wetlands and identify and preserve forests, fields that filter and retain water.   |
| 18 | My aspect - concerned about waterways, want continuous green corridors, allow for migration of animals - want to see expanded. No build areas along streams to be continuous   |
| 19 | Need to be careful about development in mountainous areas; balance water resources, mountain landscapes are sensitive; need to preserve heritage/cultural resources to preserve history; maintain watershed, view sheds, landscapes in rural areas; flora/fauna; how do you support agribusiness and preserve the environment/rural character? |
| 20 | Plan needs to take stance - protect river and stream corridors - water supply; create metrics to judge plan success  |
| 21 | Please incorporate into plan - accountability for water  |
| 22 | Preserve and protect groundwater and private wells   |
| 23 | Preserve clean water; need fast internet   |
| 24 | Preserve the natural water bodies like the Potomac River   |
| 25 | Preserving historic landscapes, properties, proper development plan, water concerns (wells)  |
| 26 | Protect stream corridors throughout and ground water in western Loudoun County   |
| 27 | Protect water quality along stream and river corridors and outlets   |
| 28 | Protect water resources and take advantage of biodiversity parks - put in tracts next to (along) the flood plain.  |
| 29 | Protect water resources for wells  |
| 30 | Protect watersheds   |
| 31 | Protect waterways with buffers (watershed)   |
| 32 | Protected watersheds water quality index   |
| 33 | Protecting clean water sources   |
| 34 | Protecting floodplains is of utmost importance. Clean water is necessary for citizens and businesses.  |
| 35 | Shape nothing about managed growth. Preservation of waterways is missing. Natural resources small businesses missing.  |
| 36 | Sustain objective #5 drives the rest of Envision Loudoun - ground water resources are key  |
| 37 | Water quality and abundance consider flood and drought. Retain fields and undeveloped land. Protect rain filtration. Preserving land helps storm water control.  |
| 38 | Water resources not being protected, water sources negatively impacted   |
| 39 | Water resources, protection and management of water sheds. Catoctin Creek South Fork needs to be protected.  |
| 40 | water shortage in this county that needs to be addressed and the security isn't understood   |
| 41 | Acquire stream valley land as it becomes available. Acquire Riparian right of ways.  |
| 42 | Water, land access, preserve rural beauty. No more townhouses; school capacity   |

**Table 17. Actual Public Comments – Support for Protecting Water Resources**

| #  | Comment   |
|----|---|
| 43 | Protect stream corridors; map trails  |
| 44 | Strive to achieve 300'-500' buffer around our streams. Use more permeable pavement for storm water management.  |
| 45 | The streams, creeks, and rivers of the county will have healthy communities of macro invertebrates and have useful buffers to retain sediments and pollutants from flowing into our waters.   |
| 46 | Have Virginia Healthy Lawns information provided to homeowners so the watershed is protected.   |
| 47 | Vision -> "continues" is a weak word, a vision should be our end goal, something we're striving for. What is the value of Loudoun? Vision should reflect that. Outdoors nature amenities. Sustain our environment. Could be any County in US.   |
| 48 | Does go right direction - more emphasis - sustainability & environmental protection   |
| 49 | May hnit under water springs.   |
| 50 | Flood plains and stream corridors are protected for wildlife; water quality; and people and development out of these areas  |
| 51 | Encourage water harvesting - rain barrels; gray water, etc.   |
| 52 | Protect floodplains - Broad Run.  |
| 53 | 5. Loudoun County needs to lead the way on Potomac clean up and put the pressure on WV/MD to clean up the Potomac and Shenandoah Rivers. The health of the rivers is the health of our future.  |
| 54 | An obstacle is allowing developers to have too much influence. Keeping our streams clean and the natural environment protected.   |
| 55 | Dam filter for Goose Creek and Potomac - cleaning the water before it gets to Loudoun   |
| 56 | Development in this area needs to prioritize overall environmental impact, storm water runoff/ erosion, and sustainability since it is so close to the river.   |
| 57 | Ecosystem services (tree hugger) nature provides us with services - growing crops, clean water - don't hinder nature  |
| 58 | Keep the Scenic Rivers scenic   |
| 59 | We will have succeeded when no one mows more than 3-4 times a year and no one has to water his lawn or lay down expensive, polluting fertilizers (including governmental entities and recreational area managers), and we all breathe easier and the Chesapeake watershed says thanks.                              |
| 60 | Planning has to think about clean water   |
| 61 | Preserve and enhance the natural beauty of the environment along the Potomac River neighborhoods  |
| 62 | Septic field management. Above ground systems. Protect limestone watershed.   |
| 63 | Bring back RSCOD River Stream Corridor Overlay District.  |
| 64 | Need to revise the 1993 Scenic Creek Valley Buffer Ordinance. The county has not defined what a scar line is. They have not mapped it. The ordinance has major loophole allowing reduction to 150 feet along scenic creek if there exists a forest management plan.   |
| 65 | Loudoun County is the only jurisdiction to define stream protection as measured from "scar line". This non-tradition terminology is neither defined by Loudoun County, is not mapped, however has been used in daily zoning determinations for 24 years! Please rewrite zoning based on "ordinary high water mark". |
| 66 | Allow no freshwater to leave the county until all aquifers are full.  |
| 67 | Consider water capacity and aquifer and well and septic and maintaining soil and erosion control  |
| 68 | Please stop building new neighborhoods or industry on 15 north of Leesburg. Between the sinkholes, karst, limestone caverns, water contamination, and the traffic on route 15, we are becoming stuck in a septic quagmire.  |
| 69 | Do not make golf course exempt from drought regulation. People, pets and animals well-being are more important.   |

**Table 17. Actual Public Comments – Support for Protecting Water Resources**

| #  | Comment  |
|----|--|
| 70 | Better storm water management plan; when to fertilize property   |
| 71 | Water conditions - avoid flooding like Elliott City  |
| 72 | Water management to match future planning  |
| 73 | Water quality being preserved; air quality preserved also (through storm water runoff, farm runoff etc.)   |
| 74 | Water/sewer compliance: support for using town alternatives-to Town Spring   |
| 75 | Precipitation events will only intensify in the near future and on, and all land use planning should consider this at the forefront of planning. Floodplain setbacks, catchment overflow zoning, confluence wetlands, two-stage ditches in agricultural lands, forested riparian zones, and other means to manage water and the soil burden it may carry, should be first, before siting commercial and residential development. |
| 76 | Find ways to preserve water system through development restriction. Our water resources cannot sustain rapid growth  |
| 77 | Mitigate damage caused by development runoff; riparian buffer  |
| 78 | New development should incorporate ways of slowing down stormwater runoff and filtering stormwater through vegetated areas. Impervious surfaces and lawns should be minimized.   |
| 79 | Proactively field verify bio solids applications and ensure that setback and wash off to streams is prevented.   |
| 80 | 6. Loudoun County needs to revisit waste water treatment and use less chemicals and use a natural, more effective method: <a href="http://livingmachines.com/Home.aspx">http://livingmachines.com/Home.aspx</a>  |
| 81 | Loudoun County need to pressure EPA immediately initiate groundwater remediation from Hidden Lane Landfill. Pollution is seeping underneath and discharging up into Potomac River, which is then used by Fairfax County.   |

## 2.3 Support Environmentally-Responsible Growth (12)

*Public comments express the desire to ensure that natural features are connected through careful planning—even as development occurs. Respondents support the maintenance of the County’s natural heritage and identity through the preservation of resources. Environmentally-responsible growth should also be prioritized in Eastern Loudoun, according to respondents.*

**Table 18. Actual Public Comments – Support Environmentally-Responsible Growth**

| # | Comment   |
|---|---|
| 1 | Try to reduce impact on nearby neighborhood properties improvement due to new development   |
| 2 | It's important to me that we stop building high-density housing, which the county has shown that we cannot accommodate with our infrastructure, leading to daily traffic jams and overcrowded schools - far from the ideals presented in the Envision draft. If the vision is to sustain natural resources, how can we justify the thousands of trees being torn down and land being raised for more homes. The beauty of the county is being erased before our eyes. |
| 3 | Question #2- If development or redevelopment occurs, we want forests, streams, meadows and wetlands protected and connected in perpetuity to ensure sufficient and high quality habitats, water quality, flood and drought mitigation and energy conservation.  |
| 4 | Too much sprawl from trying to protect heritage. Must have smart growth. Not enough density given.  |
| 5 | Improve amenities will destroy Loudoun. Road system is limited but like it. Some statements are broad - "development that integrates with historic, preserves the history. There is a desire to preserve the amenities of western Loudoun. The unique natural historic resources needs to be preserved. Recreation that are passive and low key. Sustain goal - "throughout the county"   |

|    |  |
|----|--|
| 6  | I think most importantly, the overall vision of having an inclusive community that balances the new with the older/historic ones is extremely important. The stewardship, "sustain" goal is essential to preservation of our natural and cultural resources. Keeping this vision in mind is important when we decide on road systems and future infrastructure. It is important to protect the resources and culture within our county especially when further developing more transportation options such as additional roadways and bridges.   |
| 7  | Sense of place. Many of us are naturally attracted to the architectural, agricultural and natural heritage of Loudoun. Those historical development patterns, architectures and materials were constrained by our natural resources: by water, by the distance and scale our technology could afford us, by the materials we had to build our house, and by the energy we had available to us. We can create a sense of place like that by allowing our natural resources to inform our building patterns again. We should encourage passive solar design (i.e. require houses to be oriented to the south), more efficient building performance (net zero or net positive structures), distributed energy solutions (i.e. PV solar and solar thermal), innovative stormwater management to recharge our soil and groundwater rather than move water into sewers and outfalls, the human scale and walkable communities, functional materials. What is good for the environment is also pleasing to our sense of aesthetics. These aesthetics have a lot of value - in tourism, in land and home values (see Waterford), in meaningful sense of place... We can have a highly developed East that taxes our environment less, and a beautiful and vibrant rural West that attracts tourism and rural enterprise. |
| 8  | Infill - Preserve the natural beauty and environmental concerns of the Potomac River neighborhoods   |
| 9  | Preserve west, but not preserve in Eastern part. Encourage preservation in East.   |
| 10 | Sustain 1: Natural Preserve, ensure adequate and ample natural spaces are provided for family enjoyment, especially in Eastern Loudoun. Too much construction, too many data centers popping up all over the place. Recognizing they bring revenue but there has to be a balance more towards natural preservations.   |
| 11 | The biggest challenge seems to be attitudes and the desire to exploit the resources for profit. It takes a realization that wildlife and their habitats are important and not expendable. It takes a desire to help the creatures that we are replacing and a recognition that we must live in harmony with them.  |
| 12 | Success will be measured in acres of natural habitat preserved, healthy streams (as determined by VASOS and other approved monitoring protocols), hours of family time spent in the great outdoors, creation of wildlife corridors through homeowner and county investment and participation in establishing habitat gardens to connect natural areas already broken apart by development.   |

## 2.4 Support for Enhanced Access to Natural Resources (10)

*Public comments indicate a desire to connect people to rivers and other natural areas in the County. Recreational activities along rivers are also requested. Several comments specifically mention trails.*

**Table 19. Actual Public Comments – Support for Enhanced Access to Natural Resources**

| # | Comment  |
|---|--|
| 1 | Add trails and passive parkland along waterways and floodplain areas. DO NOT DEVELOP further.  |
| 2 | Continuous trails and habitat in all areas   |
| 3 | If development or redevelopment occurs, we want forests, streams, meadows and wetlands protected and connected in perpetuity to ensure sufficient and high quality habitats, water quality, flood and drought mitigation and energy conservation. We also want to see walking and bike paths connected - instead of as |

|    |   |
|----|---|
|    | isolated neighborhood projects - to ensure the county is more friendly to means of transportation apart from motor vehicles.  |
| 4  | More accessibility to our natural resources, parks and trails.  |
| 5  | Flood plain - Linear Park, Blue Trails, Hike, having connections to the Linear Park.  |
| 6  | Loudoun is surrounded by beautiful Potomac river. The parks nearby river could be better. To attract more visitors to parks should create a beach like area and have boats. This should add more beauty to Loudoun. |
| 7  | floodplain linear parks for wildlife and passive recreation uses.   |
| 8  | Waterfront - seriously consider recreational activities   |
| 9  | Expand and protect the land beside Claude Moore Park.   |
| 10 | Protect Beaverdam Reservoir - make accessible by bike - see earlier comments on grand cypress trees   |

## 2.5 Support for Mapping/Studying Natural Resources (9)

*Public comments express a desire to identify and map natural resources and to prepare metrics to evaluate the health of those resources. Connected resources are identified as a priority; fragmentation should be minimized.*

| <b>Table 20. Actual Public Comments – Support for Mapping / Studying Natural Resources</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Identify, map, protect and enhance a non-fragmented network of forests, streams, fields, steep slopes and wetlands.   |
| 2  | Forests, streams, wetlands and meadows should be mapped and protected and connected for a better quality of life for all.   |
| 3  | Goal: Sustain, objective #1: Identify, map, protect and enhance a non-fragmented network of forests, streams, fields, steep slopes and wetlands.                              |
| 4  | Identify, map, protect and enhance a non-fragmented network of forests, streams, fields, steep slopes and wetlands.   |
| 5  | Objective sustain item 1, expanded to include identify map protect and enhance a non-fragmented network of forests, streams, fields, steep slopes, wetlands.                  |
| 6  | Sustain goals - green infrastructure - natural resources - expand goals. Measure + map what we have + try to connect them - preserves habitat incentives to agricultural land |
| 7  | Environmental impact needs to be prioritized  |
| 8  | Environmental indicators to measure health  |
| 9  | Report the status of every Loudoun County aquifer regularly - not less than once a year   |

## 2.6 Comments on Clean Drinking Water (9)

*Comments stress the need for reliably clean drinking water and ensuring as much through planning.*

| <b>Table 21. Actual Public Comments – Comments on Clean Drinking Water</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Make drinking water availability, quality and supply a major factor in allowing additional buildings on any site. |
| 2  | Must address water needs + stress to system in goals  |

|   |  |
|---|--|
| 3 | water quality responsibilities - data centers plant gardens / no native trees - invest in smart landscaping (water + wildlife) - enhance commercial Chesapeake Bay program (EPA) improving water quality. Protect watershed                    |
| 4 | All water reclaimed within such community before reuse.  |
| 5 | No protection for wells from adjacent development  |
| 6 | Improve potable water supply quality and address non-performance (chromium 6)  |
| 7 | Need to work with multistate jurisdiction in protecting the Potomac River watershed as this is drinking water source for Town of Leesburg and in the future will be the primary source of drinking water for eastern Loudoun via Loudoun Water |
| 8 | Get towns to work together--pay attention to water supplies  |
| 9 | The challenge to improving our waterways is education and buy in from our landowners, developers, and residents.   |

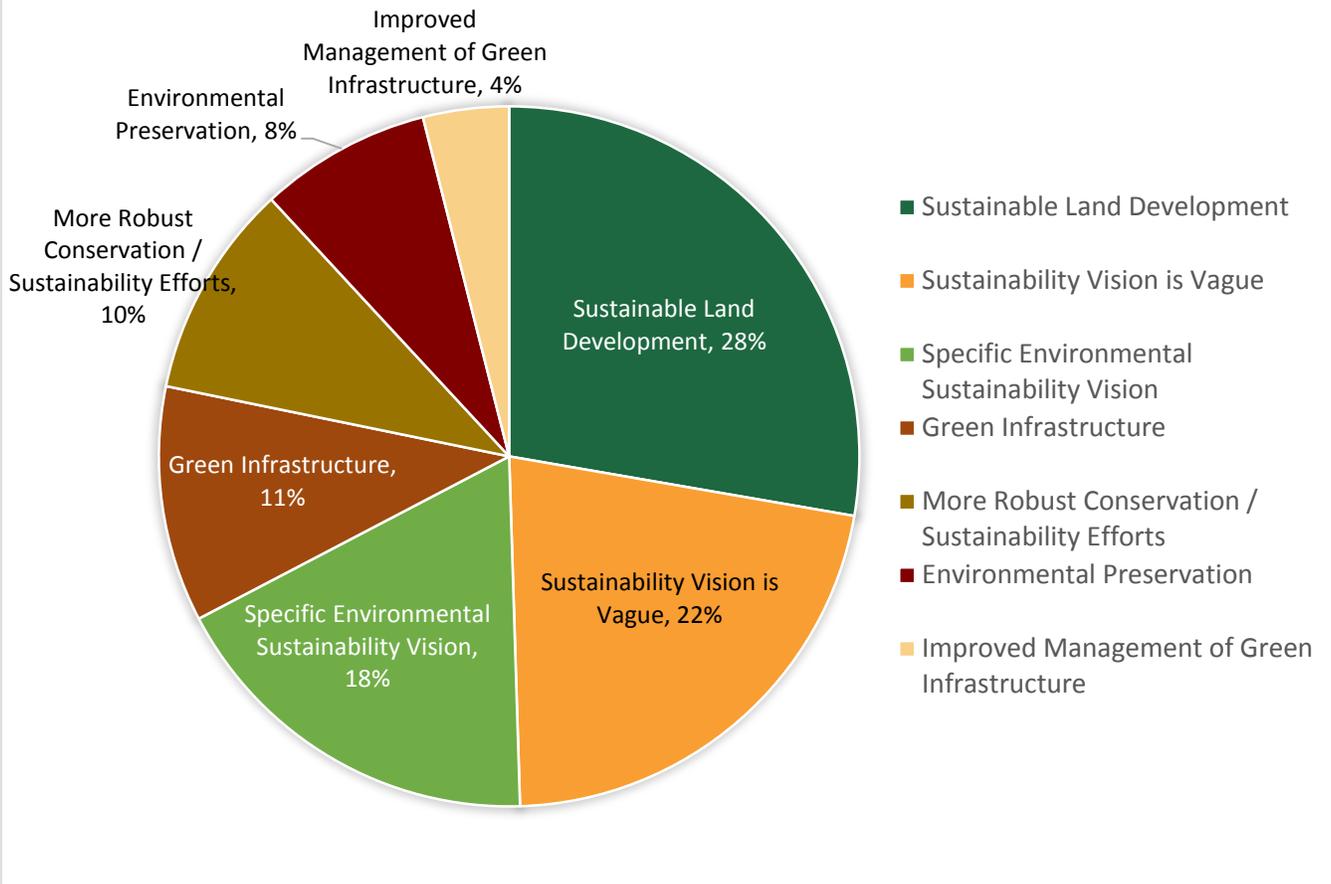
## 3.0 Sustainable Green Infrastructure (141)

The subject garnering the third-highest percentage of environmental comments relates to sustaining green infrastructure (15%), as summarized below. Comments express a desire for a specific sustainability vision that works in concert with objectives that sometimes appear competing (e.g., housing and economic development). Generally, respondents recommended preserving wildlife habitat even during new development, filling vacant commercial space before building new, and placing a greater emphasis on environmental impacts during evaluation of new development. A breakdown of the green infrastructure comments is provided in Figure 4 and Table 22. Tables 23-29 provide actual public comments on green infrastructure.

**Table 22. Number of Public Comments about Sustainable Green Infrastructure**

| Topic   | Percentage of Green Infrastructure Comments | Number of Comments |
|---|---|--------------------|
| <a href="#">Support for Sustainable Land Development</a>                    | 28%   | 39                 |
| <a href="#">Concerns That Sustainability Vision is Vague</a>                | 22%   | 31                 |
| <a href="#">Support for Specific Environmental Sustainability Vision</a>    | 18%   | 25                 |
| <a href="#">Support for Green Infrastructure in General</a>                 | 11%   | 16                 |
| <a href="#">Support for More Robust Conservation/Sustainability Efforts</a> | 10%   | 14                 |
| <a href="#">Support for Environmental Preservation</a>                      | 8%  | 11                 |
| <a href="#">Support for Improved Green Infrastructure Management</a>        | 4%  | 5                  |
| <b>TOTAL</b>  | 100%  | <b>141</b>         |

Figure 4. Public Comments - Green Infrastructure



### 3.1 Support for Sustainable Land Development (39)

Public comments express support for policies that minimize depletion of wildlife habitat during construction, fill vacant commercial space before building new, result in development near the Metro, and reduce impervious surfaces. Additionally, greater emphasis on sustainability during evaluation of development applications is encouraged.

Table 23. Actual Public Comments – Support Sustainable Land Development

| # | Comment  |
|---|--|
| 1 | * Money--we all want it, but no one is willing to pay. * Environment impact - this is important, as we develop more land and decrease the size of natural habitats (for animals), we want to be very conscious of the impact we have and do what's possible to minimize it. * "I don't want this in my backyard" - Lack of support from individuals who don't want solutions that have an aesthetic/acoustic impact on their communities.  |
| 2 | *1. Public mass transit within the County and to points outside Loudoun. Cars are taken off the road. *2. Communities are walkable, bike-able. *3. Communities have affordable housing. *4. Communities include employment opportunities so people can live and work in the same place. *5. Green, open space is preserved within each community. And green corridors for passive recreation and wildlife along waterways throughout the county. *6. Parks with passive recreation are supported throughout the county. *7. Environmental protection practices are required for residential and commercial development. *8. Building codes require energy conservation techniques and design. *9. Data centers required to produce a |

**Table 23. Actual Public Comments – Support Sustainable Land Development**

| #  | Comment   |
|----|---|
|    | portion of their own electricity using renewable resources. *10. Data center waste heat utilized in some productive manner.   |
| 3  | Greed of builders, and the obvious ease with which they are granted building permits, without thought or planning for road usage and access to essential services such as hospitals. Many forest-dwelling animals are being killed and displaced due to the unlimited building of homes and shopping centers.   |
| 4  | I agree with Envision's goal to maintain the existing vision and develop what is near metro. I think that Loudoun County has done a great job of bringing in new restaurants/entertainment/retail shops for this area. I think there is plenty of room to expand in the areas that have already been torn down for development. There is no need for new development to come in. I noticed that some areas in Loudon still has a lot of vacancies and it's just a matter of bringing in the right retailers/restaurants to fill that space. A business that can sustain itself over time. I think tearing down more trees and making room for more businesses is a waste of resource. I hope Loudoun makes the right decision and works with what it has. We don't want more congested roads, the need to expand our infrastructure, and the pollution that comes with growth. And mind you, we're destroying a lot of the habitat for wildlife.  |
| 5  | I am concerned that the vision, goals and objectives continue to place too much emphasis on development and not enough emphasis on sustainability and preserving the rural character of the county. It is concerning to me that even in the discussion of sustainability, the focus is on "green infrastructure." We need forests, not infrastructure; fields, not "green spaces." Once that is lost, it is lost forever. I strongly support the pillars which speak to enhancing the quality of life and strengthening our natural and historic assets. I believe, however, that the plan places too much emphasis on "meeting the needs of businesses" and economic development. Loudoun County is already strong economically. We need to give greater thought to the needed services and supports to accompany that economic growth, which are lacking. For example, it's ridiculous that we're one of the wealthiest counties in the nation and we don't offer full day kindergarten -- we need to focus on funding our schools at the elementary and high school level, before we add more new home development!! |
| 6  | I'm more pro sustainability so I'm glad this is, although at the end, included in the vision. I trust this does not represent less priority. About green infrastructure, I'm particularly concern about all the new buildings and warehouses they are creating in the county especially where they cut trees (some of them old trees) to implement infrastructure projects. I would love to make sure each project has a valid environmental impact assessment and that the regulations are appropriately followed.   |
| 7  | Look at resources utilities, wildlife impact. Is it worth doing? Will it be disruptive?   |
| 8  | Loudoun should be a leader in green, sustainable development. More than ever we should be putting nature first with urban development centered around land and wildlife conservation. Loudoun needs to be a biophilic county!   |
| 9  | New development in the county should prioritize sustainable building practices, environmental impact, and impact on existing traffic/ congestion.   |
| 10 | Smart planning and growth being environmentally conscious, integrate utilities and bike lanes with road construction  |
| 11 | Goal sustain - green - it will be important to assess and include additional thought in habitat, have an infrastructure to monitor the impacts on habitat.  |
| 12 | Raise expectations for quality of development-preserve landscape, beauty, views   |
| 13 | Smart environmentally sound development; just because a metro stop is coming, don't fill to maximum   |
| 14 | Better parking lot surfaces which absorb the water instead of having a lot of runoff.   |
| 15 | Parking garages vs open parking lots cut down on impermeable surfaces   |
| 16 | Paved areas have impacts, head to minimize paved surface areas run-off  |

**Table 23. Actual Public Comments – Support Sustainable Land Development**

| #  | Comment  |
|----|--|
| 17 | New building engineering, hydro-planning, water run-off, soil run off, dusty air, data centers   |
| 18 | LEED certified in infill areas/redevelopment (commercial development only)   |
| 19 | Objective 2. A reliable and efficient multi-modal transportation network that manages the travel demands of the County while maintaining fiscal and environmental sustainability.  |
| 20 | 3. Goal: Sustain. If this goal is not implemented fully, Loudoun County will lose much of its appeal to residents and visitors.  |
| 21 | Require "Builders" to provide their own water and sewer AND solar or wind power source per neighborhood of 25 homes without utilizing town or city grids or pipelines. This makes each neighborhood self-sufficient and economically responsible.  |
| 22 | Sustainable quality of life-Economic viability-infrastructure, diverse housing. Economy that supports it-stock, amenities, services-need diverse housing to support it   |
| 23 | Better look at impact of large developments on neighboring properties (steep slope run-off for example)  |
| 24 | Encourage sustainability in new development, parks, trails, housing redevelopment; rural Areas   |
| 25 | Interests in paving over every available surface, outdated notions of what sustainable development looks like - i.e., it doesn't mean putting a house or empty commercial property on every square foot of space. Our county decision makers need to demonstrate through the decisions they make that the residents of Loudoun county, not the business interests that fund their campaigns, are their first priority by ensuring they shape a county that results in a livable, reasonable density of development which retains the environment that provides the ecosystem services - clean water, air, pollination, and more - that we all need to live healthy lives.  |
| 26 | Ensure sustainability of development plans   |
| 27 | If development takes place, means more pollution, more trash, more noise, more traffic! It would destroy the last remaining natural and historical places in this area!  |
| 28 | Infill - Development in this area needs to prioritize environmental impact, sustainability, and storm water runoff/erosion concerns since it is so close to the river.   |
| 29 | Safety, traffic, construction concerns in all areas - environmental impacts as well due to construction  |
| 30 | 1) Although I agree with the overall vision, the issues of sustainability and environmental impact need to be more highly prioritized. I agree with the need for business opportunities within the county along with a diversity of economic opportunities, but believe that there should be more clear integration of economic priorities with environmental concerns to prepare for the economy of the future. The future of economic growth lies in sustainable and green technology, and such priorities will allow the county to lead the way both economically and environmentally. In addition, fast growth without sustainable planning will only lead to more congestion and pollution, decreasing overall quality of life. |
| 31 | Be more eco-friendly as a county   |
| 32 | Contamination and loss of trees  |
| 33 | Goal sustain: reclaim contaminated areas   |
| 34 | Leads in sustainable development (SWM); sustainable mandate; filter system   |
| 35 | Minimize short & long term negative impacts to the environment   |
| 36 | Our county will be cleaner and healthier, and the people will be happier   |
| 37 | Reduce carbon footprint  |
| 38 | We will have succeeded when Loudoun County does not plan in a vacuum. In other words, the County's plan considers development going on in surrounding counties in Maryland, Virginia, West Virginia and the District and how that development impacts the resources, traffic, etc. in Loudoun and vice versa. Most importantly, we will have succeeded when the counties work together to produce a sustainable community that makes smart use of all of our resources for the long-term. *We will know we have succeeded when   |

**Table 23. Actual Public Comments – Support Sustainable Land Development**

| #  | Comment   |
|----|---|
|    | traffic is a non-issue rather than something newsworthy, and it takes an hour or under to drive from Loudoun County to DC during rush hour. *We will know that we have succeeded when one part of the area does not dump "junk" in the water, air or land that another part of the area has to spend resources to remove. *We will know we have succeeded when the County no longer approves development that requires power that the citizens fight because it involves building power towers through their neighborhoods. |
| 39 | Ensure all citizens have access to clean water, healthy food, and shelter. This should trump economics  |

### 3.2 Concerns That Sustainability Vision is Vague (31)

*These comments indicate support for a specific sustainability vision that addresses economic but especially environmental values and issues, according to public comments.*

**Table 24. Actual Public Comments – Concerns That Sustainability Vision is Vague**

| #  | Comment   |
|----|---|
| 1  | "support" & "sustain" is too vague; too much leeway; defines responsible grounds  |
| 2  | Environmental objectives not specific enough - giving specifics   |
| 3  | Goals + objectives are very vague. Is sustainability about money or environment? Perhaps should be specific to environmental resiliency. Be more specific.  |
| 4  | Vision - the term sustainability, is that environmental sustainability? Needs clarification as sustainability can be applied to anything.   |
| 5  | Vision- The word sustainability is too vague. Left open ended. Interest groups could interpret that in different ways. Need to clarify.   |
| 6  | The vision statement is nebulous, broad, and devoid of language that specifies what Loudoun is. The statement should be limitative in nature, not all inclusive. The identity and vision of Loudoun should be explicit. It must include language that specifies wide open, natural areas, and support for agriculture.  |
| 7  | The vision, goals, and objectives are anodyne, "happy talk" pie-in-the-sky language that does not descend to the level of actual, actionable, metrics-based actions that should guide the future of the county. What are the constraints? The needs are for securing water resources, transportation funding, and the desires of current residents for retention of open space, extreme limits on new housing (with expansion of new housing along the Metro routes), and more trails, paths, and options for outdoor recreation and transit, plus better broadband to enable work-from-home options throughout the county. |
| 8  | Vision: does not express the identity of the community (no real identity) (conservation/historical). Natural places, unique unit use of community. More specific what county is. Who we are? Outdoor, parks, agriculture.   |
| 9  | 4. It needs a statement about controlling/limiting development and requiring new development to meet the highest environmental standards.   |
| 10 | A. Need to address issues surrounding climate change as far as storms, seismic issues, other environmental issues i.e. Air pollution, drought conditions (i.e. Consumption of water for: a. agriculture, b. Industrial base, c. Offices and commercial applications. d. Computer centers, e. Government (local, regional, state, federal).  |
| 11 | add "sustainable neighborhood" language to vision statement   |
| 12 | Couldn't fit anywhere, need to be more specific -> add while preserving its natural beauty, heritage, and environmental resources   |
| 13 | In vision statement - need to add protection + preservation of environment and natural resources & agricultural resources   |

**Table 24. Actual Public Comments – Concerns That Sustainability Vision is Vague**

| #  | Comment   |
|----|---|
| 14 | More specifics on shape. To include resource/energy efficient buildings (LEED certified), native landscaping, pervious pavement for infill, sustain-protect and enhance contiguous ___ of natural resources for bio-diversity, energy-climate change & need incentives.   |
| 15 | Sustainability - chemical safety & health is missing  |
| 16 | The goal to "strengthen natural assets" is not adequate. The goal should be to create a connected network of protected natural space that people and wildlife can access from anywhere in the county. And the goal shouldn't be written on its own, independent of other goals. Objectives for maintaining and enhancing natural assets should be included in each of the other goals. As the county shapes places and makes infrastructure that connects people, it needs to consider natural spaces and make smart plans that do not ruin the landscapes we love to view, or habitats on which the local wildlife depends. If the county continues to develop so rapidly and without a smart plan for maintaining our natural spaces, all the things the residents of Loudoun love about living here (especially in the rural and transition areas) will disappear and that will devastate our quality of life. |
| 17 | The Vision does not sound at all like a vision. Here is a suggested change: Envision Loudoun seeks to enhance Loudoun County in terms of safety, health, sustainability, education and economic innovation. Loudoun County's reputation for pleasure, freedom, history and tradition will be enhanced and a pathway to the future will be paved with high-tech innovation and a robust atmosphere for entrepreneurs and businesses.   |
| 18 | Vision - change language - add: economic - cherish its past Foster fiscal strength and sustainability.  |
| 19 | Vision doesn't mention preservation, seems to be all about growth.  |
| 20 | Vision statement: Want to see preservation of natural + historic assets in the front in the vision statement. The county will actively protect historical properties. Actively preserve natural + historic assets.  |
| 21 | Vision: nothing on environment , sustainment all about economic   |
| 22 | We are currently making great progress in Shape and Economic Force. Connect, Sustain, and Support would be the primary focus areas that I see could use improvement.  |
| 23 | Everything written is what we're looking for in Loudoun. But more emphasis on protecting areas that make Loudoun what it is. Could depend on when moved here (moved to quiet, sleepy, neighborhood because didn't want highway noise, etc)  |
| 24 | Give extra support for objective #4 & #5 under compete - building on our unique rural heritage  |
| 25 | Make sure we speak to resource efficiencies, recycle  |
| 26 | No detail - more specific - sustainability - reference environment time frames  |
| 27 | Sustainable! It is not mentioned anywhere in the vision, goals or objectives that most of the solutions must be sustainable. This is a requirement for the ever growing county and its residents. Nobody will care if we built a road today that is not able to be expanded upon in 5 years. Nobody will care if a new soccer field is built but it can only accommodate soccer and no other sports. Every point in the decree must be sustainable or should not be included.   |
| 28 | Goals are "lovely and needed" but what are we comparing them to   |
| 29 | Performance standards add water table study requirement   |
| 30 | Heritage - need the speak to its sustainability; energy efficiency & sustainability - agriculture, provide better food resources - get people to get outside, green crops within their own food; water-need to conserve - educate people about water use; stewardship of land & resources   |
| 31 | "Pie in the sky" - need to address 20 - LC is a unique & special place - natural beauty, history - rural economy - striking a balance of growth   |

### 3.3 Support Specific Environmental Sustainability Vision (25)

*Based on these public comments, the County should have a specific environmental sustainability framework that recognizes the community’s valued green spaces, works in concert with other objectives (e.g., housing and economic development), and emphasizes the importance of the County’s environmental resources.*

| #  | Comment   |
|----|---|
| 1  | Yes, the language used emphasizes building community with personal connections and responsibility to the land.  |
| 2  | The (7) objectives with inclusion of the suggested verbiage will satisfy the environment issues for all our residents, visitors and most important... our children and grandchildren. thank you for inviting comments.....good job  |
| 3  | Sustain goal: As a preservationist, these are good statements   |
| 4  | Sustain: Spot on. Great vision.   |
| 5  | Like sustain  |
| 6  | Goal sustain: well written  |
| 7  | Overall agree with colleagues, very utopian, cookie cutter. Doesn't define spaces in LoCo. V,G,O, also contradictory. Can't afford jobs, increase housing and strengthen natural historic assets. Conflict lends itself to develop  |
| 8  | Not interested in shape - only talks about housing, concerned about western emphasis on natural environment. Would like to have uniqueness, history, the historic beauty of Loudoun.  |
| 9  | A vision looks forward - this doesn't look forward - would want to change the words. Focused on historic assets, concerned about the sustain goal + the historic districts. Conflicts between zoning + historic uses.   |
| 10 | Appears all goals have a theme of development. Not preservation.  |
| 11 | Vision - lacked unique character in LC - pull from heritage - green space - gardens- zoning for water - spin on growth - could overlay over any county in the country. Balance connectivity through education. What we want? Police can leave here - denser where already developed - greater attraction of high tech companies in west   |
| 12 | It seems the vision implies and assumes growth. The first tenet is economic development and the last is to preserve history, under transportation. Should be more emphasis on preserve, protect, conserve in the Western portion of the county.   |
| 13 | No. 1. They are nothing more than happy talk. 2. They ignore all the real constraints we face in the county- -natural resources (water), road networks, have no metrics attached to them, and include no structure for preservation of what citizens have strongly voiced support for. 3. They ignore the overwhelming support by citizens (voiced both in the public input sessions and by the much more scientific UVA poll, for stopping out-of-control growth and traffic congestion. |
| 14 | Objective 1. I appreciate that the environment is mentioned in the first goal, but it seems to be an afterthought of housing. The entire focus seems to be on housing and building instead of how we promote the environment first and then address housing. It is proper to consider housing and employment options, but it reads as if we have forgotten about the environment.   |
| 15 | Balance land preservation, land use, strengthen technology, embrace innovative Technology   |
| 16 | Generally, good goals but could use improvement. This county is too focused on commercial development -- that is not sustainable and in tune with the United Nations' 2030 Agenda for Sustainable Development.  |

|    |  |
|----|--|
|    | <p>*Idea 1: As a solution, Objective # 7 of responsible growth and community sustainability should be broken out from "Sustain: Strengthen Natural and Historical Assets" -- and elevated to its own goal. Perhaps, "Innovate: Apply technology and housing design to fight climate change."</p> <p>*One of the objectives of this new goal could be to develop a Climate Action Plan --like that developed by Arlington County's Climate Action Resolution (announced June 2017) or the District of Columbia (Sustainable DC). *<a href="http://www.sustainabledc.org/about/sustainable-dc-plan/">http://www.sustainabledc.org/about/sustainable-dc-plan/</a></p> <p>*<a href="https://countyboard.arlingtonva.us/climate-action-resolution/">https://countyboard.arlingtonva.us/climate-action-resolution/</a></p> <p>*<a href="http://unsdsn.org/wp-content/uploads/2016/10/161018-US-Cities-SDG-Index-DRAFT-FOR-PUBLIC-CONSULTATION.pdf">http://unsdsn.org/wp-content/uploads/2016/10/161018-US-Cities-SDG-Index-DRAFT-FOR-PUBLIC-CONSULTATION.pdf</a></p> |
| 17 | Environment balancing functional environment. Do the environmental part correctly  |
| 18 | Agree - too many objectives, reintrate - need to be measurable. Ex: more green infrastructure, more, how much, etc   |
| 19 | Comments on the environment & agriculture ranked 3rd of all comments submitted in Round 1. The Vision, Goals, and Objectives do not reflect this fact.   |
| 20 | Comprehensive plan - air, water quality, energy use - more macro vision  |
| 21 | Respect/enforce Limestone regulations  |
| 22 | Strengthen environmental regulation - specifically storm water management  |
| 23 | Goal: sustain - What makes Loudoun unique is its commitment to preserving green space and history despite the pressure to pave over every available acre of land. The language about preservation and conservation is too vague and could apply to Any Place USA. It does not reflect Loudoun's unique niche in the environment and history. Use more language that would require developers to put open and green space in permanent conservation easements. Before they build require that they assess the impact on living systems, and require that they increase sustainable agriculture and eco-tourism. What's here would allow them to build more and more McMansion developments with easy promises of protection that later get forgotten and overlooked, and then are not enforceable.  |
| 24 | Specific strategy to preserve villages (13) to include keeping schools, post offices   |
| 25 | Loudoun should be sustainable and stable, not dependent on ever-increasing occupancy to support spiraling expenses. A successful Loudoun would have majority multi-generational, long-term residents who live, work and play near their homes, and a significant undeveloped land buffer to balance their environmental footprint.   |

### 3.4 Support Green Infrastructure in General (16)

*Public comments reveal a sentiment of supporting and emphasizing green infrastructure generally—not simply recognizing the importance of open spaces.*

| # | Comment   |
|---|---|
| 1 | Can we build the green infrastructure ahead of development; Can also attract tourism  |
| 2 | Focus on green infrastructure (trees, drainage, etc.)   |
| 3 | I think the document is fairly comprehensive. But, although there is much talk about: "sustainability", I think a specific commitment to encourage the use of alternative energy by both homeowners and businesses should be added -- perhaps even a statement in support of the Paris Accord. I'd also like to see a commitment to the use of energy-efficient vehicles by citizens, businesses, and government. Further, I think there should be a specific endorsement of LEED-certified construction in the County. It can be done. We live in a very well-insulated home with passive solar features as well as photo-voltaic and hot- |

|    |   |
|----|---|
|    | water systems. Our net energy costs for electricity and natural gas are entirely off-set by Solar Renewable Energy Credits. Moreover, we drive a hybrid vehicle that averages over 70 miles per gallon of gasoline.                   |
| 4  | require more green building   |
| 5  | Investment in "green" infrastructure; preserve natural habitat, environmental quality   |
| 6  | Would love for Loudoun to be a leader in green infrastructure   |
| 7  | Make (green infrastructure) natural resources a priority in making planning and zoning development - green infrastructure including water, storm water, wildlife corridors  |
| 8  | Loudoun County needs to be more environmentally friendly. There needs to be a drastic increase in public transportation, bike share, pedestrian streets, public walkways, carpool incentives, solar panel and wind power tax rebates. |
| 9  | It needs to discuss/emphasize support for green infrastructure such beyond green space; e.g., solar power and other renewable energy resources, natural water filtration for stormwater, recycling/reuse, public transportation, etc. |
| 10 | River and streams should be seen as part of green infrastructure  |
| 11 | Need to look large - be the best we can be - plan for future generations  |
| 12 | Continuous bike trails and habitat  |
| 13 | That plus more of a natural area incorporated into it.  |
| 14 | that's a quarry and steep slopes  |
| 15 | Unchecked development is a key concern. It's critical to maintain a "green infrastructure" that is an important foundation for healthy living in Loudoun.   |
| 16 | Use wetlands for corporate high-density agriculture.  |

### 3.5 Support More Robust Conservation/Sustainability Efforts (14)

*Public comments discuss the importance of robust conservation and sustainability policies. Specifically, respondents mention support for smaller schools and land acquisition policies that promote sustainability, while expressing concerns about excessive land development replacing forest stands.*

| # | Comment  |
|---|--|
| 1 | Develop, commercial, employment are all over it. Nothing saying sustain. Preservation should be upfront. Look at redev - take care of who is here now. No more houses, no new jobs - recognize important value of small schools. List these schools in the comp plan. protect these schools. no ped access to schools  |
| 2 | Goal: Sustain, objective #2: Provide means such as conservation easements, property development rights, CIP funding and county land acquisition as tools to preserve environmental resources into perpetuity.  |
| 3 | Youth: health, good citizenship, who want and do stay/return to Loudoun and contribute to the county community. *Improved ecological services - cleaner water, habitat for wide range of organisms. These are easy to assess. *High performance buildings (energy efficiency). Distributed power generations (at the point of use). *More aesthetic development and landscape. *Rural enterprise. *Prime agricultural soils protected from development. *Important, strategic, and adjacent natural resources and views protected. |
| 4 | To create policies, regulations for sustainable environments, landscaping, habitats to enhance quality of life - scenic roads, meadows instead of cut grass, native plants, reduce noise/air pollution & water quality. Stormwater runoff, less burden on water supply. Canopy cover percentage increase. Contribute to property value (canopy cover for 20-30 year goal), connectivity of wildlife preserve, conservation easements, cluster  |

|    |  |
|----|--|
|    | development - maybe we shouldn't spread as much - adjust to where we live, developers can plant, no cost to taxpayers. Bioswales. Remember - Chesapeake Bay, way for county to save money. Make it standard for developers.  |
| 5  | Sustain goal is most important but too broad. Need to prioritize into what's important.  |
| 6  | Sustainability + quality of life are key   |
| 7  | Goals - talk of green initiatives / creative with waste - need more sustainability - community gardens - solar?  |
| 8  | I have been a member of the Loudoun County community since 1995 and have concerns about the sustainability of our surroundings for our future generations. Very concerned about the overwhelming development that is occurring in our county.  |
| 9  | Great breakdown of vision and goals. *I would like to see added planning decisions based on sustainable design practices (not necessarily 'green', but sustainable as adopting planning guidelines and directions that will be a long term benefit and value added to the community. *What will make this area unique for years to come? Now it seems to be leaning towards lots of housing and quick in & out shopping. Creating a sense of place and a flexible gathering area where community expression is welcome. (performing arts center with classrooms, outdoor theater, auditorium, recreational amenities with small Retail that encourages unique & boutique shops) *Base land use design on tried & true planning practices and other examples. |
| 10 | Keeping the sustainability - a lot of interest in keeping it. Yes - it reflects all the needs of community.  |
| 11 | Sustain -> More meat, not just about green infrastructure, but needs to address wellness of the community.   |
| 12 | County motto should be Loudoun hates trees. Live off Waxpool. Data center & dirt pit. Used to be trees.  |
| 13 | Infill - If development or redevelopment occurs we want forests.   |
| 14 | Oakton plowed over neighborhoods, built trees mowed down. Become so crowded and changed. Very commercialized. Moved to LC last year because Fairfax failed in balancing present from dev.  |

### 3.6 Support Environmental Preservation (11)

*Public comments illustrate the desire to preserve and maintain the natural environment.*

| <b>Table 28. Actual Public Comments – Support for Environmental Preservation</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | It is important to maintain the Green Infrastructure.   |
| 2  | Keep current green infrastructure   |
| 3  | Green infrastructure are important. Ridges are missing.   |
| 4  | Preserve green infrastructure - wildlife/environmental protection   |
| 5  | Sustain goals - green infrastructure - natural resources - expand goals. Measure + map what we have + try to connect them - preserves habitat incentives to agricultural land |
| 6  | add "environmental sustain ability" to the vision statement   |
| 7  | Albermarle county - conservation with development   |
| 8  | Sustain goals or infrastructure - something about watersheds on the county  |
| 9  | "Incentives to allow natural environment to influence the built environment"  |
| 10   | Environmental things  |
| 11   | Healthier environment   |

## 3.7 Support Improved Green Infrastructure Management (5)

*These public comments indicate that the County should conduct a green infrastructure inventory and map important wildlife corridors. In addition, a watershed monitoring program should be enacted. Policies that promote the maintenance of natural features are encouraged. Public comments also express the desire to be sustainable while not encumbering society and progress.*

| # | Comment  |
|---|--|
| 1 | Goal: Sustain, objective #5: Implement a monitoring and maintenance program for watersheds, to include the identification and preservation of forests, fields, wetlands and slopes that filter and retain water.   |
| 2 | Goal: Sustain, objective #1: Identify, map, protect and enhance a non-fragmented network of forests, streams, fields, steep slopes and wetlands.   |
| 3 | Sustain, Yes but please avoid overly burdensome, duplicate, environmental study, analysis and ongoing monitoring that shuts down our society and progress.   |
| 4 | In order to plan in a meaningful way, the General Plan needs to be expanded to fully document green infrastructure. There needs to be an inventory of water resources and reference source water plans and drinking water protection via well head protection. Mapping green corridors for continuity is essential for wildlife. |
| 5 | All materials reclaimed within such community.   |

## 4.0 Energy (121)

These comments center on energy. Comments express support for a specific plan to address clean and renewable energy, incentives to foster widespread use of alternative energy sources, capitalizing and reclaiming heat generated at data centers to convert into energy, extensive use of solar energy facilities, an abundance of electric-vehicle charging stations throughout the County, and incentives to facilitate energy savings in new construction. A breakdown of the energy comments is provided in Figure 5 and Table 30. Tables 31-38 provide actual public comments on energy.

Figure 5. Public Comments - Energy

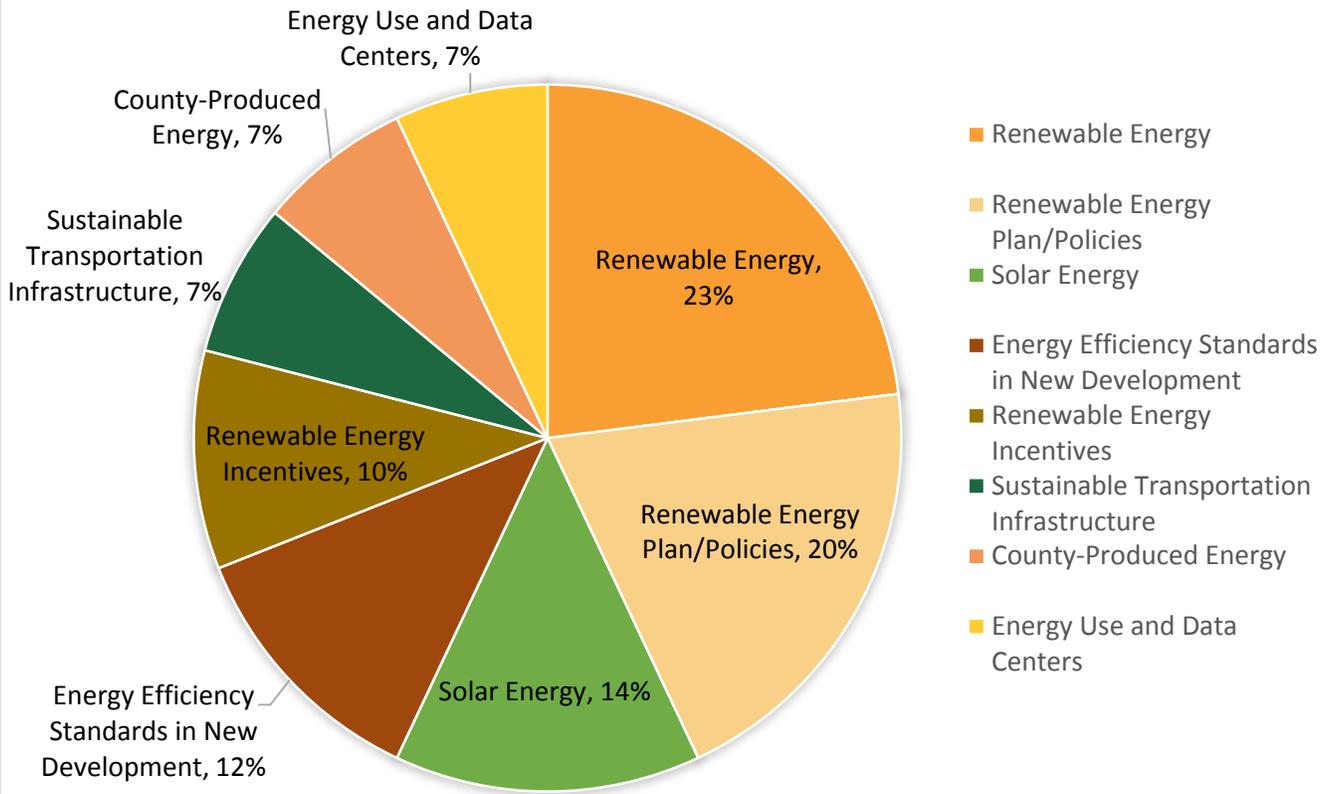


Table 30. Number of Public Comments about Energy

|  |            |
|--|------------|
| <a href="#">Support for Renewable Energy</a>                               | 28         |
| <a href="#">Support for Renewable Energy Plan/Policies</a>                 | 24         |
| <a href="#">Support for Solar Energy Specifically</a>                      | 17         |
| <a href="#">Support for Energy Efficiency Standards in New Development</a> | 15         |
| <a href="#">Support for Renewable Energy Incentives</a>                    | 12         |
| <a href="#">Support for Sustainable Transportation Infrastructure</a>      | 9          |
| <a href="#">Support for County-Produced Energy</a>                         | 9          |
| <a href="#">Comments about Energy Use &amp; Data Centers</a>               | 8          |
| <b>TOTAL</b>   | <b>121</b> |

## 4.1 Support Renewable Energy (28)

Public sentiment includes support for use of clean and renewable energy sources—such as solar, wind and geothermal—for the sake of the environment.

Table 31. Actual Public Comments – Support Renewable Energy

| # | Comment  |
|---|--|
| 1 | "Green" environmental (Solar, transportation)  |
| 2 | 1) Add renewable energy (please specify if possible solar and wind) to the sustain section of the document |

|    |  |
|----|--|
| 3  | 1. Sustainable renewable energy should be at the top of the list. I'd like to see solar arrays on every data center/warehouse building.  |
| 4  | 2) Related to the above and to "Compete: be an economic force," I recommend some incorporation of the technologies of the future (green energy and smart grids as examples) to lead the way economically. If the county wants to attract a diverse workforce and invest in economic opportunities within the county proper, it should include forward thinking in this area. |
| 5  | 3. Promote green energy and other green projects, not just high tech: we should chose to lead the Nation Capital in ushering in the 21st century. Both of those fields should create 21st century jobs in Loudoun county. If implemented correctly, Loudoun will remain clean and be a destination for hikers, bikers and other rejuvenating activities.                     |
| 6  | Consider the environment and global warming in making decisions - use solar or wind power to generate electricity for public buildings   |
| 7  | Environment and climate change: Loudoun should encourage home owners, neighborhoods and businesses to develop renewable energy   |
| 8  | Glaringly absent is the mention of clean renewable energy. Green infrastructure could mean parks and energy efficient building standards. Loudoun county has abundant sunshine and solar on commercial and residential rooftops should be part of the 21st century vision for the county.  |
| 9  | Green energy and green space. Put it back (soil). Using native plants. Part of zoning.   |
| 10 | I think we need to focus more on using renewable energy resources because coal uses up to much energy.   |
| 11 | Infill - More development is not the answer. Redevelopment must include preservation of watersheds, nature corridors, bike and walking trails. Redeveloped areas need to include clean energy.   |
| 12 | Missing renewable energy - solar panels, wind  |
| 13 | More renewable energy.   |
| 14 | Non-fossil fuel energy options   |
| 15 | Promote clean, renewable and alternative energy. Work to get Virginia, as well as Federal, tax benefits for investment in renewable energy.  |
| 16 | Renewable energy - solar, geothermal   |
| 17 | Renewable energy will be accurately measured for consumption and generation  |
| 18 | Shape: generally yes/ ok with it. Need focus on renewable energy.  |
| 19 | Sustainable - add "renewable energy sources"   |
| 20 | The county needs to focus more on renewable energy (it isn't even mentioned), better holistic planning for the future and preserving the rural area as much as possible. Otherwise, it's good  |
| 21 | Use of renewable energy  |
| 22 | Current existing infrastructure and political influence of natural gas/fossil fuel proponents. Additionally, we will have to be at the "early adopter" end of moving towards renewables and that will be politically challenging.  |
| 23 | Green power--wind, solar, hydro-electric to keep carbon footprint down   |
| 24 | More micro-grid energy / sustainability  |
| 25 | Think about technologies that make us cleaner and more energy efficient  |
| 26 | Sustainable growth with all local assets created locally and for long term use (Must repairable down to the base material). All power must be locally produced and stored. (i.e. PV panels, wind mills etc. less energy needs to be produced, no need to tie into an aging electrical grid system.) lower energy costs over all. Better security.                            |
| 27 | Nuclear power plant  |
| 28 | Don't see as many smokestacks emitting noxious fumes! More green energy stations   |

## 4.2 Support for Renewable Energy Plan/Policies (24)

*Public comments reveal a desire for a renewable energy platform that includes specific strategies to position Loudoun County as a leader in sustainability.*

| <b>Table 32. Actual Public Comments – Support for Renewable Energy Plan / Policies</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Include the County Energy Strategy, adopted by the Loudoun County Board of Supervisors in around 2008, when Andrea McGimsey was a supervisor. The strategy needs to be updated and included in the Comp Plan update. Energy needs to be part of the Comp Plan.  |
| 2  | Update and include the County Energy Strategy, adopted 3 Boards ago, into the Comprehensive Plan.   |
| 3  | The current County Energy Strategy (CES) is outdated and needs updating. If not, it will not address climate change as originally intended. In particular, at the time the CES was written, scientists did not understand the danger of natural gas and thought that natural gas would be a transition fuel to clean, renewable sources of energy. Now, though, due to natural gas leaking from pipelines, from compressor stations, from deliberate releases of natural gas from compressor station maintenance, natural gas is now known to be 97 times more potent than the primary greenhouse gas carbon dioxide. |
| 4  | 2. The Vision statement makes only a general reference to the environment by including the word "sustainability" in the last sentence. Additional words, in caps, need to be added in the last sentence: "The County will foster economic, ENERGY, & ENVIRONMENTAL INNOVATION, fiscal strength, and ECOLOGICAL REGENERATON."  |
| 5  | 4. Another objective should be added to the "Sustain" section: "Protect/preserve clean air quality through: energy efficiency building practices; promoting renewable sources of energy in public and private structures; providing mass transit within Loudoun; prohibiting car-centric development."  |
| 6  | 5. Yet another objective regarding energy should be added: "Judicious energy management by updating the County Energy Strategy, adopted December 2009, and incorporating the updated strategy to the new Comprehensive Plan."   |
| 7  | Become an award - winning recycling and renewable energy titan - green power!   |
| 8  | Develop / enhance sustainability policies   |
| 9  | Is there a long term energy goal? How will we get there if no plan?   |
| 10   | Kinda agree, lots of info, general, vague, no specific goals, nothing measurable, how do we get there? Looks wide-open, energy management - code changes?   |
| 11   | County to invest in: 1) Lack of need for renewable energy, data centers, energy innovation needs to be a part of this vision. 2) Energy and environmental sustainability needs to be added to comprehensive plan. 3) Promoting sustainable energy resources. 4) A commitment or an investment into renewable energy   |
| 12   | Energy efficiency, water conservation - add to goals  |
| 13   | Put together an energy master plan  |
| 14   | Vision or goals does not address energy at all  |
| 15   | Include climate policies - preference for carbon neutral policies   |
| 16   | Permit windmills in appropriate locations in Western.   |
| 17   | Zoning density bonuses based on energy efficiency and renewable energy generation   |
| 18   | For the most part the goals and objectives point Loudoun in the right direction. I strongly refined greater emphasis on renewable, green energy, cost effective rapid transit and greater investment in the performing arts.  |
| 19   | Future development - be a better steward of clean energy.   |

|    |   |
|----|---|
| 20 | Goal Compete, objectives 2 and 3 contradict each other. Replace objective 2 with: Become a leader in developing renewable energy sources, and work towards energy independence, resulting in new employment opportunities and a cleaner, more sustainable, environment.   |
| 21 | Loudoun to be known for world class alternative and green energy  |
| 22 | I would like to see new and redeveloped structures that address our energy future. For example, the American Public University in Charles Town, WV has a parking lot with shaded, solar powered charging stations for about 30 (or more cars). Homes and, apartment building, parking lots near the metro would make Loudoun County stand out as the smartest county in Virginia. |
| 23 | Heritage - need the speak to its sustainability; energy efficiency & sustainability - agriculture, provide better food resources - get people to get outside, green crops within their own food; water-need to conserve - educate people about water use; stewardship of land & resources   |
| 24 | Promote sustainable energy plan in public buildings and schools   |

### 4.3 Support for Solar Energy (17)

*Public comments support policies to encourage solar energy infrastructure, “solar farms,” tax incentives for solar panels, solar power facilities in County parking lots, and standards to require alternative energy facilities in new development.*

| <b>Table 33. Actual Public Comments – Support for Solar Energy</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Include the County Energy Strategy, adopted by the Loudoun County Board of Supervisors in around 2008, when Andrea McGimsey was a supervisor. The strategy needs to be updated and included in the Comp Plan update. Energy needs to be part of the Comp Plan.  |
| 2  | Update and include the County Energy Strategy, adopted 3 Boards ago, into the Comprehensive Plan.   |
| 3  | The current County Energy Strategy (CES) is outdated and needs updating. If not, it will not address climate change as originally intended. In particular, at the time the CES was written, scientists did not understand the danger of natural gas and thought that natural gas would be a transition fuel to clean, renewable sources of energy. Now, though, due to natural gas leaking from pipelines, from compressor stations, from deliberate releases of natural gas from compressor station maintenance, natural gas is now known to be 97 times more potent than the primary greenhouse gas carbon dioxide. |
| 4  | 2. The Vision statement makes only a general reference to the environment by including the word "sustainability" in the last sentence. Additional words, in caps, need to be added in the last sentence: "The County will foster economic, ENERGY, & ENVIRONMENTAL INNOVATION, fiscal strength, and ECOLOGICAL REGENERATON."  |
| 5  | 4. Another objective should be added to the "Sustain" section: "Protect/preserve clean air quality through: energy efficiency building practices; promoting renewable sources of energy in public and private structures; providing mass transit within Loudoun; prohibiting car-centric development."  |
| 6  | 5. Yet another objective regarding energy should be added: "Judicious energy management by updating the County Energy Strategy, adopted December 2009, and incorporating the updated strategy to the new Comprehensive Plan."   |
| 7  | Become an award - winning recycling and renewable energy titan - green power!   |
| 8  | Develop / enhance sustainability policies   |
| 9  | Is there a long term energy goal? How will we get there if no plan?   |
| 10   | Kinda agree, lots of info, general, vague, no specific goals, nothing measurable, how do we get there? Looks wide-open, energy management - code changes?   |

|    |   |
|----|---|
| 11 | County to invest in: 1) Lack of need for renewable energy, data centers, energy innovation needs to be a part of this vision. 2) Energy and environmental sustainability needs to be added to comprehensive plan. 3) Promoting sustainable energy resources. 4) A commitment or an investment into renewable energy |
| 12 | Energy efficiency, water conservation - add to goals  |
| 13 | Put together an energy master plan  |
| 14 | Vision or goals does not address energy at all  |
| 15 | Include climate policies - preference for carbon neutral policies   |
| 16 | Permit windmills in appropriate locations in Western.   |
| 17 | Zoning density bonuses based on energy efficiency and renewable energy generation   |

## 4.4 Support for Energy Efficiency Standards in New Development (15)

*According to these comments, the County should encourage “net zero” buildings and use incentives to facilitate energy-savings in new construction, according to the public comments.*

| #  | Comment   |
|----|---|
| 1  | All new buildings are energy "net zero" to limit utility and energy use   |
| 2  | Design and construct. Use energy & land resources efficiently.  |
| 3  | Encourage energy efficiency in new buildings and remodeled buildings. Sustainable energy incentives for residential and non-residential. No description of this in goals.   |
| 4  | Goal: Sustain, objective #7: Quantify and inventory energy use, and set goals to reduce consumption by implementing updated building codes and providing incentives for energy conserving resources such as window and insulation choices, rooftop solar and effective landscaping.   |
| 5  | Goals: *Shape: "Well-designed" is rather vague, so incorporate criteria and metrics into the goals and objectives, such as; 1. Energy efficient design of buildings and neighborhoods/centers in a manner that achieves a minimum of 50 points in LEED Neighborhood Development with a 1% density bonus for each additional point achieved. |
| 6  | High energy efficiency construction; more emphasis  |
| 7  | Home efficiency - energy efficiency, new technology - build smaller homes   |
| 8  | Infill - All new development in the county should include geothermal systems. We had it put in our old home and love it. It makes a lot of sense to do this during construction when the equipment is on site. The costs would be much less during construction than retrofitting.  |
| 9  | New development will address energy efficiency. *New development will address greenhouse gas emissions from meeting energy and transportation needs. *New development will require using design standards that reduce energy consumption. New development will include the use of renewable resources over fossil fuels.                    |
| 10 | Objectives #6 - quality needs to be defined, include stipulations for energy efficiency, LEED, Native landscapes, pervious pavements  |
| 11 | Promote green building - energy efficiency  |
| 12 | New development will address energy efficiency. New development will address greenhouse gas emissions from meeting energy and transportation needs. New development will require using design standards that reduce energy consumption. New development will include the use of renewable resources over fossil fuels.                      |

|    |  |
|----|--|
| 13 | All the new housing seems to be new developments that are even more expensive than the last. There is no need so many large homes that will use so much energy. Focusing on smaller communities will ensure that there is more land available for parks and green space. |
| 14 | Renewable energy needs to encourage smart energy community   |
| 15 | PACE program for residential and businesses to finance/allow alternative energy to eliminate HOA bubbles   |

## 4.5 Support for Renewable Energy Incentives (12)

*Public comments support the use of incentives to foster alternative, cleaner forms of energy in the County.*

| <b>Table 35. Actual Public Comments – Support for Renewable Energy Incentives</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | Can the county offer some incentive for home builders and residents to install solar panels? The payoff in less costly electricity and cleaner air would tremendous.  |
| 2   | County incentives for alternative energy in buildings   |
| 3   | Goal: Sustain, objective #7: Quantify and inventory energy use, and set goals to reduce consumption by implementing updated building codes and providing incentives for energy conserving resources such as window and insulation choices, rooftop solar and effective landscaping. |
| 4   | Incentives and development of new energy ideas. Monitor air quality.  |
| 5   | Incentivize renewable energy use  |
| 6   | Provide incentives for alternative energy/affordable housing  |
| 7   | Provide incentives for use of alternative energy  |
| 8   | Pursue renewable energy options - less power lines  |
| 9   | Support community solar use to provide for solar credits  |
| 10  | Tax incentives to build energy efficient buildings  |
| 11  | Thermal, solar incentives for developing roof shingles that are solar. Grow grass on roofs.   |
| 12  | Adaptive energy usage has to be viewed in the county and there seems to be a blank. How will county compensate for demand?  |

## 4.6 Support for Sustainable Transportation Infrastructure (9)

*Public comments encourage sustainable transportation infrastructure, such as additional electric-vehicle charging stations throughout the County and reductions in emissions and congestion.*

| <b>Table 36. Actual Public Comments – Support for Sustainable Transportation Infrastructure</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | 7. Adding electric recharge systems to all malls and planned communities and multifamily housing for electric vehicles. All vehicles will be electric by 2025. (That's 7 years). |
| 2   | Create Solar charging for all cars. Like they will at Pena Station in Denver   |
| 3   | We need more charging stations and preferably lobby Tesla for a Supercharger for fee not free.   |

|   |  |
|---|--|
| 4 | Shape: *1 There seems to be no definition of 'well-designed'. There should be a citation of a green, energy efficient building standard and minimum scoring. Also reference a green community development standard * 2. Also reference green and/or energy efficient transportation modes as preferable.   |
| 5 | 80% or more of Loudoun County residents can take reliable, clean and safe public transportation to get to work, school, and their activities.* 50% reduction in greenhouse gas emissions from personal transportation.* 80% reduction in traffic congestion.* Percentages are illustrative- detailed studies would be needed to determine indicator targets. |
| 6 | Build stable gas pipes to lower price of gasoline and gasoline stations.   |
| 7 | good - good framework - need to deal with transportation west to east - need to account for/deal with people who don't take care of environment. Need \$ for environment - need bike lanes, bike opportunities. Need more quick hit opportunities - not so far down the road. Econ dev. very important - careful on JLMA, keep rural roads rural             |
| 8 | Roadway medians to be pollinator-friendly  |
| 9 | In La Paz, Bolivia they use telefericos to get around which is more ecofriendly and would result in less trees being removed. Bolivia is one of the poorest countries in South America and was able to afford it. This could make it easier for commuters going to D.C also may become a tourist attraction and bring in more revenue for the county.        |

## 4.7 Support for County-Produced Energy (9)

*These public comments support County efforts to promote waste-to-energy facilities, community centers that utilize alternative energy sources, and locally-produced electricity.*

| # | Comment   |
|---|---|
| 1 | 3. Considering all the issues surrounding a sustainable community system I believe the following needs to be considered. All power produced in the communities considered and added to existing communities, with work force located in such community.   |
| 2 | Encourage coop. electric arrangements.  |
| 3 | Interested in improving energy generation in the county. Feels county plan docs not in great enough detail. County can make money through generation. Compete goal and sustain goal dance around the topic.   |
| 4 | Set a goal for a share of locally-produced electricity used by Loudoun County government Loudoun County can boost the economy of its western part by committing to procure a certain amount of electricity produced in the County. It would provide an additional revenue stream for owners of underused agricultural land and any Loudoun homeowner with a suitable solar exposure, while not costing Loudoun taxpayers anything beyond administration of the program. |
| 5 | County should use influence with rate to support green energy   |
| 6 | 8. Adding to all county and town buildings battery systems and PV panels. Cutting costs and adding to local security for our communities.   |
| 7 | Community centers should have comm. gardens, sustainability, energy.  |
| 8 | On topic of energy must weigh county impacts against generation ability   |
| 9 | Waste to energy facilities  |

## 4.8 Energy Use & Data Centers (8)

*Public comments support the concept of utilizing data centers to generate power—to include*

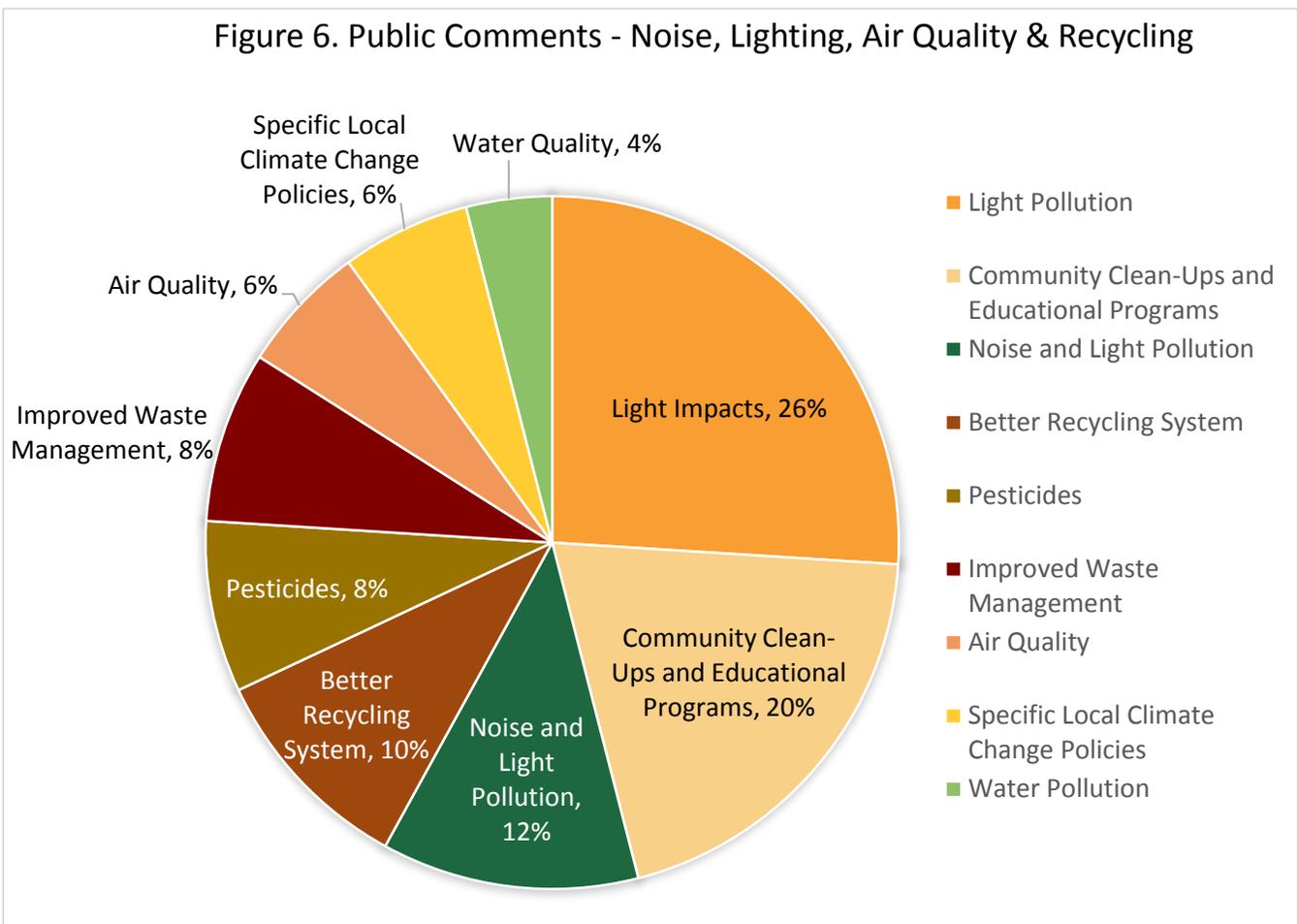
*solar panels placed on rooftops, as well as capitalizing on and reclaiming data center heat for conversion into energy.*

| <b>Table 38. Actual Public Comments – Energy Use &amp; Data Centers</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Want trees. Sick of buildings. Put solar on top of data centers.   |
| 2   | Solar panels should be installed on all the data centers to mitigate their huge energy consumption.  |
| 3   | 5. NO MORE DATA CENTERS PERIOD!!!!!!!!!!!!!! They destroy the planet by selfishly burning energy and they steal land from animals and humans. People can live without their social media, gifs, memes, apps, and absolute nonsense being put on the internet. No one cares about their selfies. Less focus on "the internet of things" and more on people, cultural programs, education, and biodiversity.   |
| 4   | Energy - develop charging stations to prepare for future development and data center usage (force to put in solar panels)  |
| 5   | More green industry-no more data centers or storage facilities. Wind farms, solar panels   |
| 6   | Sort of ...*I think the vision needs to have an energy efficiency and carbon footprint reduction plan component. Energy efficiency has become the third largest source of energy. <a href="http://www.utilitydive.com/news/aceee-energy-efficiency-lands-spot-as-3rd-largest-power-resource-in-the-us/424940/">http://www.utilitydive.com/news/aceee-energy-efficiency-lands-spot-as-3rd-largest-power-resource-in-the-us/424940/</a> That's without financial incentives such as PACE being utilized.. We have a huge source of energy we have never tapped. It is our data centers. If the energy from 1 10MW data center can provide heat for 20,000 apartment in Stockholm, our 1GW of data centers can heat 20,000,000 or more here in Loudoun. Ref: <a href="http://www.datacenterdynamics.com/content-tracks/power-cooling/energy-smart-the-world-thats-north-of-the-electricity-meter/98547.article">http://www.datacenterdynamics.com/content-tracks/power-cooling/energy-smart-the-world-thats-north-of-the-electricity-meter/98547.article</a> We need to lose the silo mentality and see the synergies.  |
| 7   | Better energy planning; consume less fossil fuels; community living to save energy; data center heat reclaiming for hot water  |
| 8   | Within the next 20 years our vision will have to include a comprehensive and synergistic mentality. The last century efforts developed community synergies for electricity, sewer, water, trains buses and transportation infrastructure. This foundation was based on fossil fuels and unlimited wasting of CO2 into the atmosphere. We are about to reap what we have sewn. However, we have opportunities to minimize our fossil fuel consumption by eliminating waste heat from being dumped in our atmosphere and alternatively using that heat to keep nearby users warm or provide them hot water. If a single 10MW data center in Stockholm provides heat to 20,000 apartments. By simple ratio we could heat 20,000,000 apartments with our existing 1GW of data centers. <a href="http://www.datacenterdynamics.com/content-tracks/power-cooling/stockholm-heat-recovery-city/98207.fullarticle">http://www.datacenterdynamics.com/content-tracks/power-cooling/stockholm-heat-recovery-city/98207.fullarticle</a> *It would be wonderful if the new definition of utility company included taking advantage of carbon reducing technologies on behalf of all customers not just the largest customers. For instance they could own rooftop solar on residential homes. After all the only benefit of overproducing on an hourly basis is to distribute that production to nearby neighbors who can't afford that luxury because of shade or other reasons. The utility company is much more capable of integrating this into their grid than individual homeowners. Also as a local "utility" company they should be providing customers the geothermal ground loops and one day integrating those individual properties similarly into a regional district heating and cooling system and a part of their charge should be to effectively insulate caulk seal and provide maximum economic benefit to all customers. Perhaps an effective combination would be to combine a PACE investment to provide the capital and allow the utility company to manage the improvements. |

# 5.0 Noise, Lighting, Air Quality & Recycling (93)

These comments relate to noise/light issues, pollution, and recycling (10%), as summarized below. Comments express support for policies and regulations to limit light pollution and preserve the County’s night skies. General concerns about both noise and light pollution are expressed. In addition, a more effective local recycling program and waste management process is suggested. Participants expressed support for Countywide clean-ups and educational programs to teach the public about environmental issues. Air and water quality are also concerns. Finally, public comments support a specific local climate change platform. A breakdown of the noise/light issues, pollution, and recycling comments is provided in Figure 6 and Table 39. Tables 40-48 provide actual public comments on noise/light issues, pollution, and recycling.

Figure 6. Public Comments - Noise, Lighting, Air Quality & Recycling



**Table 39. Number of Public Comments about Noise & Light Impacts, Air & Water Quality, and Other Miscellaneous**

| Topic  | Percentage of Topic Comments | Number of Comments |
|--|------------------------------|--------------------|
| <a href="#">Concerns about Light Impacts</a>                               | 26%                          | 24                 |
| <a href="#">Support for Community Clean-Ups &amp; Educational Programs</a> | 20%                          | 19                 |
| <a href="#">Concerns about Noise Impacts</a>                               | 12%                          | 11                 |
| <a href="#">Support for a Better Recycling System</a>                      | 10%                          | 9                  |
| <a href="#">Concerns about Pesticides</a>                                  | 8%                           | 7                  |
| <a href="#">Support for Improved Waste Management</a>                      | 8%                           | 7                  |
| <a href="#">Concerns about Air Quality</a>                                 | 6%                           | 6                  |
| <a href="#">Support for Specific Local Climate Change Policies</a>         | 6%                           | 6                  |
| <a href="#">Concerns about Water Quality</a>                               | 4%                           | 4                  |
| <b>TOTAL</b>   | <b>100%</b>                  | <b>93</b>          |

## 5.1 Concerns about Light Impacts (24)

*Public comments promote dark-sky ordinances, requirements for downward-facing light fixtures, and light curfews to preserve night skies and control and minimize light pollution.*

**Table 40. Actual Public Comments – Concerns about Light Impacts**

| #  | Comment  |
|----|--|
| 1  | Ambient light management to preserve night sky   |
| 2  | Control light pollution - night sky is important   |
| 3  | Curfew for lights - reduce light pollution at night so we can see the stars - dark sky association to consult  |
| 4  | Dark sky and VAT should have greater representation in the overall planning process  |
| 5  | Dark sky ordinances; more initiatives for this   |
| 6  | Designate spot for Loudoun Earth Day.  |
| 7  | I would like to have a light curfew in the summer months when the stars are clear and visible. I would like to see the lighting in large commercial building in western Loudoun to be dimmed or capped to let the light infiltration dimmed to allow the residences the opportunity to see the stars |
| 8  | Is there a way to have a curfew on Commercial lights after a certain hour, the reason people come to Loudoun is the view of the clear sky at night   |
| 9  | Keep the light pollution - use light wisely. Website: Darksky.org  |
| 10 | Light pollution  |
| 11 | Light pollution - reduce -point down and not up and put in specific areas.   |
| 12 | Light pollution needs to be considered for new development   |
| 13 | Make it County policy to protect dark skies and make it illegal for upward light industry  |
| 14 | Minimize light pollution in western Loudoun from development in eastern Loudoun (international dark sky standards)   |
| 15 | Positive - focus on transportation; light pollution reference (excellent). No reference to climate change - greenhouse gases emissions reduction. Set example for state.   |
| 16 | Preserve dark skies - nighttime events conflict with residents; businesses should be good neighbors  |
| 17 | Preserve dark skies and control LED lights using best practices; concerned about adverse health impacts of LED light   |

|    |  |
|----|--|
| 18 | Promote night sky policies, dark sky initiatives   |
| 19 | Shape goal - well designed should include reference to pollution & #7 - no reference to lights/placements, etc. Like light pollution + too much light, water pollution |
| 20 | Short Hill: the lights and light pollution coming from AT&T site on all night  |
| 21 | Use FOCUSED street lights (only lights the street, not surrounding area, reduce light pollution)   |
| 22 | Light aim downward   |
| 23 | Require the ATT facility on Short Hill to reduce light pollution   |
| 24 | Why is county exempt from land/light controls for county facilities/schools  |

## 5.2 Support for Community Clean-Ups & Educational Programs (19)

*Respondents request educational programs on matters such as protecting the environment, recycling, general stewardship, and community gardens. Public comments also express desire for community-wide litter clean-ups.*

| <b>Table 41. Actual Public Comments – Support for Community Clean-Ups &amp; Educational Programs</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Clean up litter/trash from highways and roads sides   |
| 2  | Organize community clean ups, more county wide events and activities  |
| 3  | Less littering  |
| 4  | Trash along the Potomac River for more access to the water  |
| 5  | Increase community cleanup and reduce traffic on 15   |
| 6  | Is road "brining" during snow events safe-educate public on safety of chemical  |
| 7  | More education about how to protect our environment (recycling, etc.)   |
| 8  | Sterling park -> open area -> Stream & drainage not maintained. Trash.  |
| 9  | We should increase no smoking signs for the ozone layer to recover.   |
| 10   | yes environment - science related issues - reduce nutrients in ponds; reach out to younger people   |
| 11   | What about a bag tax? (revenue and green)   |
| 12   | County should have a natural resources department   |
| 13   | County-wide effort to recognize sustainability and stewardship of private and public property through education, etc.   |
| 14   | Increase staff for environmental monitoring.  |
| 15   | Provide more educational workshops related to environmental issues and information that affects Loudoun County.   |
| 16   | Reinstate or create a county department of environmental services   |
| 17   | Education-environmental sensitivity can be cost effective   |
| 18   | People's self-interest will prevent them from appreciating being asked not to remove trees. Pandering to business interests (e.g. Verizon's FiOS roll-out needs) are politically unpopular. The idea of 'nuclear'-anything is unpalatable to some in the populace. Education will be needed to overcome this. |
| 19   | Support local food community (urban and community gardens)  |

## 5.3 Concerns about Noise Impacts (11)

General concern for noise impacts are expressed in these public comments.

| #  | Comment  |
|----|--|
| 1  | Preserve environment, riparian buffer; light and noise pollution (eliminate); preserve quality of life   |
| 2  | Preserve low levels of noise, light  |
| 3  | require reduction in noise and light pollution, especially in rural areas  |
| 4  | Sound pollution, light pollution, impacts to natural environment   |
| 5  | Want dark sky night light trespass and noise control   |
| 6  | Measuring noise and light  |
| 7  | More peace and quiet (noise and light pollution) dark skies program  |
| 8  | Noise ordinance  |
| 9  | Noise pollution reduced; reduced light pollution   |
| 10 | Toll road noise abatement throughout this entire region to Claiborne Pkwy  |
| 11 | (5) Sustain: Strengthen natural and historic assets. A pastoral rural landscape that incorporates appropriate scale and design of homes, commercial uses, and recreational amenities. *Define pastoral. Does "pastoral" mean long lines of tourist-filled cars, generating dust storms, road bars, dangerous drivers unfamiliar with one-lane gravel roads who run residents off the road? Does pastoral mean "hard cider" signs leading up to Bluemont and throughout Bluemont, stuck along the road (basically governmental endorsement of "please, do drink and drive in Loudoun County?" Does "pastoral" mean event entities in residential, truly agricultural neighborhoods, bringing noise, dust, crowds, buses, and non-enforcement AND non-acceptance of responsibility for enforcement by our government officials? Bluemont has been pastoral for the 22 years we have lived here. It no longer is. We seemed to have moved to a rural economy Disneyland without notice that our health, safety and welfare rights have been trampled by the government that proceeds without recognition of residential rights. Commercial uses must be limited to strictly agricultural, in the true sense, not to "ale trails" and party "event centers." As for scale and design of homes, how about requiring a "lights out" dark skies policy for western Loudoun. Prohibit those tree "spotlights" in front of those McMansions along Snickersville Turnpike and elsewhere which only light up the otherwise dark and peaceful neighborhoods. We all have trees, we do not need to light them up for everyone to see. |

## 5.4 Support for a Better Recycling System (9)

Public comments request a more effective recycling system in which more items can be recycled.

| # | Comment   |
|---|---|
| 1 | A more effective and efficient recycling system!  |
| 2 | Better recycling system   |
| 3 | Encourage recycling   |
| 4 | Expand recycling to encompass other materials not currently accepted through curb-side recycling programs such as household batteries and such. It will minimize waste and further help to promote our environment. |

|   |  |
|---|--|
| 5 | Expanded recycling programs: success will be through quantifiable amounts of lesser waste being generated. *Buried powerlines: success through a lesser number of power outages and lesser emergencies caused through downed power lines, which in turn results in savings.*Smarter-growth/infrastructure: will succeed when navigating throughout the county roads is much smoother with less traffic backups, which in turn saves time for families and gas (an environmental savings) |
| 6 | More recycling centers in Eastern Loudoun-increase # of things that can be recycled.   |
| 7 | More recycling, less trash pick up   |
| 8 | Single stream recycling everywhere (like Charlottesville)  |
| 9 | Waste stream reduction: possibly mandate recycling within the County; recycling initiative   |

## 5.5 Concerns about Pesticides (7)

*Seven public comments express concerns about the potential environmental impacts associated with pesticides.*

| <b>Table 44. Actual Public Comments – Concerns about Pesticides</b> |   |
|---|---|
| #   | Comment   |
| 1   | Ban pesticide use - save the bees, healthy kids   |
| 2   | Banning pesticides  |
| 3   | Consider the pesticide effect for a sustainable environment; policies to address environmental issues   |
| 4   | Reduce amount of pesticides in rivers and streams and land  |
| 5   | Wage cautious use of pesticides for control of ticks  |
| 6   | We need to come up with a way to measure pesticide use on all these new wineries, breweries popping up in the western part of the county. How can we have ecoganic or organic farming among increasing local pesticide use? Here is a tracking example in CA: <a href="http://www.pesticideinfo.org/DS.jsp?sk=29143">http://www.pesticideinfo.org/DS.jsp?sk=29143</a> |
| 7   | Preserving history of regions (battlefields, wildlife) - don't spray chemicals  |

## 5.6 Support for Improved Waste Management (7)

*These public comments express general support for improved waste collection and management.*

| <b>Table 45. Actual Public Comments – Support for Improved Waste Management</b> |   |
|---|---|
| #   | Comment   |
| 1   | Comprehensive community waste strategy-recycle, compost, trash  |
| 2   | Evaluate hazardous waste/dumping/contamination from landfills, quarries on the groundwater and water supply in Loudoun County |
| 3   | Improve trash disposal  |
| 4   | More emphasis on waste management, composting, etc  |
| 5   | More special waste collection   |
| 6   | More trash cans and recycling bins.   |
| 7   | Need places for composting-why are leaves going in landfill?  |

## 5.7 Concerns about Air Quality (6)

*Six public comments express concerns about air quality.*

| # | Comment   |
|---|---|
| 1 | We need to decrease air pollution and increase in community parks/nature parks                    |
| 2 | Address air quality - pollutants and nosed/emissions (lawn care, aircraft)                        |
| 3 | Less pollution  |
| 4 | Toxins from the industrial zone particularly the Sawmill Power Plant, Quarry on Cochran Mill Road |
| 5 | When environmental pollution is stopped/managed   |
| 6 | When we have a clean and environment friendly community.  |

## 5.8 Support for Specific Local Climate Change Policies (6)

*These comments request that the County address climate change via specific planning policies.*

| # | Comment   |
|---|---|
| 1 | Focus on sustainability planning (e.g. Climate Action Plan). Loudoun should aim for number one in this.   |
| 2 | Give attention to climate change and set goals to address it - make it a priority - i.e. reduce carbon footprint  |
| 3 | A notable omission is climate change. While the document mentions sustainability several times, it is worthwhile to mention the greatest challenge that humanity faces by name. While our county is likely to be spared the earliest damaging events, we need to be ready to face whatever changes are coming. I'm not sure of the best place to include it, both Compete and Sustain sections seem appropriate   |
| 4 | Loudoun County may have its own climate change in the near future with Panda Energy. It may be in the form of a localized rain forest given that the cooling was intended to be used is that of a small town. Can you image where the 5 million gallons of water that goes up into the atmosphere will fall? This needs to be studied, at least researched and monitored.   |
| 5 | Incorporate climate change into planning efforts  |
| 6 | Climate change will bring various issues. A. Migrations from shorelines B. Migrations from Earth quake prone areas. Increase severity of Storms, longer droughts, Forrest fires, pandemics. Food instability. Refugees from areas that are not environmentally, politically, economically, stable. By harnessing the natural abilities of our topography, water, air, and technical abilities we can easily overcome our issues. Money needs to stay local as well, we need to stop feeding big conglomerates there money is moved away, and keep as much as possibly in the county. Healthcare need to be reevaluated as well. All communities should have a robust clinic that can handle a disaster of any proportions for a minimum of 7 - 10 days. Robust clinics needs to include family, general, and emergency medicine. Plus at least 2 TCM herbal practioners. (Training especially from the tcm schools in China is better than most us med schools.) certs are from NCCAOM. Can diagnose better and faster than most MDs. Provided they have gone through all 5 years training and 3-5 years apprenticing. Very low overhead. |

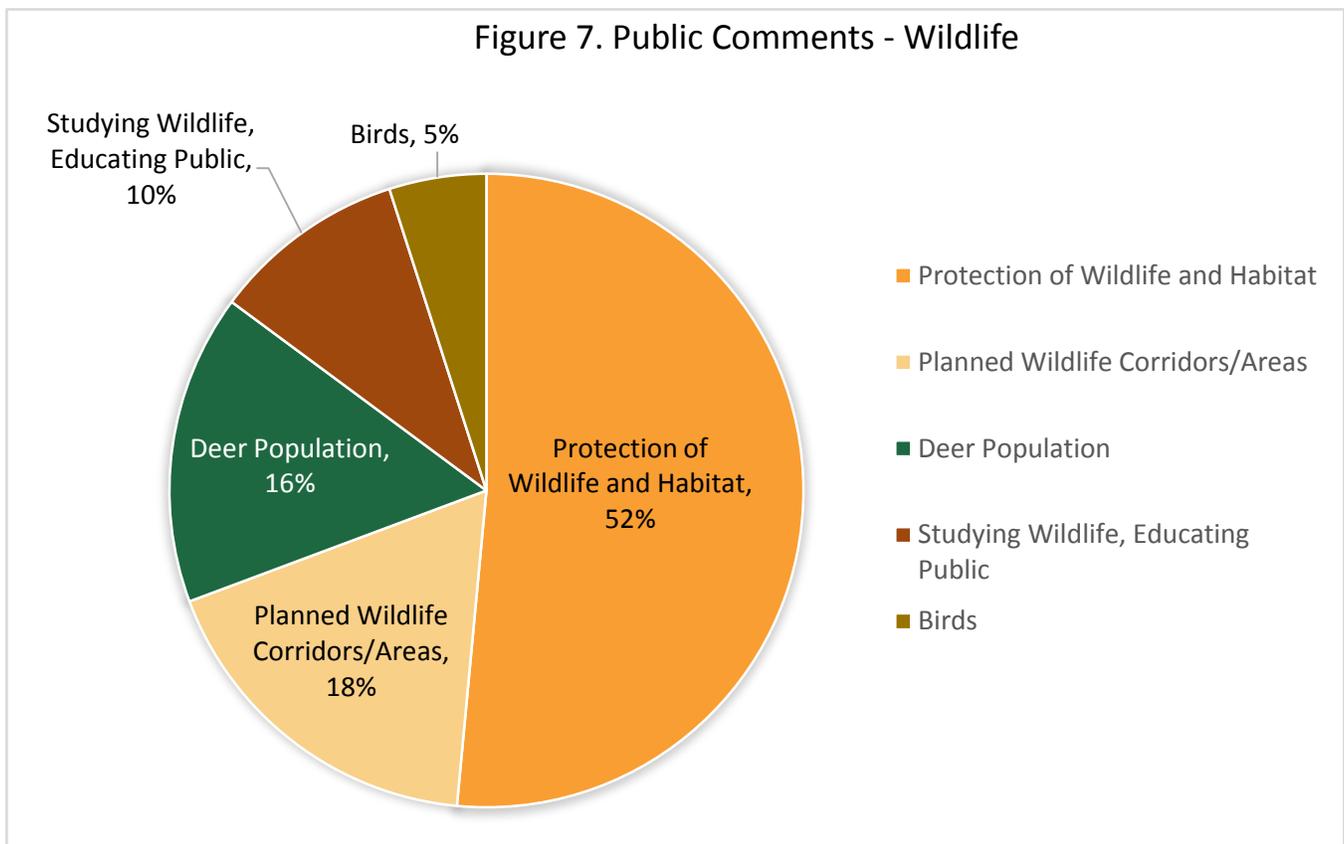
## 5.9 Concerns about Water Quality (4)

Four public comments express concerns regarding water quality.

| Table 48. Actual Public Comments – Concerns about Water Quality |  |
|---|--|
| #   | Comment  |
| 1   | Indicators could be used. We decide indicators no water pollution in County  |
| 2   | No more golf courses (destroys water quality)  |
| 3   | Want to see water pollution addressed on goals and objectives - water is life, affects everything, suggest there should be a baseline for water quality + quantity. Wells in western Loudoun can be affected by growth impacts. Baseline would foster discussion & awareness of its importance |
| 4   | We rely on the Potomac for our drinking water, yet we allow pesticides and fertilizer to run off unchecked. All waterways must have buffer zones of natural vegetation (100 ft?).  |

## 6.0 Wildlife & Habitat (62)

These comments pertain to wildlife. Comments express support for policies that protect natural wildlife habitat and for specific wildlife habitat corridor planning to minimize human impacts upon nature. Comments also suggest better control of the local deer population and the spread of Lyme disease. A breakdown of the wildlife comments is provided in Figure 7 and Table 49. Tables 50-54 provide actual public comments on wildlife.



**Table 49. Number of Public Comments about Wildlife**

| Topic  | Percentage of Wildlife Comments | Number of Wildlife Comments |
|--|---------------------------------|-----------------------------|
| <a href="#">Support for Protection of Wildlife &amp; Habitat</a> | 52%                             | 32                          |
| <a href="#">Support for Planned Wildlife Corridors/Areas</a>     | 18%                             | 11                          |
| <a href="#">Concerns for Deer Population</a>                     | 16%                             | 10                          |
| <a href="#">Support for Environmental Public Education</a>       | 10%                             | 6                           |
| <a href="#">Comments about Birds</a>                             | 5%                              | 3                           |
| <b>TOTAL</b>   | <b>100%</b>                     | <b>62</b>                   |

## 6.1 Support Protecting Wildlife & Habitat (32)

*Respondents provided comments indicating that new road construction and other development should be mindful of deer and other habitats so as not to displace wildlife. Further, land should be conserved through planned contiguous corridors to ensure wildlife habitat is protected.*

**Table 50. Actual Public Comments – Support for Protection of Wildlife & Habitat**

| #  | Comment   |
|----|---|
| 1  | 7. Loudoun County road development needs to include wildlife management, instead of interfering with the habitat and movement of deer, etc. We literally need to be mindful of nature.  |
| 2  | Assertively protect wildlife habitat and waterways and quality  |
| 3  | Blue ridge stewardship - wildlife preserve protect them. PECVA, etc.  |
| 4  | Concerned about wildlife conservation, natural conservation.  |
| 5  | Conserve land for wildlife  |
| 6  | Conserve land for wildlife, preserve green space, limit development and use smart development   |
| 7  | Enough open spaces to maintain existing wildlife  |
| 8  | Ensure contiguous wildlife corridors by maintaining rural space and wildlife habitat. Include plan for keeping habitat intact, including forested areas and wetlands for healthy watershed.   |
| 9  | Find a way to respect wildlife in the eastern half of the County; Ordinances/policies   |
| 10 | Focus and conserve wildlife habitat and native plants   |
| 11 | Focus on Hillsboro North and West for preservation of wildlife, ridgelines, environment.  |
| 12 | If you keep crowding more density into the suburbs, people will leave and move west. Protect the native wildlife, create more opportunities to be outdoors in community spaces rather than more homes or businesses,  |
| 13 | In parks we currently have improve habitats for wildlife (new parks as well)  |
| 14 | Limit impact to established communities and neighborhoods. Route new roadways appropriately to protect wildlife areas and neighborhoods.  |
| 15 | Love the libraries, parks, bike paths, but the trees are getting cut down all over the place, animals have nowhere to go, and there are so many choices of restaurants, it's only a matter of time before they start closing and no one will move in. Vacancies will not be attractive. Very poor planning lately. The board once again needs to be voted out. Many people complain about the number of restaurants and stores. |
| 16 | Need to preserve wildlife, do not develop everything.   |
| 17 | Nothing about wildlife preservation   |
| 18 | Preserve wildlife   |

|    |   |
|----|---|
| 19 | Protect space for wildlife; keep development down; preserve environment   |
| 20 | Relocate and preserve wildlife areas (all animals habitat have been displaced)  |
| 21 | See more wildlife protection  |
| 22 | Set aside more land for wildlife refuge and land use corridors  |
| 23 | Stop killing animals and trees  |
| 24 | Sustain goal : ref to wildlife - need wider road setbacks for full ecosystem - so wildlife can survive                      |
| 25 | Sustainable habitats  |
| 26 | We will have healthy wildlife throughout the County   |
| 27 | When development proposed for parcel, county should notify Loudoun Wildlife Conservancy so can relocate turtles, nests etc. |
| 28 | Wildlife (butterflies, bees etc.) increasing numbers over time  |
| 29 | Wildlife and nature are great but a lot of dead game  |
| 30 | Wildlife group - environmental - evasive species - trees and plants   |
| 31 | Wildlife. Natural habitat.  |
| 32 | Wildlife management   |

## 6.2 Support for Planned Wildlife Corridors/Areas (11)

*Wildlife corridors and areas should be planned to ensure that habitat remains and so that humans and wildlife can coexist, according to public comments.*

| <b>Table 51. Actual Public Comments – Support for Planned Wildlife Corridors/Areas</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Create wildlife corridors   |
| 2  | I believe that the vision, goals and objectives are beginning to move us in the right direction, but I do urge the county when discussing sustainability to not assume the future will be static. We can expect changes in climate and sea level in the coming decades, and land use changes in surrounding counties will impact Loudoun no matter what our goals are, so I urge working with other counties in developing plans for wildlife corridors, transportation, and open spaces. |
| 3  | Protect watersheds and floodplains from any development in Rural and Transition areas *Leave natural corridors for wildlife. *Encourage and support traditional agriculture *Prohibit rural businesses from being in residential areas, especially those that produce noise and drunk driving on rural roads  |
| 4  | We need to ensure that we protect our green spaces across the county so we maintain green infrastructure, wildlife habitat corridors, and places where humans and wildlife/nature can peacefully coexist.   |
| 5  | Wildlife corridors (incr. migration)  |
| 6  | Wildlife corridors needed.  |
| 7  | Animal habitat and hunters and humans.  |
| 8  | Lack of space for wildlife  |
| 9  | Like/want connectivity of hiking/walking trails - green for animals   |
| 10   | 4. Development is pushing animals out of their natural environment, land is being carved up to satisfy economic greed, so how about making sure nature is a part of your plan.  |
| 11   | Sustain objective #7 - want it to be more specific. Re: lighting - don't wait for state. Need it in the plan. #1 - only one mention of wildlife - need to recognize animal needs  |

## 6.3 Concerns for Deer Population (10)

*Public comments indicate that the County should control the deer population, as well as initiate proceedings to minimize the spread of Lyme disease. More deer-crossing signs are also requested.*

| #  | Comment  |
|----|--|
| 1  | Better control of the deer population, as well as spraying for ticks and maintaining plant life better to slow the rate of Lyme Disease infection.   |
| 2  | Control deer population/deer management  |
| 3  | Deer crossing signs to notify those not aware of deer population   |
| 4  | Lyme disease big - lots of deer - need corridors for wildlife to forage and have enough territory and reduce impact of lyme on people.   |
| 5  | No mention of Lyme Disease. Birth control outlet for deer  |
| 6  | Reduce the deer population - visually a lot of dead deer in highways   |
| 7  | Save the animals; consult wildlife organizations before development; deer management   |
| 8  | Shorten deer hunting season; encourage bow hunting   |
| 9  | Tick population control. Loudoun has many great parks and hiking trails but many are riddled with ticks. This limits their use. Increased tick population control would make the beautiful parts of Loudoun easier enjoy. - Check Yelp! and Trip Advisor comments for firsthand accounts of tick problems in our area. |
| 10 | Too much land is being destroyed (destroying habitats) (deer going into transportation systems) better traffic control in Lansdowne  |

## 6.4 Support for Environmental Public Education (6)

*Six public comments suggest public education about environmental resources, such as studies and online information about wildlife and invasive species.*

| # | Comment  |
|---|--|
| 1 | Complete studies on animal control to make agricultural development consistent with promoting wildlife   |
| 2 | Develop more web-based info on invasive species like the emerald ash borer. Include information on invasive plants and trees for residents to be educated on how to manage their property that also includes non-pesticide/ herbicide solutions. |
| 3 | Have a more studies/measured wildlife management policy.   |
| 4 | It's all about measuring. When we see owls and butterflies   |
| 5 | Monitoring (strims, birds. Etc) we will see an increase in growth results  |
| 6 | When invasive species have decreased and native species increased  |

## 6.5 Comments about Birds (3)

*Three public comments support the bird population.*

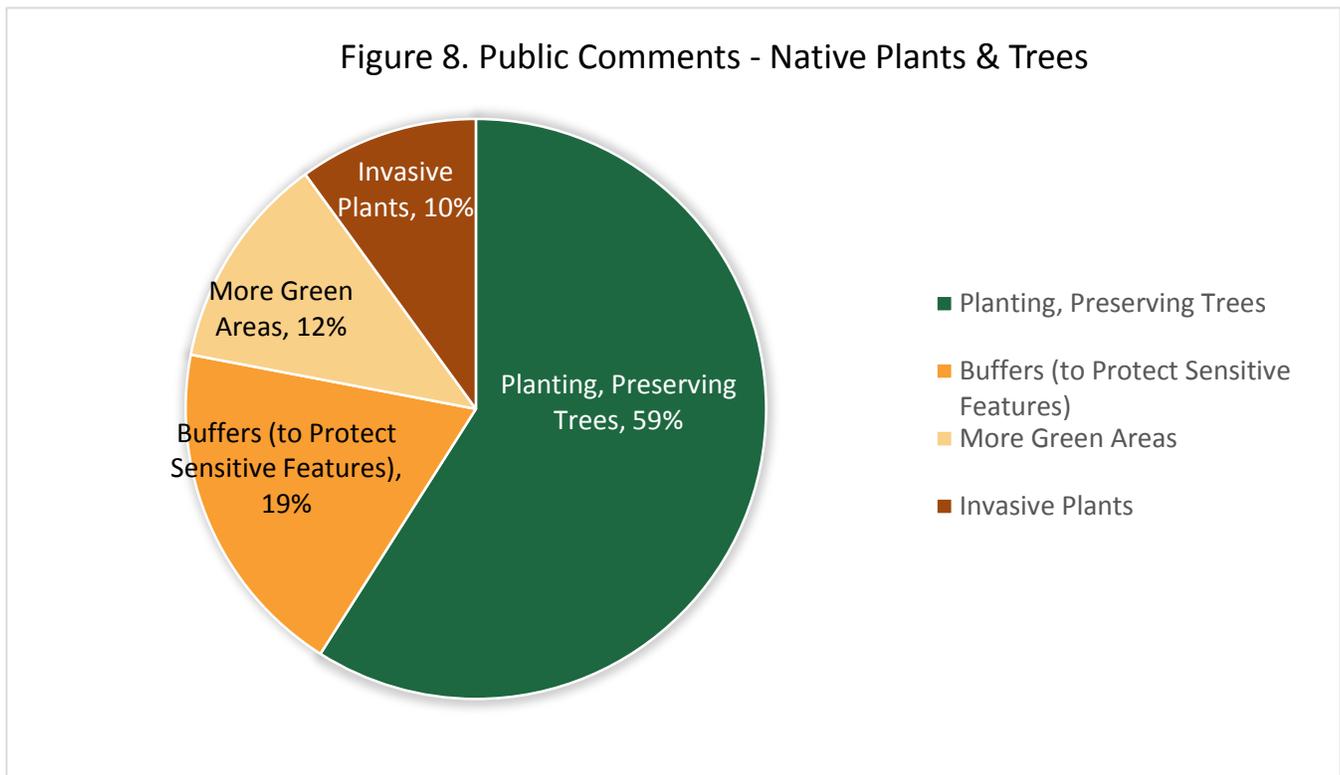
**Table 54. Actual Public Comments – Support for Studying Wildlife, Educating Public**

| # | Comment  |
|---|--|
| 1 | Bird sanctuaries-was in transition policy area; add more than just homes in transition area              |
| 2 | Office buildings 3-5 stories high kill birds. Lighting downward. (better for birds) (telecom facilities) |
| 3 | See barn owls grow in numbers  |

## 7.0 Native Plants & Trees (42)

These comments pertain to landscaping. Participants recommend using natural plantings to preclude invasive species from disrupting the natural ecosystem. Moreover, comments request that more trees be planted in the County and that natural buffers be used to protect riparian corridors. A breakdown of the landscaping comments is provided in Figure 8 and Table 55. Tables 56-59 provide actual public comments on landscaping.

**Figure 8. Public Comments - Native Plants & Trees**



**Table 55. Number of Public Comments about Native Plants & Trees**

| Topic   | Number of Comments | Percentage of Landscaping Comments |
|---|--------------------|------------------------------------|
| <a href="#">Support for Planting &amp; Preserving Trees</a>         | 59%                | 25                                 |
| <a href="#">Support for Buffers (to Protect Sensitive Features)</a> | 19%                | 8                                  |
| <a href="#">Support for More Green Areas</a>                        | 12%                | 5                                  |
| <a href="#">Concerns about Invasive Plants</a>                      | 10%                | 4                                  |
| <b>TOTAL</b>  | <b>100%</b>        | <b>42</b>                          |

## 7.1 Support for Planting & Preserving Trees (25)

*Public comments indicate a desire to plant fruit trees in parks, to encourage native trees in Homeowners Association common area, to become a Tree City USA, and to require that trees removed in new construction be replaced.*

**Table 56. Actual Public Comments – Support for Planting & Preserving Trees**

| #  | Comment   |
|----|---|
| 1  | 14. Plant fruit trees in public parks. Just because they're yummy and it would be nice.   |
| 2  | Add green - preserve green - trees, shrubs  |
| 3  | By planting trees and other plants  |
| 4  | Goal: Sustain, objective #6: Improve air quality through tree preservation, native tree planting and landscaping practices. Measure current levels of CO2 emissions and establish goals, timeframes and means for reduction.  |
| 5  | HOA developments need to plant more native trees and vegetation; don't encourage infrotation And provide buffer zones; similar to Countryside (preserve native trees); tree canopy cover  |
| 6  | Improve air quality through tree preservation, native tree planting and landscaping practices.  |
| 7  | Less is more - except when it comes to trees!   |
| 8  | Make life here more sustainable. For example, require developers to plant only native and others species requiring little or no maintenance, particularly ground covers that require very little mowing. This would help the environment and cut way down on noise and air pollution. Create tax or other incentives to encourage home owners, businesses, and HOAs to replace water hungry plants with ones that require less water and attention, including low mow/no mow ground covers.   |
| 9  | More tree plantings and replantings. If developers take trees down they need to replace.  |
| 10 | More trees for squirrels and air  |
| 11 | More trees in my community  |
| 12 | More trees/more farms   |
| 13 | Number of large trees planted   |
| 14 | Plan and budget for County to become Tree City USA  |
| 15 | Plant more trees so more oxygen is produced and we can restore the ozone layer.   |
| 16 | Plant trees, measure CO2 level in emissions and establish goals to reduce pollution.  |
| 17 | Please preserve greenery and nature by limiting development to metro station pockets. Plant more trees and preserve natural waterways and woods.  |
| 18 | Protection of land and trees, especially along roadways to help calm traffic  |
| 19 | Provide incentives for planting native species, retaining mature trees, planting more trees, and encouraging residents and HOAs to adopt plantings that are low maintenance, hardy and dont require pesticides.   |
| 20 | Stop allowing all of these data centers and more trees.   |
| 21 | The VGO references variety of housing types. Multifamily or affordable housing is being overlooked in the county. There needs to be focus on infill or redevelopment to multi-family where suburban development exists and retail or commercial to serve it has a "foothold." As a land planner, I would target existing strip, low density retail for town center style multi-family development. Drainesville RD and Rt.7 for example could redevelop this way. We need to allow more multi-family in general to bring prices down and not eat up transition area and rural area to housing, especially as fast as we are.*Development in general adds lots of impervious area and we require tree canopy coverage percentage depending on they zone. Parking lot landscaping is also required. These requirements need to be taken a step further to make sure more or even all of new impervious pavement is covered by tree canopy. Require trees to cover 90% of impervious |

**Table 56. Actual Public Comments – Support for Planting & Preserving Trees**

| #  | Comment  |
|----|--|
|    | roads sidewalks and parking. Plant larger trees. Plant trees in medians and BETWEEN the curb and sidewalk. Planting street trees behind the sidewalk does a poor job of covering the street and pedestrians don't like to walk next to traffic. Cover the hot black asphalt and reduce heat island effect. Get into a cool car that is under a tree instead of in the middle of a tarmac. Encourage light color reflective roofs as well or green roofs.*Avoid one level commercial building and pad sites that eat up lots of space at super low FAR's. Encourage multi-story and phased developments with parking garages. These need to include multi-family of course. The suburban area needs to grow up, not out! *Allow accessory dwelling units single family lots to allow another housing type, the garage apartment. This is great for lower income and it is dispersed through the community rather than in one place. |
| 22 | Tree preservation ordinance needed - replace native plants properly  |
| 23 | Preserving tree canopies over roads. Nurture canopies on roadway to reduce the heat island affect  |
| 24 | Place guard rails in environmental sensitive to preserve tree canopies so trees won't be hit   |
| 25 | Do not allow builders / developers to build homes, roads and other infrastructure if they cannot commit and plant 2 trees for every 3 or 4 trees that are cut down.  |

## 7.2 Support for Buffers (to Protect Sensitive Features) (8)

*Respondents want to protect riparian features using natural areas as buffers. The buffers may be improved with recreational trails.*

**Table 57. Actual Public Comments – Support for Buffers (to Protect Sensitive Features)**

| # | Comment   |
|---|---|
| 1 | 3 watersheds in transition area - 300ft. Buffers - BIG watershed - preserve water   |
| 2 | Protecting steep slopes and maintaining sufficient stream buffers is important for water quality.   |
| 3 | Provide 300 to 500 foot buffer protection along stream such as is being proposed for Monocacy Creek in Frederick, MD per <a href="https://www.frederickcountymd.gov/monocacyriverplan2016">https://www.frederickcountymd.gov/monocacyriverplan2016</a>  |
| 4 | Provide 300 to 500 foot riparian buffer like Frederick, MD  |
| 5 | Require trees and landscaping - green buffers.  |
| 6 | The buffer between water and land is always a precious recreation space which should always be considered for that purpose since it is so scarce. This concrete ramp into the Potomac River at Algonkian Park already exists. BUT it should be greatly expanded and improved. There should be better fishing access for children, adults and the handicapped. |
| 7 | Tree buffer historic + cultural areas. Connect with pedestrian access; emphasize historic resources, preserving historic resources - dev a more robust historic preservation/interpretation programs countrywide.   |
| 8 | Use riparian setback for amenities like mountain bike trails  |

## 7.3 Support for More Green Areas (5)

*More green space is desired by the respondents.*

**Table 58. Actual Public Comments – Support for More Green Areas**

| # | Comment   |
|---|---|
| 1 | More green along the fronts of businesses and roads.                  |
| 2 | More greenery, like grassy areas and trees.                           |
| 3 | Pollinator gardens, native plants.                                    |
| 4 | Love open landscape; wants it to stay and not be completely developed |
| 5 | More open space, ag, open space incentives                            |

## 7.4 Concerns about Invasive Plants (4)

*Public comments encourage using native plantings to avoid disruption to the natural ecosystem.*

**Table 59. Actual Public Comments – Concerns about Invasive Plants**

| # | Comment   |
|---|---|
| 1 | Concerned about balance density - trees - have we putting back the right trees that are natural. Walkability & bike lanes need to be enriched with roads  |
| 2 | Concerned about invasive landscaping species that are invading  |
| 3 | Encourage builders and homeowners to invest in native plantings that will help sustain the environment and provide habitats for wildlife. Encourage builders and homeowners to not plant and eradicate existing invasive plant species that are taking over our native plantings that support environmental issues and provide habitats for wildlife.   |
| 4 | People are stuck on the notion that we must have certain types of plants (e.g., the type that you can buy at Home Depot, or the standard types of plants provided by standard landscaping companies), and that we must attain a certain type of perfection with regard to our lawns. On the other hand, people may not understand that native plants can be planted in ways that are aesthetically pleasing. That is where the native-specializing landscaping companies, such as John Magee in Middleburg, could play a role. Some people also squirm when you suggest the need to welcome a variety of wildlife, because they expect their lawns to be an expanded version of the interior of their houses. Traditional landscaping companies would be resistant to the idea of switching over to native plants, given that it may cost them time and money to change their existing relationships with growers. However, if the market were to demand change, they would likely change accordingly. We clearly are aware of the aesthetic created by a history of landscaping practices spanning the last 150-200 years. In human terms, that is a long time. We face an enormous obstacle if we do not know, or refuse to acknowledge, the primacy of evolutionary history between flora and fauna. For example, if we do not understand that certain caterpillars rely upon specific plants for their survival, and we have few of those plants available, we risk losing both those caterpillars and the birds who depend upon them as a basic protein to raise their young. At some point, these disruptions of the ecological web of life could significantly disrupt human well-being and public health. In another example, it is often suggested that the proliferation of Lyme disease can in part be attributed to the problem of ecological disruption. Yet, we continue to plant Japanese barberry, known to spread out, and known to attract the Lyme-tick-carrying white-footed mouse. In wearing blinders that have us exclusively focused on maintaining the aesthetic history of 200 years, we destroy the ecological history of thousands of years. Loudoun's speedy development presents an enormous challenge to the health of our ecosystems. Decision-makers need to take greater care to understand impacts on the ecosystem. They need to treat ecosystems as an invaluable part of our economy. |

# Community Input Summary

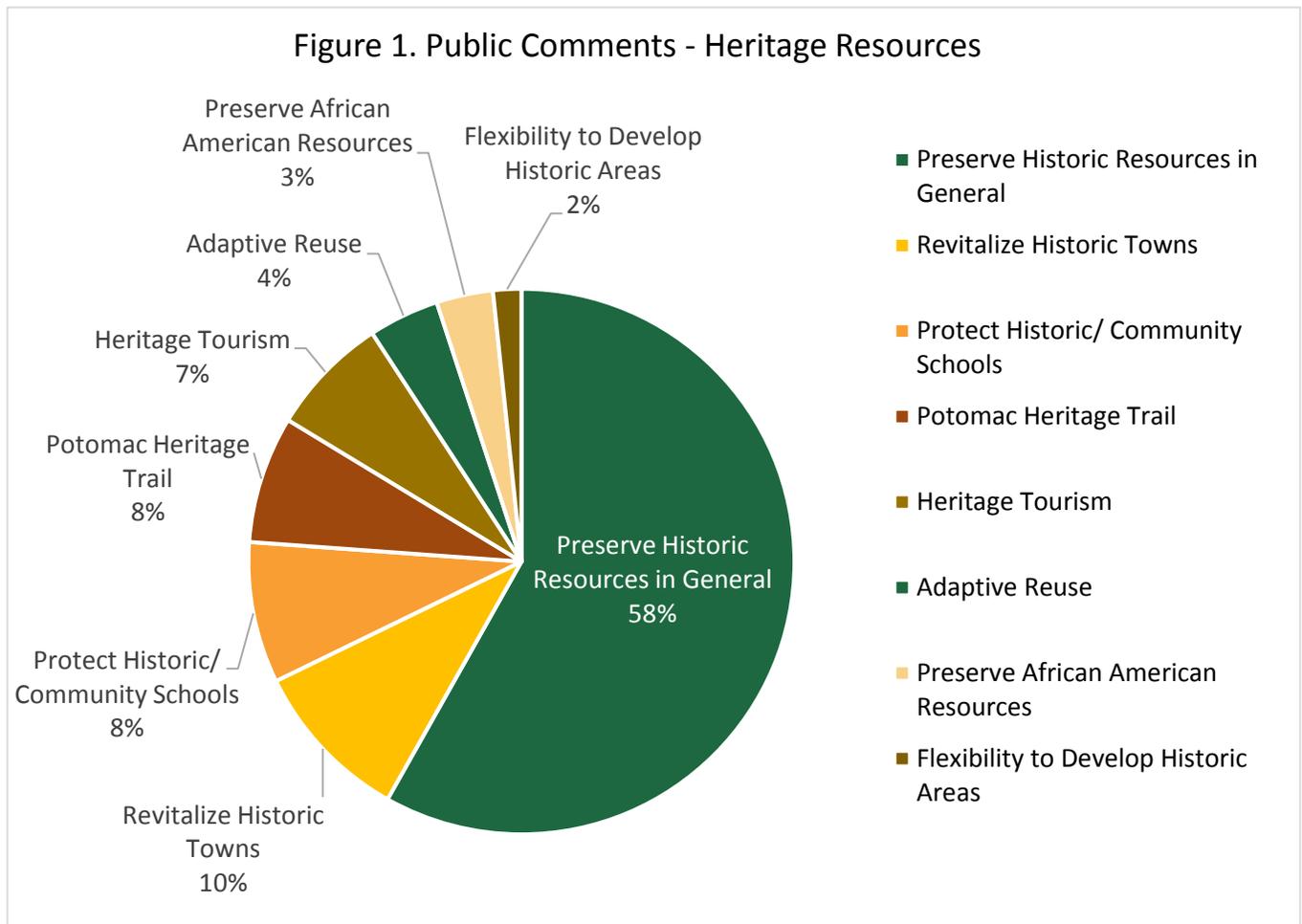
## Chapter 7

### Heritage Resources



# Heritage Resources Public Comments (239)

Almost 240 public comments received during Rounds 1 and 2 of the Envision Loudoun public input sessions were on the topic of historic, heritage, or cultural resources throughout Loudoun County. Figure 1 and Table 1 provide a breakdown of how many and what percentage of comments were received in various broad Heritage Resources categories.



| Topic  | Number of Comments | Percentage of Heritage Resource Comments |
|--|--------------------|--|
| <a href="#">Support for Preserving Heritage Resources in General</a>   | 139                | 58%                                      |
| <a href="#">Support for Revitalizing Historic Towns &amp; Villages</a> | 23                 | 10%                                      |
| <a href="#">Support for Protecting Historic Community Schools</a>      | 20                 | 8%                                       |
| <a href="#">Support for Extending Potomac Heritage Trail</a>           | 18                 | 8%                                       |
| <a href="#">Support for Heritage Tourism</a>                           | 17                 | 7%                                       |
| <a href="#">Support for Adaptive Reuse</a>                             | 10                 | 4%                                       |
| <a href="#">Support for Preserving African American Resources</a>      | 8                  | 3%                                       |
| <a href="#">Seek Flexibility to Develop Historic Areas</a>             | 4                  | 2%                                       |
| <b>TOTAL</b>   | <b>239</b>         | <b>100%</b>                              |

# 1. Support for Preserving Historic & Heritage Resources in General (139)

*To retain what makes Loudoun County unique, these public comments express general support for preserving historic, heritage, and aesthetic resources throughout the County. Respondents convey some trepidation about losing resources due to land development.*

| <b>Table 2. Actual Public Comments – Support Preserving Heritage Resources in General</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | 10-20 year plan should be focused on preserving loudoun county values that are in place now including, historical, archaeological, parks and nature preserves.   |
| 2   | A vision looks forward - this doesn't look forward - would want to change the words. Focused on historic assets, concerned about the sustain goal + the historic districts. Conflicts between zoning + historic uses.  |
| 3   | Aesthetically and environmentally high quality of life. Taxes don't need to all come from big box stores and data centers, also unique small businesses, preserving historic assets and the environment  |
| 4   | Again, my main concern is for preservation of the rural policy area, as well as historic towns and villages. I primarily would like for development to stay out of this area; however, I would welcome efforts to preserve existing historic structures, as well as efforts to drive interest in the area and support rural and town/village businesses that are consistent with the character of the area.  |
| 5   | Architecture; we have crap; bridges; improve to be more suitable for LoCo; historic aspects  |
| 6   | As a resident of western Loudoun, with an eye toward the future and an understanding that there is a unique opportunity within our county to develop new communities and foster engagement with a variety of businesses, I think the vision, goals, and objectives are thoughtful and thorough. I am concerned, though, that the balance of new opportunities and efforts to preserve Loudoun's unique and beautiful countryside, as well as its rich history, might be tipped too far in the direction of development. I am particularly concerned with the transitional policy area, as it is clear, driving west on highway 50, that residential developers are beginning to dominate the landscape. This policy area, as I understand it, was meant to provide a transition into the rural parts of the county, but the density of development is much higher than I understood it was meant to be. Ultimately, I feel that in considering a new comprehensive plan and vision for the county, the needs and goals of its rural residents to preserve our landscape and history must be treated with equal weight to the needs of its businesses and its desire, and great potential, for economic and residential growth. |
| 7   | As a rural landowner/farmer facing an unrelenting threat by developers to our irreplaceable and unique countryside, I fear that our natural beauty will be ruined forever and our history erased and paved over to line the pockets of a few. The highest and best use of the remaining Loudoun countryside is that it remain rural, with traditional farms growing food in addition to the wineries that serve as tourist attractions.  |
| 8   | Balance between protecting and preserving history and resources with what comes in future - and evolve with what will be required  |
| 9   | Better protect historic villages for posterity - improve traffic flow  |
| 10  | Build to honor and respect history of County; historic "downtowns", historic tourism   |
| 11  | Codified commitment to specific things that have been here - river, mountains, villages; resources need to be protected; officially recognize history  |

| <b>Table 2. Actual Public Comments – Support Preserving Heritage Resources in General</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 12  | Compete: Be an economic force & Connect: Bring people & places together: There is too much emphasis being placed on what is good for business and investors (building a bridge, tearing down trees only to be replaced by more and more buildings, etc.) and not enough on the existing community itself (our heritage, agriculture, focusing on current traffic flow issues rather than creating new ones by building a bridge).   |
| 13  | Conserve history of Guilford and Broad Run  |
| 14  | Conserve open space, farms, villages, roads open space, historic properties   |
| 15  | Consider Loudoun Valley as historic district  |
| 16  | Continue protecting what makes Loudoun unique. Heritage, sites, villages, old roads (rural), Small towns  |
| 17  | Couldn't fit anywhere, need to be more specific -> add while preserving its natural beauty, heritage, and environmental resources   |
| 18  | County preserves historic and cultural resources, sites, materials, archeological sites. Their integrity and our history.   |
| 19  | Design charrette to preserve historic area, fear that plan (preservation of green space) will not come to fruition  |
| 20  | Don't change Claude Moore. Need green space and parks. Mark historic site at north end of Claude Moore (Telegraph Station) at top of hill.  |
| 21  | Educate County about and protect rural road network as a scenic historic reserve  |
| 22  | Embrace diversity in west, agriculture, history, economic development-rural economy   |
| 23  | Embrace our historic buildings  |
| 24  | Establish County policy to educate citizens and visitors through its resources, such as VDH Loudoun about treasures and history   |
| 25  | Exalt in history (Virginia and Loudoun) (County and Schools)  |
| 26  | Goal - sustain - strengthen natural + historic assets   |
| 27  | Goal: Shape I am concerned that there is too much emphasis on development here. Every objective seems to stress more building. I favor limited development in suburbs and towns, but strict control over growth in both the transition and rural areas. Currently our historic sites and rural areas are a treasure both for the residents of those areas and the tourists who escape from developed areas to visit them. Western Loudoun will lose its charm if the developers have their way.   |
| 28  | Goal: sustain - What makes Loudoun unique is its commitment to preserving green space and history despite the pressure to pave over every available acre of land. The language about preservation and conservation is too vague and could apply to Any Place USA. It does not reflect Loudoun's unique niche in the environment and history. Use more language that would require developers to put open and green space in permanent conservation easements. Before they build require that they assess the impact on living systems, and require that they increase sustainable agriculture and eco-tourism. What's here would allow them to build more and more McMansion developments with easy promises of protection that later get forgotten and overlooked, and then are not enforceable. |
| 29  | Goal: Sustain: Pays mere lip service to strengthening farms, historic buildings and culturally significant landscapes. However, we need an objective that states specifically that the equine industry and the beautiful and historic areas that bring tourists from within and without the county must be protected from over-emphasis on commercial hospitality venues and those permitted must be in appropriate and safe locations.   |
| 30  | Growth should be centered around the Silver Line. The unique historical character and environment of rural Western Loudoun should be preserved for future generations. We already have thousands of housing units and businesses permitted under the current Master Plan. Do not deviate from its transition zone and allow exception after exception to ruin it, particularly for the environmental damage it would cause that will affect the water, air and other factors in the entire county.  |

| <b>Table 2. Actual Public Comments – Support Preserving Heritage Resources in General</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 31  | Hidden small natural treasures, such as the historic farm at Claude Moore Park, need to be preserved. Appending them to recreational fields or national historical sites is an excellent way to ensure their longer term survival.   |
| 32  | Historic areas - respect existence - make sure architectural surveys have enough slope   |
| 33  | Historic Preservation  |
| 34  | Historic research of sites before development occurs   |
| 35  | Historic resources - less suburban community oriented/downtowns  |
| 36  | Historical areas; place more importance on historical areas; protect landmark battlefields; horse trailers and wine drinkers don't mix   |
| 37  | Historical preservation; regional - settlements; not just civil war  |
| 38  | Historical villages will be intact   |
| 39  | History and heritage in Loudoun County. How can we appreciate without more traffic. Avoid unintended consequences.   |
| 40  | Honor the history we have, build on it, and preserve it - preserve historic resources  |
| 41  | I am concerned that the vision, goals and objectives continue to place too much emphasis on development and not enough emphasis on sustainability and preserving the rural character of the county. It is concerning to me that even in the discussion of sustainability, the focus is on "green infrastructure." We need forests, not infrastructure; fields, not "green spaces." Once that is lost, it is lost forever. I strongly support the pillars which speak to enhancing the quality of life and strengthening our natural and historic assets. I believe, however, that the plan places too much emphasis on "meeting the needs of businesses" and economic development. Loudoun County is already strong economically. We need to give greater thought to the needed services and supports to accompany that economic growth, which are lacking. For example, it's ridiculous that we're one of the wealthiest counties in the nation and we don't offer full day kindergarten - - we need to focus on funding our schools at the elementary and high school level, before we add more new home development!! |
| 42  | I don't know that one can ever say he or she has "succeeded" when it comes to protecting a valuable resource - it requires constant effort. I appreciate the subdivision policies in place in much of the RPA - I hope they are maintained and enforced. I think that the huge uptick in wineries is a great sign, and I hope to see a continued growth in industries that bring in tourists to experience Loudoun's rural and historical riches! I would be interested in any ideas for helping to preserve historical contributing structures, especially in Loudoun's historic towns and villages, including those that have fallen into disrepair or are in danger of doing so.  |
| 43  | I don't think this does nearly enough to protect the rural landscape of Western Loudoun. We need to make it a top priority to preserve the open spaces and historic landscape that makes Loudoun such an incredible place to live. Not only does it provide a wonderful place for its residents to live, but it is also the primary basis of tourism in Loudoun. We are so fortunate to have such a beautiful historic landscape and it is our duty to do everything in our power to protect and preserve it. We also need to further emphasize the importance of preserving the transition area because it is a critical buffer and protective barrier for Western Loudoun.   |
| 44  | I have some concerns about business interests and development causing major changes to eastern Loudoun County. This area is seeing so much growth already and the landscape is constantly changing. I would like to see some of the interest in retaining historic and natural areas to apply to eastern Loudoun as well.  |
| 45  | I think most importantly, the overall vision of having an inclusive community that balances the new with the older/historic ones is extremely important. The stewardship, "sustain" goal is essential to preservation of our natural and cultural resources. Keeping this vision in mind is important when we decide on road systems and future infrastructure. It is important to protect the resources and culture within our county   |

| <b>Table 2. Actual Public Comments – Support Preserving Heritage Resources in General</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
|   | especially when further developing more transportation options such as additional roadways and bridges.   |
| 46  | I think the goals and objectives do move Loudoun in the right direction. As a resident of western Loudoun, I particularly resonate with the following items: 1.accessible and safe parks and recreations spaces, 2. multi-modal transportation with an emphasis on improved public transportation and safe biking options, 3. a stronger and more diverse rural economy, 4.sustain and grow green spaces 5. support for historic resources 6. helping people age in place.  |
| 47  | I think the major obstacle is the temptation to allow additional single family home density in western Loudoun. We already have many, many homes already in the pipeline. We need to utilize density in the east, near metro, where folks can take advantage of that infrastructure to live, work, and play, while maintaining the rural west as a place for those eastern residents to play, but also a place for our farmers to PRODUCE. I live in a small 120 year old farm house, and while there are trade off's for chosing to live where I do (no high speed internet, no grocery store 10 minutes away, etc) the benefits of being able to farm, and living an area close to nature is why I live out here. In looking at our neighbors to the east in Fairfax, beyond the simple fact of the intense suburban development is that there is VERY little historic Fairfax county left. Unlike western Loudoun where we have plenty of historic homes, commercial buildings, and even schools, Fairfax has lost almost all of its history, and I think that's another thing that makes Loudoun special. So again the challenge is that when we do redevelop areas, not to lose the historic structures that made them interesting in the first place. Old homes and buildings give people a sense of place and provide a connection to our past, which makes the area seem less transient and cookie cutter. Its easy to look at a place and say "well George Washington didn't sleep there, its not historic"...but when I talked to my 80 and 90 year old neighbors about the history of my house and my property, it gives me a connection to those who went before. If my house were to be torn down, no one would be able to say "that was the first house in the area that got a radio so its where we all used to listen to the Joe Louis fights" In any event, again, don't be tempted by cutting around the edges and rezoning rural western Loudoun or allowing historic areas in our towns and county to be bulldozed. These are the things that make Loudoun special. Developers will come and go...build, and move on to the next project. But our history and our residents, especially our farmers are here for the long haul. |
| 48  | I was encouraged to see the emphasis on "unique sense of place" and the preservation of "natural and heritage resources" in the Vision for Loudoun. A key draw of moving our extended family (multiple households) to Loudoun instead Fairfax was the unique character of the communities -- which offer a blend of beautiful HOA-free self-directed communities and polished builder communities -- and deep historical roots or gathering places with a sense of longevity (such as Mosby's Landing, Oatlands Plantation, downtown Leesburg, etc). While we appreciate continued growth and the opportunities it provides, we feel strongly that Loudoun's diverse character and history is critical to maintain and what sets it apart from the increasingly sterile, artificial, and over-planned cookie-cuter environments resulting from some of the buildout of Arlington and Fairfax counties.  |
| 49  | I would like for us to retain some of the character of these mature neighborhoods. Broad Run Farms is the oldest subdivision in the county and has historic homes and so much natural area for wildlife.  |
| 50  | I would like to see sustaining Loudoun's natural and historic assets be a TOP priority. It is the most important item/goal on the list.   |
| 51  | Identify the identity of Loudoun, rural, nature, open vistas, history, and the existing factors that brought people to Loudoun, and write limitive statements not all inclusive statements.   |
| 52  | improve amenities will destroy Loudoun. Road suestem is limited but like it. Spme statements are broad - "development that integrates with historic, preserves the history. There is a desire to preserve the amenities of western Loudoun. The unique natural historic resources needs to be preserved. Recreation that are passive and low key. Sustain goal - "throughout the county"  |
| 53  | Integration of resources/natural resources/historical resources/airport/  |

| <b>Table 2. Actual Public Comments – Support Preserving Heritage Resources in General</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 54  | It is important that this new plan: incorporate the county's scenic rivers and creeks and in doing so provide protections for them including: development (include or retain current creek valley ordinances: habitat (natural flora & fauna; historical (structures & dwellings); & visual (view shed requirements); and the connections that make these rivers special and important to our county. Please recognize and include on all County Maps the designation of Scenic River" for both the Catoctin Creek and Goose Creek. The above resources need to be protected and preserved in order to retain the rural and historic character of Loudoun County that has drawn so many people to it. Development in the west must be curtailed now.     |
| 55  | It seems the vision implies and assumes growth. The first tenet is economic development and the last is to preserve history, under transportation. Should be more emphasis on preserve, protect, conserve in the Western portion of the county.  |
| 56  | Keep Western Loudoun from being covered in development. Maintain woodland spaces, everywhere. Respect historical sites.  |
| 57  | Lack of historic preservation in Eastern Loudoun. Old Vestals Camp Rd. (Old Guilford)  |
| 58  | Let me make it very, very clear that I oppose the idea of a bridge across the Potomac anywhere in the county, especially along Route 28 extended. That is my greatest concern. I am stunned that the BOS came out in favor of such an idea without giving county residents an opportunity to respond in a real public forum, not just in a written survey. Studies conducted in the past show no value to our residents -- just to those who want a easier route to somewhere else. Building such a bridge is in total conflict with your goal to strengthen natural and historic assets and enhance the quality of life of residents.   |
| 59  | Lot of historic sites - identify and protect - preserve them as develop  |
| 60  | Loudoun will remain an attractive destination for business, their workers and families so long as it isn't just like every other county in the D.C. Metro Area (poorly planned and overrun with development and traffic). The Metro train is a blessing. Let's use it fully and plan ALL new development around it. Leave the rural countryside as is. Don't let the mistakes of the past repeat themselves. The developers don't care about us. They only look for profit. Let us not let their vision hold sway. Instead let us maintain our historic connection to the country while simultaneously improving EXISTING communities and attracting more business through improved transportation infrastructure in already-approved development areas. |
| 61  | Maintain the historical areas of Loudoun (towns, etc.)   |
| 62  | Maintain zoning and land use policies that promote the agricultural economy of western Loudoun. The special part of Loudoun is that we have the suburban East and the rural West. Agricultural enterprises need a critical mass of land on which to operate and once our land base drops below a certain threshold, the rest of the industry will suffer. Our farmers and rural business owners supply our eastern Farm Markets and restaurants, while also bringing tourists to the west to visit vineyards and wineries, to bike, and to enjoy pick your own operations. We have a real special balance and place here in Loudoun, please do not do anything to lose the agricultural and historic nature of western Loudoun.                          |
| 63  | Make sure that we grow our Transition Area differently from every other suburb in America. Maximize open space and view-sheds, preserve woods and cluster housing. Protect historic and iconic cultural assets. Do not allow out of the area companies simply to come in, build thousands of houses however and leave with their profits in hand and the locals here on the hook for millions in taxes evermore.   |
| 64  | Managed, but not stagnant population and commercial growth while maintaining historic and rural nature of area   |
| 65  | Mature neighborhoods should be preserved with historical and archaeological sites not impacted   |
| 66  | Natural & Historic Assets - we have them in the western end of the county, but encroachment of change and development from the east threatens to damage what is there.   |
| 67  | Need to be careful about development in mountainous areas; balance water resources, mountain landscapes are sensitive ; need to preserve heritage/cultural resources to preserve history; maintain watershed, view sheds, landscapes in rural areas; flora/fauna; how do you support agribusiness and  |

| <b>Table 2. Actual Public Comments – Support Preserving Heritage Resources in General</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
|   | preserve the environment/rural; character?   |
| 68  | No, I do not think they move us in the right direction. I think they rely on new construction, new development and new business too heavily. Where is the concern for existing historic construction? I'm not talking token historic properties preserved for "cultural value" but a recognition that older towns often have much of what designed communities seek in a "sense of place." Where is the concern that development may need to be curtailed? And what about our existing urban and rural businesses? Where is the sense that they contribute currently and should continue to be fostered? |
| 69  | Not allow inappropriate commercial activity; preserve equine operations and historic areas   |
| 70  | Not interested in shape - only talks about housing, concerned about western emphasis on natural environment. Would like to have uniqueness, history, the historic beauty of Loudoun.   |
| 71  | old place did not achieve what it should with heritage, environmental resources, and preservational. This plan needs to achieve it this time.  |
| 72  | Our county should proudly recognize and support our rural areas and respect the atmosphere and character that they create through their historic homes, gravel roads, small local businesses and small community centered schools. *Our county should look just as it does now, a mix of rural and suburban, with no more fields cleared for homes or shopping centers and Purcellville and Leesburg should stay the size they are and stop expanding their borders.   |
| 73  | Overall agree with colleagues, very utopian, cookie cutter. Doesn't define spaces in LoCo. V,G,O, also contradictory. Cant afford jobs, increase housing and strenghten natural historic assets. Conflict lends itself to develop  |
| 74  | Pay more attention to preserving Historic areas/ Arcola School, slave quarters   |
| 75  | Pie in the sky - need to address 20 - LC is a unique & special place - natural beauty, history - rural economy - striking a balance of growth  |
| 76  | Please continue to highlight historic sites in Loudoun County and continue to protect Historic sites such as the Arcola Slave Dwelling and the Oatlands Plantation.  |
| 77  | Preservation in Eastern Loudoun (create grandfather village) in old Sterling Guiford RR are bike path)   |
| 78  | Preservation of Historic Districts and areas rural and western   |
| 79  | Preservation of historic sites; African American sites; assessment of historic sites   |
| 80  | Preserve historic and uniqueness of our towns  |
| 81  | Preserve historic character and green spaces and limit growth to high density areas around hospitals and city centers.   |
| 82  | Preserve historic places, environment and natural features   |
| 83  | Preserve historic resources; capitalize on historic culture in W   |
| 84  | Preserve historic sites.   |
| 85  | Preserve Historical landmarks and highlight their existence in the county  |
| 86  | Preserve history and historic villages. Lincoln, Hamilton, Lincoln Elementary, Waterford. Preserve historic villages.  |
| 87  | Preserve history.  |
| 88  | Preserve Natural areas. Farmland. Scenic views. Historic properties  |
| 89  | Preserve our historic and cultural resources   |
| 90  | Preserve the environment, viewsapes, and historic heritage of the County, especially in western Loudoun County, and minimize the encroachment of suburbanization   |
| 91  | Preserve the historic towns and help them thrive - i.e. help town market self better; thru car free pedestrian only downtowns  |
| 92  | Preserve the natural environmental and historical beauty of the Potomac riverfront properties  |

| <b>Table 2. Actual Public Comments – Support Preserving Heritage Resources in General</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 93  | Preserving historic landscapes, properties, proper development plan, water concerns (wells)   |
| 94  | Preserving historic places means walkable and accessible  |
| 95  | Preserving history of regions (battlefields, wildlife) - don't spray chemicals  |
| 96  | Protect cultural areas-equestrian, historic, Hillsboro-add historic district classification for Hillsboro-1700 Quarter Horses preserved   |
| 97  | protect historical sites and cemeteries during and from development....   |
| 98  | protect historical structures   |
| 99  | Protect landscape and setting of rural village in order to preserve the historic character of the villages (E.g.. Expansion of roads change the character of villages such as Lincoln)  |
| 100   | Protect natural assets and historical resources (transition to the west)  |
| 101   | Protect old Ashburn - traffic connectivity  |
| 102   | Protect our historic sites. Maintain the archaeology requirements on building projects.   |
| 103   | Protect stone fences throughout western Loudoun, along historic roadways in western Loudoun County, e.g. Beaverdam Creek Historic Roadway   |
| 104   | Protected historic areas and western Loudoun; Open spaces   |
| 105   | Protecting historic sites!  |
| 106   | Puritan and Church (Sterling); revitalize historical area and clean up W&OD Trail   |
| 107   | Quality infill development, adaptive reuse, and redevelopment of aging areas in a manner that complements, strengthens and benefits surrounding communities. 7. Development that considers and integrates unique natural, historic, and cultural resources within the design of spaces. First of all, all of these statements are very vague. To have people vote on these, you are tricking them into supporting something that they may not want. So "aging area" apparently includes destroying an entire neighborhood that has existed for over 40 years to construct a bridge to Maryland. You need to be honest and spell out your plans. The people that will benefit from that bridge, will not be paying taxes here. We pay taxes and are facing the destruction of our way of life for the "greater good". These goals and objectives should be developed by people who actually live here. Not people who do not pay taxes here and are only here to make money.   |
| 108   | Remain not over contested-modern, maintain unique character   |
| 109   | Respect for open space wildlife history water quality. Personally I think the county has already been ruined beyond repair in many areas , from short sighted attempts to succumb to developer profits and continually feed an insatiable tax basis   |
| 110   | Respect historic character; retain rural agricultural vales; and consider thoughtful development with community input and incorporate comp plan   |
| 111   | Sense of place. Many of us are naturally attracted to the architectural, agricultural and natural heritage of Loudoun. Those historical development patters, architectures and materials were constrained by our natural resources: by water, by the distance and scale our technology could afford us, by the materials we had to build our house, and by the energy we had available to us. We can create a sense of place like that by allowing our natural resources to inform our building patterns again. We should encourage passive solar design (ie require houses to be oriented to the south), more efficient building performance (net zero or net positive structures), distributed energy solutions (i.e. PV solar and solar thermal), innovative stormwater management to recharge our soil and groundwater rather than move water into sewers and outfalls, the human scale and walkable communities, functional materials. What is good for the environment is also pleasing to our sense of aesthetics. These aesthetics have a lot of value - in tourism, in land and home values (see Waterford), in meaningful sense of place... We can have a highly developed East that taxes our environment less, and a beautiful and vibrant rural West that attracts tourism and rural enterprise. |

| <b>Table 2. Actual Public Comments – Support Preserving Heritage Resources in General</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 112   | Shape #4 redev. Of aging comm., suburban? Rural - broader interpretation of infill - need to consider historic areas  |
| 113   | Stop the urban sprawl and protect rural Western Loudoun. We need specific policy protections like heavy district restrictions and so forth. The character and history of the land is too important not to have concrete protections.  |
| 114   | Success: develop a sense of place based not only in our historical and agricultural heritage, but based in the future, too. A place where children who grow up here want to stay and settle as adults. A place that does right by future generations by protecting our local and regional resources as well as contributing to a better global future. For youth, young adults: Entertainment, activities. Help give better options than drugs and other unhealthy activities. Meaningful employment, low-rent housing options. Both community oriented and standard job opportunities for young adults to fill. There are few low-rent housing options. Many cities such as Vancouver have adjusted zoning laws to allow for garage and basement apartments, for example.  |
| 115   | Support historical preservation , shutting down roads in downtown Leesburg, and facilitate more outside art events  |
| 116   | Sustain [3] to protect historical areas, for example the oldest communities in the neighborhood from being changed and developed.   |
| 117   | Sustain: Strengthen natural and historic assets Goal: A well-functioning system of green infrastructure preserving natural beauty, open spaces, and cultural assets to include agricultural land, natural, scenic and historic resources.   |
| 118   | Sustain: We have very few historic buildings in the area, however historic preservation is something we strongly support.   |
| 119   | Sustaining natural & historic assets should be #1   |
| 120   | The County should not just look like a Washington suburb. It is unique with its beauty and historical significance.   |
| 121   | The transition and rural areas will remain primarily in open space and agricultural businesses. Views, historic landscapes and environmental preservation will be the focus in these areas. Commuters from West Virginia will find alternates to Rt 9 and Rt 7.   |
| 122   | The Vision does not sound at all like a vision. Here is a suggested change: Envision Loudoun seeks to enhance Loudoun County in terms of safety, health, sustainability, education and economic innovation. Loudoun County's reputation for pleasure, freedom, history and tradition will be enhanced and a pathway to the future will be paved with high-tech innovation and a robust atmosphere for entrepreneurs and businesses.   |
| 123   | There will always be pressure from developers to extend into new areas, and I feel that, almost by definition, new subdivisions contrast with and detract from the character of rural areas of the county when they are built there. I'm a bit disturbed by the relatively high density development that has been allowed in certain parts of the TPA and what the implications might be for the RPA once this space is exhausted. I also feel that the historic character of Loudoun's small towns and villages relies heavily on the historic structures within those places. The loss of one contributing structure or the erection of one out-of-character structure could have a significant negative impact, especially in the smaller villages. I find the proposed fire station in Aldie that relies on the destruction of historic houses (though ones currently in relative disrepair) disheartening, and I hope that the county makes future decisions that preserve, rather than detract from the historic character of these places. |
| 124   | Traffic concerns, rural heritage preservation; too much development & encroachment. Utilizing renewable energy sources, agricultural preservation - land use.   |
| 125   | Transit area - environment, rural economy, historic preservation, rural businesses, keep open space.  |
| 126   | Tree buffer historic + cultural areas. Connect with pedestrian access; emphasize historic resources,  |

| <b>Table 2. Actual Public Comments – Support Preserving Heritage Resources in General</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
|   | preserving historic resources-dev a more robust historic preservation/interpretation programs countrywide.  |
| 127   | Vested developmental corporate interests and shareholder profit driven companies will seek the cheapest ways to exploit their land holdings during development. Their duty in business is to maximize shareholder return and not reduce the burden of the taxpayers of Loudoun or protect our local vision of where we live. We must have leaders who will have a spine and stand-up for this County's residents and our legacy and history and ensure development is done according to our needs. Our planning structure must reflect that we welcome business that PARTNERS with our efforts and goals and not conflict with it.  |
| 128   | Vision includes nothing in it. To include preserving heritage; more livable   |
| 129   | Vision statement: Want to see preservation of natural + historic assets in the front in the vision statement. The county will actively protect historical properties. Actively preserve natural + historic assets.  |
| 130   | Vision, goals, and objectives sound fine there seems to be scant emphasis on historic preservation.   |
| 131   | Vision: 1st - summary of where we are currently - does not offer toward a future tense - 2nd sentence speaks to vision, but economic innovation & fiscal strengths are similar - not inclusive of history & preservation. Need to include the desires of the people - residents - community driven  |
| 132   | Vision: does not express the identity of the community (no real identity) (conservation/historical). Natural places, unique unit use of community. More specific what county is. Who we are? Outdoor, parks, agriculture.   |
| 133   | Vision: make sure we don't lose historical relevance  |
| 134   | Want to make sure we conserve natural and historic areas as we grow   |
| 135   | We need public input on how best to preserve historical structures in Loudoun County, other than existing committees  |
| 136   | We need to carefully protect our established and historic neighborhoods.  |
| 137   | We will know we succeeded when we stop building new schools, when the schools are not over crowded, when we stop threatening to close schools to cut operational costs, when our schools offer k-12 foreign language instruction and don't need the parents to BYO Technology and when the schools are supporting our farmers by serving food grown right here in Loudoun and when the schools are funded every year without making cuts. It would be difficult to clear area or convert the W&OD to rail, but we need to acknowledge that mass transit is ecological and reduces cars and congestion - that exists today without the planned new residents. There should be mass transit options from West Virginia to DC be it rail/metro or bus (all day service). Our county should proudly recognize and support our rural areas and respect the atmosphere and character that they create through their historic homes, gravel roads, small local businesses and small community centered schools. Our county should look just as it does now, a mix of rural and suburban, with no more fields cleared for homes or shopping centers and Purcellville and Leesburg should stay the size they are and stop expanding their borders. |
| 138   | Yes. It is in the implementation that the issues lie. Loudoun has a singular mix of historic countryside combined with proximity to the Nation's Capital. Just allowing housing and suburban sprawl to take over will not allow the envisioned goals to be reached. The historical heritage of the western part of the country would be lost. The extension of the metro is a frightening prospect unless the County Supervisors hold the line and assure development occurs only around them and not in the transition area or the rural west. We do not need more roads--we need improvements to existing roads. Please, NO MORE HOUSING DEVELOPMENTS in transition or rural areas to wreck our water supplies, rural economy, traffic, budget, etc.  |
| 139   | Zoning in old Ashburn should help preserve the historic nature of the village and prevent high density development. To help preserve the scenic nature of Ashburn Road, the road should not be widened between Farmwell/Ashburn Farms Blvd and Gloucester Parkway. For the same reason, Hay Road should also not be widened in old Ashburn.   |

## 2. Support for Revitalizing Historic Towns & Villages (23)

*In these public comments, respondents express a desire to revitalize historic towns and villages.*

| <b>Table 3. Actual Public Comments – Support Revitalization of Historic Towns &amp; Villages</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Puritan and Church (Sterling); revitalize historical area and clean up W&OD Trail   |
| 2  | Establish Heritage department or division (with a budget) that focuses on County own history resources  |
| 3  | Establish performance arts center so residents dont have to fight their way in and out of dc to see accomplished performers. This could revitalize historic leesburg  |
| 4  | Have more teen activities in downtown Leesburg  |
| 5  | How to make a historical area. Talk about developing to historic area plaza and government building and ice cream and neighborhood asset - stop off bike trail.   |
| 6  | I think we need to have more activities for teens in downtown not just for adults   |
| 7  | Leesburg - a gem in the rough; historic lamps; 2nd floor buildings are commercial are vacant  |
| 8  | Leesburg needs more development to revitalize their downtown core.  |
| 9  | More people living, working and experiencing the historic towns. Building spaces fully rented, vibrant downtowns, family friendly activities.   |
| 10   | Need to make downtown more busy, keep the small businesses but maybe put in 2 big name stores like Forever 21, Pink, Torrid, etc. It would allow for more profit and more teens going downtown and seeing how beautiful it is.  |
| 11   | Nighttime regulations, updating and modernizing buildings and spaces in historic downtowns to attract businesses, parking, no family friendly businesses currently in downtown historic Leesburg  |
| 12   | No mega town centers. Deeply refurbished old towns which will maintain their quaint and attractive qualities. They will drive tourism.  |
| 13   | Our downtown areas are filled with banks. We need more restaurants and shops. Village Market where Wegman's is must charge an absurdly high amount in rent, as they have had terrible turnover with shops fleeing in the night. We need a post office, a liquor store, more places to eat and shop. |
| 14   | Preserve the historic towns and help them thrive - i.e. help town market self better; thru car free pedestrian only downtowns   |
| 15   | Putting money into historic district downtown Leesburg - need more viable businesses  |
| 16   | Revitalization of historic villages (with convenience retail/commercial)  |
| 17   | Revitalize the historic towns   |
| 18   | Shopping in Leesburg - help historic Leesburg - cut traffic on King and Market & Loudoun streets - pedestrian zone  |
| 19   | Support for downtown Leesburg and other towns; commercial area  |
| 20   | Support local businesses and historic and retail options rather than chains. Unique and livable   |
| 21   | Towns have own development policies and county needs to coordinate development to preserve  |
| 22   | Tree buffer historic + cultural areas. Connect with pedestrian access; emphasize historic resources, preserving historic resources - dev a more robust historic preservation/interpretation programs countrywide.   |
| 23   | We need to raise the tax rate to take care of our own infrastructure needs instead of relying on developers to build infrastructure and job centers which in turn brings new residents. Stop the cycle now by enacting  |

strict restrictions on development and zoning that keeps open rural spaces and supports organic town growth and historic areas rather than developer created neighborhoods.

### 3. Support for Preserving Historic Schools (20)

*Public comments indicate that some respondents value smaller, historic schools. The belief is that smaller, historic schools promote a sense of community and contribute to the neighborhood character.*

**Table 4. Actual Public Comments – Support for Preserving Historic Schools**

| #  | Comment  |
|----|--|
| 1  | Develop, commercial, employment are all over it. Nothing saying sustain. Preservation should be upfront. Look at redev - take care of who is here now. No more houses, no new jobs - recognize important value of small schools. List these schools in the comp plan. protect these schools. no ped access to schools  |
| 2  | Encourage a more local approach to education and continue quality of schools   |
| 3  | Enhancing/encouraging "smallness" (e.g.. Villages, schools). Density in villages.  |
| 4  | Have more community based schools; keep distances from home to school close by; share resources; virtual classrooms  |
| 5  | I strongly support maintaining small community centered schools in the historic, rural communities. Hamilton, Lincoln, and Waterford Elementaries are treasures and as such, should be free from absorption into the larger super schools.   |
| 6  | I think it is incredibly important to preserve and treasure important parts of our unique past while moving Loudoun forward. To this end I think we need to preserve and protect some of our oldest, smallest schools in the county.   |
| 7  | Maintain balance between large and small schools and community schools   |
| 8  | Maintain small schools - historic schools - original   |
| 9  | Our county should proudly recognize and support our rural areas and respect the atmosphere and character that they create through their historic homes, gravel roads, small local businesses and small community centered schools. *Our county should look just as it does now, a mix of rural and suburban, with no more fields cleared for homes or shopping centers and Purcellville and Leesburg should stay the size they are and stop expanding their borders. |
| 10 | Pay more attention to preserving Historic areas/ Arcola School, slave quarters   |
| 11 | point: this is a good way to be a part of the community -> based around schools  |
| 12 | Preserve ag history-bridge past to future, connect Easter economic centers to understanding of Western agricultural tradition-preserve views-focusing in small communities like Philomont, Hillsboro, Airmont, Lincoln   |
| 13 | Preserve historic/older school (i.e. Lincoln, Waterfall, Hillsboro)  |
| 14 | Protect and preserve local community schools   |
| 15 | Reinvigorate small towns to preserve sense of community, smalls schools  |
| 16 | Should keep schools "smaller" - not the larger size that are now being built in Loudoun, especially elementary   |
| 17 | Small Community Centered Schools. Numerous national studies over the past decade have documented that smaller schools create a greater sense of belonging to the community which results in; higher academic success; higher graduation rates; increased likelihood to take advanced level courses increased participation   |

|    |   |
|----|---|
|    | in extra-curricular activities and higher teacher satisfaction. Despite these studies there is a continued trend in Loudoun to build elementary schools that are twice the size of the national average elementary school AND larger than the national average high school. Small community centered schools = student success particularly for ELL and low income learners who thrive in a small school environments. New schools development should include a full life cycle cost analysis that includes land, transportation and residential housing patterns. Smaller schools suited to each neighborhood would also reduce boundary changes, lower transportation time and cost and create healthy walk areas. Larger schools are not cheaper because they require additional administration and teachers to operate effectively. SMALL SCHOOLS IN HISTORICAL RURAL COMMUNITIES ARE INTEGRAL TO THE VILLAGES/TOWNS AND SHOULD BE KEPT OPEN as they support the thriving rural areas that are the corner stone of the western Loudoun agricultural tourism industry. |
| 18 | Small schools (maintain and don't threaten to close)  |
| 19 | Smaller public school centers; smaller schools are better schools   |
| 20 | Specific strategy to preserve villages (13) to include keeping schools, post offices  |

## 4. Support for Extending Potomac Heritage Trail (18)

*Public comments indicate that there is support to extend the Potomac Heritage Trail. Comments reflect a desire for a connected trail system along the Potomac River and greater public access to the Potomac River for recreational uses.*

| #  | Comment  |
|----|--|
| 1  | Boat ramps so canoes and kayaks can get access to the Potomac River.   |
| 2  | Completed scenic route for the Potomac Heritage National Scenic Trail along the Potomac corridor in Loudoun County. *Trails along Goose Creek, Broad Run, Sugarland Run *Established Loudoun Comprehensive Trails Plan and position of Trails Coordinator  |
| 3  | Connect Potomac Heritage Trail through Broad Run development and with a bridge over Broad Run itself. The trail is a major asset, it will be much more valuable with a removal of this interruption.   |
| 4  | Connect Potomac Heritage Trail.  |
| 5  | Develop more access to the Potomac River for business, as well as recreational use.  |
| 6  | extend heritage trail  |
| 7  | Goal connect: multi-use trails invest for horses, bikes, pedestrians + in Potomac heritage trail   |
| 8  | Please focus more on the sustaining our natural places and creating new ones. I am not interested in adding so many businesses that there are no more parks or hiking or relaxing in nature isn't possible. There are already too few places for hiking in Loudoun County. I'd like to see the Potomac Heritage Trail expanded and kept up better and having it advertised. Economic growth is necessary for building new parks and nature places but let's not focus so much on adding data centers and strip malls that places like Keep Loudoun Beautiful Park or Bolen Park or other places are ignored. Parks like Olde Issac Walden or the Oatlands are not enough. It has been proven over and over that being in nature is necessary for our well-being. Let's make Loudoun the leader in this initiative. And lastly, traffic is terrible through places in Ashburn and Loudoun County. Adding businesses and data centers and more strip malls only adds to that congestion. I know that the majority of us have had enough. |
| 9  | Potomac Heritage Trail should be pursued   |
| 10 | I was at the meeting in Sterling, what I would like to add is, in the future is more public fishing access to  |

|    |   |
|----|---|
|    | Goose creek and the Potomac river and Broad run creek, and other creeks in the county. Not every one owns a boat.   |
| 11 | Loudoun is surrounded by beautiful Potomac river. The parks nearby river could be better. To attract more visitors parks should create a beach like area and have boats. This should add more beauty to Loudoun.  |
| 12 | Want more access to Potomac, recreation of all kinds, at Mtn. ranges, reservoirs  |
| 13 | We need a system of walking trails along the Potomac River. Work with the various homeowners associations for a daytime permitted use of riverside trails.  |
| 14 | Provide more safe river access points to creeks in Loudoun and along Potomac River  |
| 15 | We need to use the Potomac-rec & entertainment-under utilized   |
| 16 | More work with bike/ped plan - areas of off road trails; Appalachia area - Potomac River  |
| 17 | The buffer between water and land is always a precious recreation space which should always be considered for that purpose since it is so scarce. This concrete ramp into the Potomac River at Algonkian Park already exists. BUT it should be greatly expanded and improved. There should be better fishing access for children, adults and the handicapped. |
| 18 | goal shape is redundant. Need to mention telework, IT infrastructure. Ref compete - no way to legally access Potomac, goose creek   |

## 5. Support for Heritage Tourism (17)

*Citing economic benefits, public comments indicate support for heritage tourism within historic towns and villages.*

| <b>Table 6. Actual Public Comments – Support for Heritage Tourism</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | Better branding of existing historical areas (behind Lansdown); Civil War Bridge, etc.  |
| 2   | Build a more robust arts community to include performing art centers, museums; develop interpretive historic districts; leverage Loudoun County cultural arts and history   |
| 3   | Build to honor and respect history of County; historic "downtowns", historic tourism  |
| 4   | Goal: Shape: one objective speaks of complementing surrounding development with distinct rural form and another asks that development "consider" natural and historic resources. They feature "development." We need an objective of preserving Loudoun's unique rural resources--agriculture, open space, and historical tourism. We know many people in east and west expressed this goal; why are you omitting it?   |
| 5   | Goal: Sustain: Pays mere lip service to strengthening farms, historic buildings and culturally significant landscapes. However, we need an objective that states specifically that the equine industry and the beautiful and historic areas that bring tourists from within and without the county must be protected from over-emphasis on commercial hospitality venues and those permitted must be in appropriate and safe locations.   |
| 6   | I support further density around the coming metro development but I strong support holding the present zoning in the transition area. I want to keep the western Loudoun area as open as possible thereby allowing agricultural, equestrian and heritage tourism activities that bring in support for the county without the infrastructure costs in additional schools and road improvements. Keeping western Loudoun as rural as possible is a win win for the entire county! |
| 7   | Keep western Loudoun a place that supports traditional ag, but is respectfully friendly to tourism and heritage tourism industry  |
| 8   | More people living, working and experiencing the historic towns. Building spaces fully rented, vibrant downtowns, family friendly activities.   |
| 9   | Morven Park is a nonprofit historic estate that is open to the public 365 days a year; however, despite the   |

|    |   |
|----|---|
|    | fact that 200,000 visitors use the park every year, we are still not well known, especially to eastern Loudoun residents. By offering programs through improved facilities, like a multi-purpose events arena, we will know we've succeeded as more people rely on Morven Park for their recreational and cultural activities.  |
| 10 | No mega town centers. Deeply refurbished old towns which will maintain their quaint and attractive qualities. They will drive tourism.  |
| 11 | Preserve historic resources; capitalize on historic culture in W  |
| 12 | Preserve Historical landmarks and highlight their existence in the county   |
| 13 | Preserve important things that draw people here   |
| 14 | Promote more of Loudoun's history   |
| 15 | Respect historical sites because they are great and make money; promote them  |
| 16 | Sense of place. Many of us are naturally attracted to the architectural, agricultural and natural heritage of Loudoun. Those historical development patters, architectures and materials were constrained by our natural resources: by water, by the distance and scale our technology could afford us, by the materials we had to build our house, and by the energy we had available to us. We can create a sense of place like that by allowing our natural resources to inform our building patterns again. We should encourage passive solar design (ie require houses to be oriented to the south), more efficient building performance (net zero or net positive structures), distributed energy solutions (i.e. PV solar and solar thermal), innovative stormwater management to recharge our soil and groundwater rather than move water into sewers and outfalls, the human scale and walkable communities, functional materials. What is good for the environment is also pleasing to our sense of aesthetics. These aesthetics have a lot of value - in tourism, in land and home values (see Waterford), in meaningful sense of place... We can have a highly developed East that taxes our environment less, and a beautiful and vibrant rural West that attracts tourism and rural enterprise. |
| 17 | Signs for historic sites - promotion.   |

## 6. Support for Adaptive Reuse (10)

*Ten public comments support adaptive reuse of existing historic buildings.*

| <b>Table 7. Actual Public Comments – Support for Adaptive Reuse</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | Adaptive reuse of older buildings   |
| 2   | County should facilitate the permitting to preserve and reuse historic buildings. Waivers for historic buildings  |
| 3   | In order to grow as a county & attract jobs need to have some sort of redev incentives like spectrum of housing, infill, adaptive reuse #7 under shape  |
| 4   | Land in the transition should remain low density, semi rural, and only small country stores and small community businesses that utilize historic structures should be allowed.  |
| 5   | Maintain or reuse but don't destroy maturing neighborhoods - Arcola as example.   |
| 6   | Make easier to reuse old building. Things are not always designated as historical doesn't mean it is not important to community   |
| 7   | Old Ashburn - save old buildings, make them into something  |
| 8   | Preserve/repurpose historic buildings (not just in the west)  |
| 9   | Pursue adaptive reuse of buildings  |
| 10  | Quality infill development, adaptive reuse, and redevelopment of aging areas in a manner that complements, strengthens and benefits surrounding communities. 7. Development that considers and integrates unique natural, historic, and cultural resources within the design of spaces. First of all, all of these statements are very vague. To have people vote on these, you are tricking them into supporting something that they may |

not want. So "aging area" apparently includes destroying an entire neighborhood that has existed for over 40 years to construct a bridge to Maryland. You need to be honest and spell out your plans. The people that will benefit from that bridge, will not be paying taxes here. We pay taxes and are facing the destruction of our way of life for the "greater good". These goals and objectives should be developed by people who actually live here. Not people who do not pay taxes here and are only here to make money.

## 7. Support for Preserving African American Heritage Resources (8)

*Eight public comments indicate support to specifically preserve or recognize African American historic sites.*

| <b>Table 8. Actual Public Comments – Support for Preserving African American Heritage Resources</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | Please continue to highlight historic sites in Loudoun County and continue to protect Historic sites such as the Arcola Slave Dwelling and the Oatlands Plantation. |
| 2   | African Day, Jamaican Day, Greek fairs--have County help promote and facilitate   |
| 3   | Conserve history of Guilford and Broad Run  |
| 4   | Pay more attention to preserving Historic areas/ Arcola School, slave quarters  |
| 5   | Preservation of historic sites, specifically African American Historic Sites.   |
| 6   | Preservation of historic sites; African American sites; assessment of historic sites  |
| 7   | Preserve historic landmarks (e.g. Belmont slave cemetery)   |
| 8   | Preserve history i.e. slave cemetery  |

## 8. Seek Flexibility to Develop Historic Areas (4)

*Four public comments indicate a desire for greater flexibility to develop within historic areas.*

| <b>Table 9. Actual Public Comments – Seeks Flexibility to Develop Historic Areas</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Flexibility to develop historic villages when working w/ floodplain areas   |
| 2  | Managed, but not stagnant population and commercial growth while maintaining historic and rural nature of area                                  |
| 3  | More flexibility in Historic areas to insure viability. Keeping those places relevant   |
| 4  | Respect historic character; retain rural agricultural vales; and consider thoughtful development with community input and incorporate comp plan |

# Community Input Summary

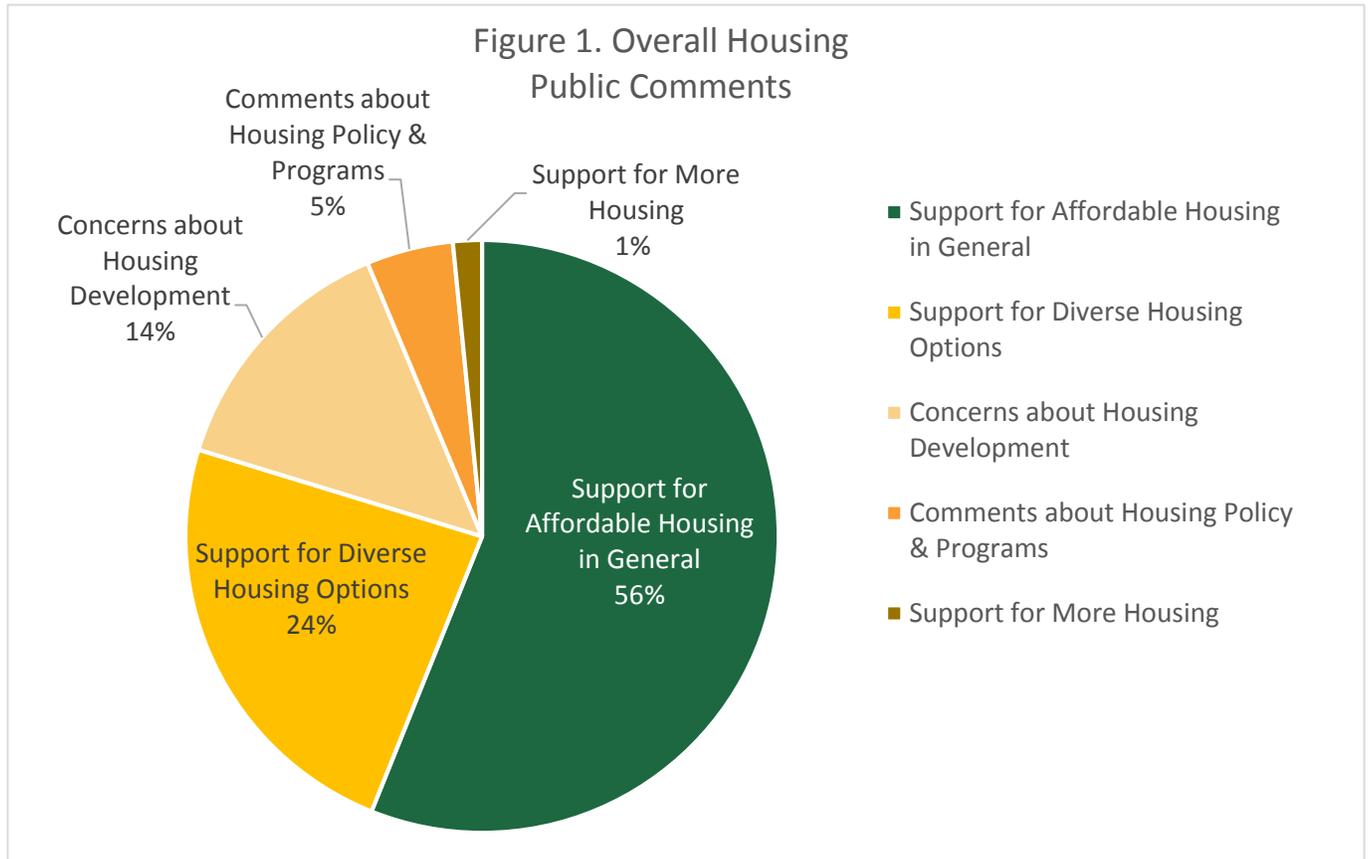
## Chapter 8

### Housing



# Housing Comments (444)

More than 440 of the public comments received during Rounds 1 and 2 of the Envision Loudoun public input sessions pertained to housing. Figure 1 and Table 1 provide a breakdown of how many and what percentage of comments were received in various broad housing categories.



| Topic  | Number of Comments | Percentage of Housing Comments |
|--|--------------------|--------------------------------|
| <a href="#">Support for Affordable Housing in General</a>      | 253                | 56%                            |
| <a href="#">Support for Diverse Housing Options</a>            | 110                | 24%                            |
| <a href="#">Concerns about Housing Development</a>             | 59                 | 14%                            |
| <a href="#">Comments about Housing Policies &amp; Programs</a> | 21                 | 5%                             |
| <a href="#">Support for More Housing in General</a>            | 7                  | 1%                             |
| <b>TOTAL</b>   | <b>444</b>         | <b>100%</b>                    |

# 1.0 Support for Affordable Housing (253)

Almost half of the housing comments received centered on the topic of affordable housing. Participants commented generally about the need for more affordable housing, as well as housing for specific groups—workforce, disabled, seniors, and millennials—who currently have difficulties securing affordable housing in the County.

Figure 2. Affordable Housing - Public Comments

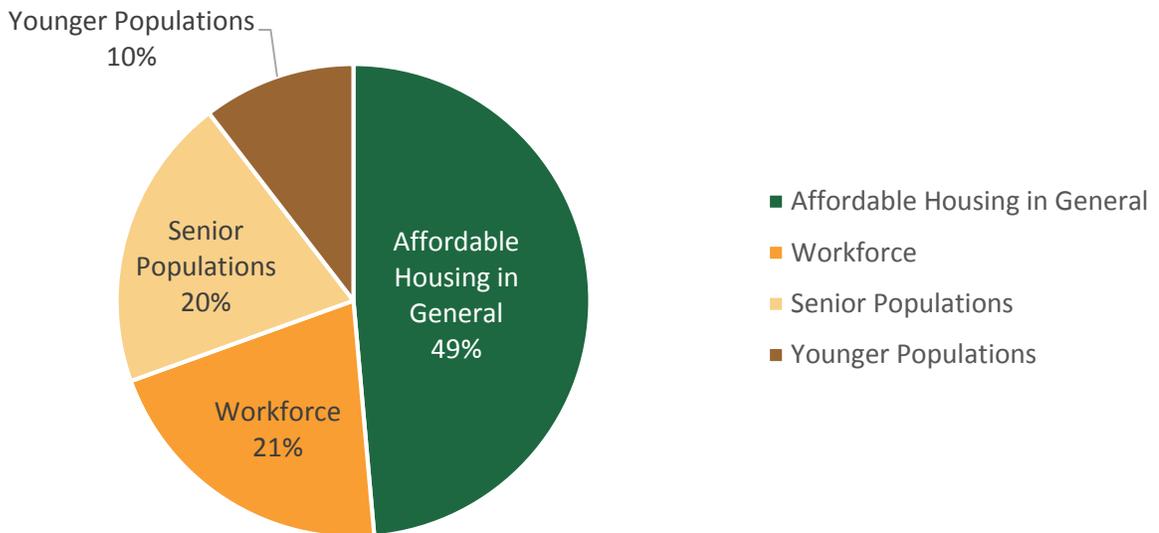


Table 2. Total Support for Affordable Housing Public Comments

| Topic  | Number of Comments | Percentage of Affordable Housing Comments |
|--|--------------------|---|
| <a href="#">Support for Affordable Housing in General</a>              | 121                | 49%                                       |
| <a href="#">Support for Affordable Housing for the Workforce</a>       | 52                 | 21%                                       |
| <a href="#">Support for Affordable Housing for Senior Populations</a>  | 50                 | 20%                                       |
| <a href="#">Support for Affordable Housing for Younger Populations</a> | 26                 | 10%                                       |
| <b>TOTAL</b>   | <b>249</b>         | <b>100%</b>                               |

## 1.1 Support for Affordable Housing in General (121)

Table 3. Actual Public Comments – Support for Affordable Housing in General

| # | Comment   |
|---|---|
| 1 | "Spectrum of housing" does not equal "affordable". This section is lacking. |
| 2 | 1. Affordable housing   |

| <b>Table 3. Actual Public Comments – Support for Affordable Housing in General</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 3  | 2. Affordable housing   |
| 4  | 3. Affordable housing   |
| 5  | 4. Affordable housing   |
| 6  | 5. Affordable housing   |
| 7  | 6. Affordable housing   |
| 8  | 7. Affordable housing   |
| 9  | 1. More affordable housing  |
| 10   | 2. more affordable housing  |
| 11   | 3. More affordable housing  |
| 12   | A larger number of housing options will exist. The median income should drop from the insane 100k+ level it is now - that impacts what everyone else can afford.  |
| 13   | Add affordable housing in towns (west)  |
| 14   | Add affordable units in smaller communities (west)  |
| 15   | Address a lot, laid out great; too much; rethink the buckets a little more. Ex: where is housing? Need to sustain economy. Seems to me as the _____ - needs to address affordable/workforce housing   |
| 16   | Adequate affordable housing is available to all who need it. Currently housing for households below 50% area median income is a large unmet need. When we reduce this unmet need by increasing affordable housing options for this population, we will be showing progress. |
| 17   | Affordability - ADU's expansion.  |
| 18   | Affordability of housing  |
| 19   | Affordability of housing helps to promote more diversity  |
| 20   | Affordable and accessible (commute times, good employment in co., affordable housing), a place that's welcoming to different backgrounds, age and socioeconomic.  |
| 21   | Affordable housing - for first time home buyers; around metro, but throughout the county  |
| 22   | Affordable housing - need a better definition and a clear vision to accomplish. Don't cluster it in one area.   |
| 23   | Affordable housing - real need  |
| 24   | Affordable housing find a different way to say affordable housing. How do we define affordable? Don't call it affordable.   |
| 25   | Affordable housing for everyone   |
| 26   | Affordable housing in Loudoun County  |
| 27   | Affordable housing is a goal we should strive for   |
| 28   | Affordable housing is challenging, need people to keep economic engines churning  |
| 29   | Affordable housing is essential   |
| 30   | Affordable housing is greatly needed for the County, for all income levels  |
| 31   | Affordable housing must grow w/ new construction  |
| 32   | Affordable housing needed.  |
| 33   | Affordable housing should be its own objective under Sustain goal   |
| 34   | Affordable housing so people can live here  |
| 35   | Affordable housing to ensure cultural diversity in Loudoun  |
| 36   | Affordable housing-"out of control"-new construction "grandiose and expensive"-have builders required to build affordable housing   |
| 37   | Affordable housing.   |
| 38   | Affordable housing: more of it; housing prices - not enough affordable housing  |
| 39   | All the affordable housing went bankrupt, it needs to be encouraged   |

| <b>Table 3. Actual Public Comments – Support for Affordable Housing in General</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 40   | Allow for change on building more affordable housing in TA   |
| 41   | Availability of affordable housing   |
| 42   | Better address the housing needs   |
| 43   | Build net zero housing - with help in Richmond   |
| 44   | Cheaper homes  |
| 45   | Cheaper homes but still the same quality   |
| 46   | Cheaper housing  |
| 47   | Cheaper housing and sports teams   |
| 48   | Concern about cluster houses is affordability  |
| 49   | Continue to see diversification of community (age groups), housing and employment opportunities - live, work, play; preserve rural areas; provide services for all demographics  |
| 50   | County is unaffordable for single household  |
| 51   | Create a way to make the housing more affordable, if at all possible   |
| 52   | Data centers too many. Bad idea. Generators next to houses make noise. Why would county allow data centers next to metro. Need affordable housing. Focus on commercial high quality space. Data centers do not create jobs. What are interests and quality of life for residents   |
| 53   | Diversity of Housing-Affordability - don't assume what the public wants -be creative   |
| 54   | Don't allow affordable housing in areas no one wants to live.  |
| 55   | Emphasis affordable housing  |
| 56   | Family formation and the whole spectrum from young adults to older adults use standard definitions of affordable housing.  |
| 57   | Financial impact and marketability of building lower cost housing within/near downtown Leesburg.   |
| 58   | Focus on affordable housing and mixed use communities over market rate single family homes.  |
| 59   | Goal- Shape: Objective 2. lack of affordable housing is a major problem. Objective 4. facilities and recreational amenities that are responsive to resident and consumer choices should be private not government-owned.   |
| 60   | G-restricted affordability - living in county  |
| 61   | Have to support business, building affordable housing in western Loudoun to accommodate to the lack there of in eastern Loudoun  |
| 62   | Homes on large lots deters affordable housing  |
| 63   | Housing affordability - how will grandchildren afford the area?  |
| 64   | Housing opportunities-affordable, in country, must have affordability, preserve ag/open space--farmers can transfer their knowledge and equipment to future farmers as needed  |
| 65   | Housing to support multiple socioeconomic levels and jobs at all education levels:   |
| 66   | Housing/population stability   |
| 67   | I do not see how the county plans to address 1) the high cost of living; 2) lack of affordable housing; 3) limited public transportation options and to me, most importantly, 4) very little interest in having the younger set (early 20s and 30s) play a more vital role in the community---in both an economic and civic sense. And no, that's way, way beyond going on the ale trail and supporting local breweries. |
| 68   | Impact on low income families - need strong programs for affordable housing.   |
| 69   | Innovative ideas for affordable housing  |
| 70   | It would be helpful to have more affordable housing options for families in the various communities across Loudoun County. There is an assumption that because there are pockets of wealth that all Loudoun  |

**Table 3. Actual Public Comments – Support for Affordable Housing in General**

| #   | Comment   |
|-----|---|
|     | residents are without need. That is far from the truth and many residents need affordable and safe housing options for the growing communities in Loudoun. It would be helpful if the housing options were in a variety of places so communities and residents are not deemed as needy or poor but as neighbors within a community. |
| 71  | Keep Loudoun affordable; housing; comparable to 20-30 mile radius   |
| 72  | Lack of affordable housing, limited facilities, transportation clogs  |
| 74  | Less gap between cost of housing and seeing more economic diversity   |
| 75  | Living wage/affordable housing so not forced to be 2 income households  |
| 76  | Lot of people left behind due to lack of housing  |
| 77  | Love the comment on spectrum of housing that meets needs  |
| 78  | Make houses more affordable   |
| 79  | Make more affordable housing available  |
| 80  | More ADUs in county, not necessarily in densely populated areas. Areas in Sterling for stacked housing opportunities to make housing more affordable for singles, or single parents. Higher end, lower spectrum for diversity.  |
| 81  | More affordable Homes   |
| 82  | More affordable housing & transportation. Flexibility in housing that can be subdivided.  |
| 83  | More affordable housing (affordability issues in general-taxes as well, more property tax relief for seniors)   |
| 84  | More affordable housing in Leesburg   |
| 85  | More affordable housing options, homeless, other populations  |
| 86  | More defined affordable housing.  |
| 87  | More focus on affordable housing  |
| 88  | More opportunity for affordable housing   |
| 89  | Need affordable housing   |
| 90  | Need more affordable housing options county-wide, not just McMansions and Townhouses  |
| 91  | Need nice affordable housing.   |
| 92  | Need to make areas of county easily accessible to a diverse community; affordable to live in-especially Western Loudoun   |
| 93  | New dev to focus on affordable housing -> density   |
| 94  | Not a lot of options for low-income housing, affordability.   |
| 95  | Opportunity to work for a variety can afford to live here   |
| 96  | People don't like to build more housing in this County, but building more housing might be the only thing we can do to make things more affordable.   |
| 97  | Places like one Loudoun are a good example of not addressing affordable housing. Need to with new development.  |
| 98  | Provide affordability for housing/cost living/ability   |
| 99  | Provide more affordable home for more people. Limit construction. Provide more jobs and homes for youth to return.  |
| 100 | Real need for alternative housing, pricing, lofty on housing - affordable housing   |
| 101 | Resources and transportation are key. Concerns of affordability.  |
| 102 | Revitalization of old sterling critical. Need to think about affordable housing in relation to revitalization, but also elsewhere, also around metro stations (affordable housing)  |
| 103 | Seeing more affordable housing  |

**Table 3. Actual Public Comments – Support for Affordable Housing in General**

| #   | Comment  |
|-----|--|
| 104 | Spectrum of housing is vague. Objective should not be spectrum but affordable.   |
| 105 | Spread out affordable housing across county.   |
| 106 | Support vision & goals, objectives- important. Shape - housing, affordable housing, especially single, one income households. Compete #7 connects to housing needs.  |
| 107 | The negative perception that more affordable housing affects community   |
| 108 | The vision and goals SOUND good; however, we need to emphasize keeping the transition area under the original plan; and keeping western Loudoun as rural as possible, encouraging agricultural businesses other than so many wineries and breweries that have contributed to automobile accidents in the western part of the County. The expensive housing (including high end senior housing being marketed) in Loudoun makes it hard for lower income (below \$60,000) residents to find affordable safe housing. This needs to be addressed with more of a housing mix that benefits our hard working citizens and older residents as much as the developers.   |
| 109 | Turn into housing. Not affordable housing nearby.  |
| 110 | We lack social support + infrastructure i.e. affordable housing, help for homeless. We need to address our social concerns. We need more planning in these areas. Should be more directly reflected in objectives. More emphasis on county provided social services and amenities.   |
| 111 | We need cheaper homes to live in.  |
| 112 | We need to help Loudoun citizens who can't afford to live here   |
| 113 | We will know we have succeeded when there are few people considered homeless in Loudoun County. When there are true affordable and safe options for residents of Loudoun County.   |
| 114 | We will know when we've succeeded when Loudoun County can be affordable for young people, families, and retirees; when there are a range of activities for a range of interests and age groups; when there are more preserved open spaces than we have today; when zoning in the Transition Area and western Loudoun remains as it is today.   |
| 115 | What about making housing affordable? I know that means many things. How are you addressing the homeless people in Loudoun County? There is more poverty in suburbs than in the cities today. Suburbs have 17 million poor people and Cities only have 13 million. How does this vision address that issue? Most affordable housing needs to have a community center built inside of the complexes so that people can easily access services. Loudoun County could do what Arlington County does and have County employees working on site at Arlington Housing Commission properties like the Gates of Ballston. Connie Freeman works as a County Liaison for the Immigrant community there and addresses many of their issues. |
| 116 | When all people, not just the wealthy, can afford to live, work, and play here.  |
| 117 | When an equilibrium is achieved between population growth, employment and affordable housing.  |
| 118 | When I can move in to Loudoun  |
| 119 | When people are having nicer places to live and more things in their life.   |
| 120 | When the houses and population are equal   |
| 121 | Yes. On the right track. Key things we need are better transportation options, ways to avoid the Greenway (especially if you are only going one exit!), more walkable, bikeable areas, and more affordable housing. Also, we have 500 Harris Teeters and not one Trader Joe's. What's up with that?  |

## 1.2 Support for Affordable Housing for the Workforce (52)

*Respondents expressed the need for more affordable housing for Loudoun County's workforce. Specific sectors mentioned are service industry workers, teachers, and County government workers, particularly*

police and firefighters. Some participants emphasized the need for workforce housing in order for the County to attract or retain businesses.

| <b>Table 4. Actual Public Comments – Support for Affordable Housing for the Workforce</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | 1) When people who work in the county are not forced to live outside of the county, which facilitates the traffic night mare we experience daily. 2) When private schools and home school families are encouraged, reducing the demand for additional government classrooms and reducing tax burden.   |
| 2   | Affordability of housing for youth and service industry workers  |
| 3   | Affordable housing - mix of housing/diversity of housing - government employees live where they work   |
| 4   | Affordable housing (night time economy) comp plan must be flexible to allow it to be able to respond to change market. Need technology workforce. Partner of industries, education, business, training.  |
| 5   | Affordable housing for lower wage jobs, for teachers, etc.   |
| 6   | Affordable housing for service industry markers.   |
| 7   | Affordable housing for teachers - affordable, fits in community better   |
| 8   | Affordable housing for teachers, police officers, firefighters etc.  |
| 9   | Affordable housing for workers - so far removed from realistic income - should be inclusive.   |
| 10  | Affordable housing is a big issue. Employees can't afford to live in Loudoun. First responder Foundation.  |
| 11  | Affordable housing, work force housing throughout County; fire/rescue; LCPS; government workers  |
| 12  | Affordable proximity to job  |
| 13  | Affordable/workforce housing is a must to build a viable community.  |
| 14  | Availability of work force housing within county   |
| 15  | Cant staff restaurant cause he can't find staff  |
| 16  | Commitment to affordable housing. Shape item 2 - Affordable housing needs to be addressed. Work force Housing vs. other types.   |
| 17  | Don't bring Redskins - they don't fit. Prefer performing arts/events center. Need business development housing.  |
| 18  | Eco.dev. - workforce housing - businesses need local employees - some come from Winchester west VA - diversity   |
| 19  | Get more people working in the county and living here to reduce driving  |
| 20  | Have 75% of residents live and work in County by providing housing and jobs.   |
| 21  | Housing for workforce  |
| 22  | IF the people living in a given area want something to happen, listen to their wants and needs. Many, many people who work in Loudoun are already priced out of the housing market. Look at innovative ideas in housing that exist in places like Portland and Seattle, as well as in other countries and learn from those. I never hear any scholarly authorities cited in the meetings I attend. Why is that? I see ugly beige condos for the less affluent and ugly being single family houses for the more affluent. There is a better way to do things. Who are your planning authorities? Consider my "dot" to be the entire county. |
| 23  | Incorporate housing that includes all classes - affordable housing; for teachers, firefighters   |
| 24  | Loudoun has not done enough for workforce housing. Workers cannot afford to live in the County. Connecting future Metro to employment.   |
| 25  | More affordable housing, especially for county workers. More entertainment (that is also affordable).  |
| 26  | More affordable housing, single family. Loudoun County workers have to commute from WV   |
| 27  | More decent affordable housing. Teachers, fire fighters, police can't afford to live in this county.   |
| 28  | More work force housing - not advanced program, more sized; right to be affordable - not income restricted   |
| 29  | My business losing talent because living here too expensive, affordable housing, efficient trains.   |

**Table 4. Actual Public Comments – Support for Affordable Housing for the Workforce**

| #  | Comment  |
|----|--|
| 30 | Need affordable housing for mid-level jobs to make it a great place  |
| 31 | Need affordable housing for the people who work here   |
| 32 | Need affordable work force housing; more than just the advanced program; kids live here - can't do it; much of the workforce can't afford to live here   |
| 33 | Need housing opportunities for workers   |
| 34 | Need work force housing  |
| 35 | No diversity of housing. Loudoun county workers can't afford to live here  |
| 36 | Provide a mixture of housing types and sizes to enhance affordable and workforce housing opportunities for residents with different income levels.   |
| 37 | Provide affordable housing for service sector jobs   |
| 38 | Provide more affordable and workforce housing throughout the County  |
| 39 | Providing affordable/adequate housing for western Loudoun residents & workers. Workforce housing.  |
| 40 | Strength = NOVA campus - do those kids leave Loudoun or bring education to Loudoun to use? Housing market sticks. Need affordable housing options - Teachers don't live here? Live in Winchester? Where do support staff (police/fire) live?   |
| 41 | Teachers cannot afford.  |
| 42 | Teachers, firefighters and police will see Loudoun County as a first choice place to work and be able to afford to live here. There will be marked bike lanes and drivers and bicyclists both will know how to safely share the road. It won't take 16 minutes to turn from Braddock Road to Wax pool. There will be green, open areas as well as developed areas. |
| 43 | The county needs more affordable housing so that the teachers, police officers and other public servants can live and work in the same place.  |
| 44 | The public seems to think that no growth is an option. Property rights? Work-force housing? Equal rights to housing, non-exclusionary zoning.  |
| 45 | We need affordable housing throughout the county. Teachers, police, and county staff should be able to afford to live here.  |
| 46 | When people are living working and staying in the area   |
| 47 | When teachers and deputies can live here   |
| 48 | Work force and affordable housing  |
| 49 | Workforce housing - it's not happening   |
| 50 | Workforce housing across county; road widening, traffic control (east) rt. 7, 15, 9, 287   |
| 51 | Workforce housing needs to be met.   |
| 52 | Workforce housing would be a need. Good area.  |

## 1.3 Support for Affordable Housing for Senior Populations (50)

*Respondents voiced their desire for more affordable age-restricted, senior, and retirement housing. These comments also express support for more senior housing and associated amenities and services in general.*

**Table 5. Actual Public Comments – Support for Affordable Housing for Senior Populations**

| #  | Comment  |
|----|--|
| 1  | More affordable retirement housing-one level, not always multi-family (ranch style)  |
| 2  | Need senior housing (one level)  |
| 3  | No external differentiation for adult housing; do not cluster adult community  |
| 4  | Ranch style homes for retired people; bike lanes and walkable community, walkways and sidewalks, affordable transportation   |
| 5  | Redevelopment consider expansion of single or raised ranch homes that have main floor master suites that can accommodate aging or disable individuals. The housing development mix emphasizes too many townhomes or mini mansions, particularly around the Algonkian area. My want to conduct study examining causes prompting movement of 60 out of area.   |
| 6  | Affordable housing for elderly - one level homes - example- Donbury, CT  |
| 7  | Golf cart communities and golf course  |
| 8  | We need assisted living / long term care facilities in the west.   |
| 9  | Work force and retirement housing in Western Loudoun County at affordable prices   |
| 10 | No age restricted housing in western Loudoun   |
| 11 | Diversity of housing - work force housing for teachers, senior citizens. Senior centers and social services.   |
| 12 | Provide housing for all income levels (including the elderly) affordable   |
| 13 | Affordability-particularly housing, blend of housing, retirees also need affordability, applied to the whole county  |
| 14 | Shape objective #2 - housing types - needs emphasis for senior housing needs   |
| 15 | Shape: More affordable senior housing with progressive care options. -- As the population grows in LC, families require more living/aging options for the older generations that often are moving to be nearer family. LC should encourage more options for independent to assisted living. Ashburn has some of this with Ashby Ponds. Options for smaller one level living homes with easy access to shopping and services. |
| 16 | More emphasis and building incentives on senior housing to keep families together  |
| 17 | Shape: make age and place : move educational to number one   |
| 18 | I would be interested in seeing more carriage homes being built in the new developments that are going up in and around downtown Leesburg - connected single story homes/condos with a small backyard and attached garage. While 55 community housing within walking distance to downtown Leesburg would be ideal, offering carriage-type homes would be a huge attraction to 55 families.                                   |
| 19 | More Affordable housing for the elderly (60 ) in the Town of Leesburg  |
| 20 | Aging population- need infrastructure (more hospitals, ambulances) because so much age restricted housing but infrastructure not keeping up  |
| 21 | Diversify. More retirement communities.  |
| 22 | Don't bring in housing that brings more kids. Costly. Instead being age-restricted   |
| 23 | Retirement communities transition area   |
| 24 | Can't live here - disabled, aging, firefighters, teachers  |
| 25 | Looking at aging in place for older residents; making sure that older residents want to stay because accessibility isn't hard to get around community  |
| 26 | Retirement - where do you live here  |
| 27 | Multi-generational population  |
| 28 | Retirees will not move to NC or FLA for affordable and conducive housing   |
| 29 | Create more living spaces for seniors with access to shopping and dining. Encourage developers and zoning officials throughout all the Towns to build one story with pedestrian access.  |
| 30 | Please do not price people out of the market when re-developing an area. Housing in Loudoun is too expensive for many residents including seniors.   |
| 31 | 50+ year olds - housing for - provide  |



| <b>Table 5. Actual Public Comments – Support for Affordable Housing for Senior Populations</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 32   | 55 and older apartments. Senior community. Affordable! And not assisted living.   |
| 33   | Affordable housing for aging population   |
| 34   | Affordable housing, especially for seniors  |
| 35   | Integrated affordable retirement housing, multi-generational housing  |
| 36   | More affordable elderly housing options, help for seniors   |
| 37   | More affordable senior housing.   |
| 38   | More senior living  |
| 39   | Need low income senior housing planned  |
| 40   | Need more affordable, accessible housing for seniors and citizens with disabilities   |
| 41   | Senior housing for County   |
| 42   | We need affordable housing for seniors in Loudoun County.   |
| 43   | When there is always at least one affordable home available for persons over 55 at all times. If all the ADUs for people over 55 are sold and the waiting list is months or years long, we simply don't have enough supply. |
| 44   | Shape2: Housing, especially, needs to be affordable for seniors and people with disabilities.   |
| 45   | Not a lot of information about the older/senior affordable housing  |
| 46   | How do you implement the goal of affordability (#3)? Retired citizen/poor/etc.  |
| 47   | When young to old can live here. Age in place.  |
| 49   | Structure taxes so elderly can maintain and stay in their homes   |
| 50   | Promote vertical housing; higher density; possibly retirement housing (senior)  |

## 1.4 Support for Affordable Housing for Younger Populations (26)

*Some respondents voiced their opinion about the availability of housing for younger members of the community—young professionals, recent graduates, and younger families. Respondents were especially concerned that young persons would have to live elsewhere in the future due to housing costs.*

| <b>Table 6. Actual Public Comments – Support for Housing for Younger Populations</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Affordability of housing for youth and service industry workers   |
| 2  | Affordable housing for younger families or new professionals; affordable dwelling program needs help  |
| 3  | Dense, mixed use developments to attract younger work force   |
| 4  | Ensure that we have work opportunities, affordable housing and recreation opportunities for young people. Affordable housing for young professionals  |
| 5  | Guru-nursing campus is in Univ. Center-maybe match mental health need w/ tuition assistant. Affordable and workforce housing and diversity of housing for students in particular need to live near campus and cannot because it is too expensive. Match seniors in community with younger students etc. to provide service needs. |
| 6  | Historic district - affordable housing (young/old); walkable community; movie theater   |
| 7  | Housing affordability - keep our kids here  |
| 8  | Housing around the metro to accommodate younger   |
| 9  | Housing needed for young children (millennials) and elderly   |

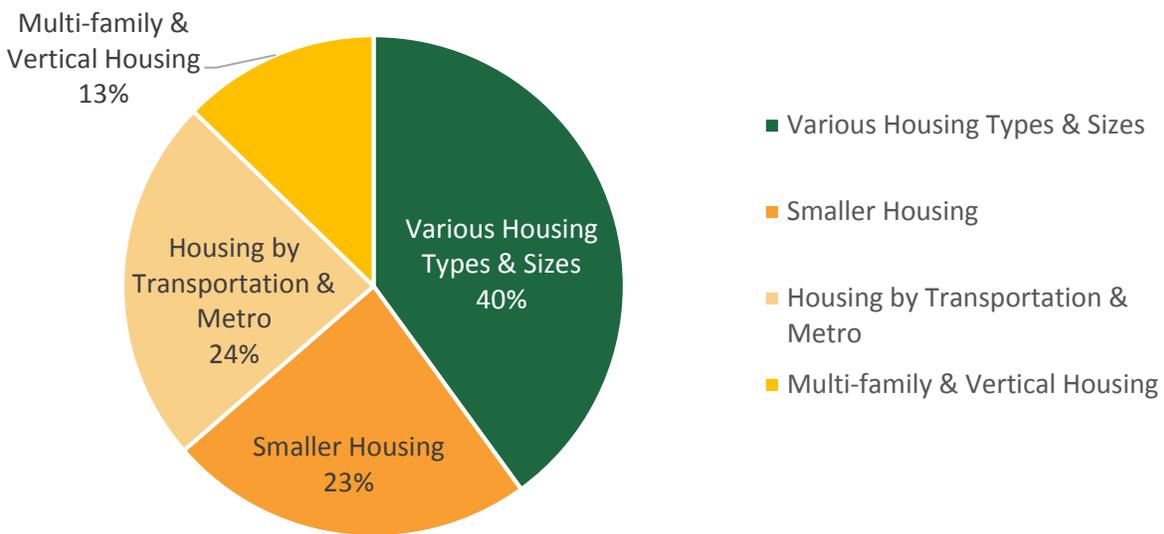
|    |  |
|----|--|
| 10 | If young people graduate and stay. If young families in starter homes can stay. If next generation stays.  |
| 11 | Kids stay in Loudoun-newer homes; jobs   |
| 12 | Maintain a diversity of race and age, millennial retention; job and housing variety; cradle to grave, "aging in place"   |
| 13 | Mixed use development needs more affordable housing for young professionals  |
| 14 | More affordable housing for the younger generation, trying to get through college and keep a steady income.  |
| 15 | Need to have more affordable housing options to keep people closer to jobs. Young population cannot afford to live in county   |
| 16 | Needs and desires for next generation - no sprawl development - diverse communities; affordable housing for younger generations  |
| 17 | Support affordable housing options for younger residents (millennials cannot afford)   |
| 18 | There needs to be more housing for young professionals in western Loudoun  |
| 19 | True affordable housing for our you adults just beginning or ending college/ High school who are trying to become responsible adults. Housing that requires proof of school attendance.  |
| 20 | Urbanizing in this area with affordable housing included, lots of public green space, places for teen and pre-teens to go safely. Create areas for music and arts show, where festivals can happen. Highly walkable, bike friendly community will attract young millennials who maybe working in Fairfax area. |
| 21 | When more young people move to Loudoun County to stay. When less stories about car crashes are in the paper. When less cars are on the road.   |
| 22 | When the youth of Loudoun will choose to stay, live and work because of the variety of facilities, ease of transportation and affordable housing   |
| 23 | When we see all ages in the community, especially if the millennials can afford homes.   |
| 24 | When young to old can live here. Age in place.   |
| 25 | Young people living in community (affordability, night life)   |
| 26 | Young people want more affordable housing  |

## 2. Support for Diverse Housing Options (110)

*These public comments indicate support for increased variety in housing types and sizes in order to accommodate a range of preferences and the needs of different socioeconomic groups. A breakdown of the housing options comments is provided in Figure 2 and Table 7. Tables 8-11 contain actual public comments on a variety of housing option topic.*

| <b>Topic</b>  | <b>Number of Comments</b> | <b>Percentage of Affordable Housing Comments</b> |
|---|---------------------------|--|
| <a href="#">Support for Various Housing Types &amp; Sizes</a>                             | 44                        | %  |
| <a href="#">Support for Smaller Housing</a>   | 26                        | %  |
| <a href="#">Support for Housing Located near Transportation Hubs &amp; Metro Stations</a> | 24                        | %  |
| <a href="#">Support for Multi-family &amp; Vertical Housing Types</a>                     | 11                        | %  |
| <b>TOTAL</b>  | <b>105</b>                | <b>100%</b>                                      |

Figure 3. Support for Diverse Housing Options Public Comments



## 2.1 Support for Various Housing Types & Sizes (44)

*In these comments, respondents support the County having more diverse housing options at a variety of price points in order to accommodate the community’s diverse preferences, lifestyles, and needs. These comments also advocate exploring creative ideas to address the County’s need for more diverse and affordable housing. Examples mentioned include communal housing, boarding houses, room rentals, and duplexes.*

| Table 8. Actual Public Comments – A Variety of Housing Types & Sizes |  |
|--|--|
| #  | Comment  |
| 1  | Allow for more diversity of housing to meet income levels  |
| 2  | Allow accessory dwelling units single family lots to allow another housing type, the garage apartment. This is great for lower income and it is dispersed through the community rather than in one place." |
| 3  | Diversity of housing for people with different incomes   |
| 4  | Bigger houses  |
| 5  | Cluster smaller houses in clusters   |
| 6  | Co-housing/large communal housing - size of condo, cultural space, community buildings have space for 50/pocket communities.   |
| 7  | Communal neighborhood (struggling housing - financially)   |
| 8  | Development - where is the policy statement for all housing types.   |
| 9  | Diverse housing - not part of the county decision. Cant dictate that. Affordable housing (meaningless). Developer to build more housing. Housing based on VGO fluff.                                       |
| 10   | Diversify housing in Sterling to attract more upper level economies.   |
| 11   | Don't make housing too small.  |
| 12   | Encourage more loft apartments in Historic Leesburg. School teachers are commuting from West Virginia  |

**Table 8. Actual Public Comments – A Variety of Housing Types & Sizes**

| #  | Comment   |
|----|---|
|    | because they cannot afford rents in Loudoun. Loft apartments upstairs from Leesburg businesses would add life to Leesburg and help our teachers.  |
| 13 | Develop mixed use areas with affordable housing to create diversity of social economic levels throughout the county.  |
| 14 | Entrepreneurial Housing live and work from home.  |
| 15 | Execute goals by having variety of housing to make a strong economy   |
| 16 | Generally, yes, I feel that the vision, goals and objectives move us in the right direction. They encompass most of the needs, current assets and opportunities for Loudoun such as more diverse housing, preserving the rural landscape/economy of Western Loudoun, and encouraging placemaking so that there is more ""flavor"" to Eastern Loudoun in particular as well as more things to do/places to gather. |
| 17 | Goal - shape 2 - provide housing for all socio-economic + age groups + diversity  |
| 18 | Greater consideration for diverse housing for differently ables people near jobs and services   |
| 19 | Housing should accommodate all - seniors, millennials - integrated; so not segregated in all spots  |
| 20 | Increase the supply of housing to reduce the exorbitant cost. We also need more housing choices. Townhouses with no back yard do not work for children.   |
| 21 | Residential housing in the county should include a variety of price points and options to accommodate the diversity of incomes in the county. New developments in the area all appear to be marketed as "luxury" but not everyone can afford nor does everyone want luxury housing.   |
| 22 | Protect opportunities to purchase medium sized lots without HOA's   |
| 23 | Probably having growth in the number of younger adults living in the county. A multitude of housing choices that are not segregated by wealth. More transportation options being available than driving. Maybe areas that look more like cities or towns. Denser development.   |
| 24 | Need diverse housing  |
| 25 | Need more options for communities   |
| 26 | When there are a mix of housing options mixed with all incomes. It can't just be a County of the wealthy and expensive homes.   |
| 27 | We need more diversity of housing   |
| 28 | Elderly on bottom floor of residential, younger ones above (in Sweden).   |
| 29 | Maintain variety of housing choices and affordability   |
| 30 | Make sure developers provide housing options for all economic and age levels  |
| 31 | Make sure housing needs one spoken to implementation steps  |
| 32 | More ADA-compliant housing; non-stairway homes  |
| 33 | Mixed use development providing more affordable housing.  |
| 34 | More simple family housing  |
| 35 | More styles/diversity of housing and communities  |
| 36 | More town homes to save space   |
| 37 | Need 3 and more bedroom units that are affordable. Too much overcrowding in small places.   |
| 38 | Co-housing - shared laundry, gardens etc.   |
| 40 | Need "community housing"-room shares and boarding houses  |
| 41 | Monitor housing stock so that the mix meets needs of county   |
| 42 | Affordable housing - people should be allowed to rent rooms; allow under zoning ordinance   |
| 43 | Residential development. High density. Duplexes. Creative and innovative.   |
| 44 | This is the area in the county where involving the best planners is key. This area has long been zoned for higher density and should have higher density but with careful planning so that it is attractive, convenient for employers and residents alike, and provides varied housing types for varied demographics.   |

## 2.2 Support for Smaller Housing (26)

*As indicated by these public comments, participants are concerned with the limited availability of smaller homes or smaller lots. Some respondents cite that smaller homes are needed for both empty nesters and for younger populations seeking starter homes.*

| <b>Table 9. Actual Public Comments – Support for Smaller Housing</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Add language to have multi-tier housing in developments: starter, mid, high end   |
| 2  | Affordable smaller homes for those of us who are on fixed incomes.  |
| 3  | Better regulate the residential construction. Current construction projects are uninspired, mediocre quality, and seem built with only a budget/profit margin in mind. More diverse architecture and smaller houses with more space between them would greatly improve the quality of life in many neighborhoods.   |
| 4  | Build small houses  |
| 5  | Do everything possible to avoid further soul-deadening, monotonous, townhouse sprawl, devoid of retail life, street life, or anything distinctive of Loudoun character. Ditto for the meadow-muffin mansions that spring up in western Loudoun, designed with beautiful fronts and ugly, cheap vinyl and maybe one window on the remaining three sides yet visible from all angles in the open, former pastures they now occupy. USE TOURISM ECONOMICS TO COUNTERACT THESE DEGRADING TYPES OF DEVELOPMENT. If more development is needed, doubtful. Encourage rural-village concepts, with embedded retail. |
| 6  | Home efficiency - energy efficiency, new technology - build smaller homes   |
| 7  | I would like to see more housing for single folks. Most houses are large and for families. As such, the houses are not affordable/sustainable.  |
| 8  | If (private, aging) golf course does get redeveloped, MUST be appropriate to the same community (not huge houses, townhouses).  |
| 9  | If communities are planned with nature in mind, open space, and smaller houses with artistic beauty then it would be much better.   |
| 10   | Infill - Instead of using a small parcel of land for townhouses, allow it to be used for a tiny home community by keeping most of the trees intact and just having one lane paved through so tiny houses can be off of it. The lot for sale on Ashburn Road leading into Old Ashburn. It would help people out.   |
| 11   | Looking for single family detached that is 1 story at 1100-2000 s.f.  |
| 12   | No zoning that allows small scale homes for empty nesters   |
| 13   | Not enough small/affordable housing   |
| 14   | Objective sustain #4: subdivisions in W Loudoun not in line with rural dev (mansions)   |
| 15   | Reduce restrictions for building smaller houses. Improve zoning for affordable housing  |
| 16   | Seeking little house in neighborhoods   |
| 17   | Support Quality of Life - the quality of life in Western Loudoun used to be outstanding. The shopping centers, the McMansions, the crowded schools, the heliport, and the changes in zoning have all contributed to an erosion of what we had and loved about our county. It just needs to stop. Make a line at Leesburg and leave the western end of the county as is - no more development!   |
| 18   | What kind of housing? Younger people want small homes   |
| 19   | When smaller homes exist for more diverse people  |
| 20   | Would prefer smaller transition homes in developments   |
| 21   | Zone and encourage infrastructure to allow for single-family homes to propagate at a useful rate. Ashburn has turned into a people warehouse, full of town houses. Western Loudoun is more amenable to single family homes with yards of decent size, with plenty of trees remaining.   |
| 22   | Zoning to allow smaller homes (economically driven)   |

|    |  |
|----|--|
| 23 | If communities are planned with nature in mind, open space, and smaller houses with artistic beauty then it would be much better.  |
| 24 | All the new housing seems to be new developments that are even more expensive than the last. There is no need so many large homes that will use so much energy. Focusing on smaller communities will ensure that there is more land available for parks and green space. |
| 25 | Limit size of lots - tax greater size lots   |
| 26 | Low density, affordable housing (townhouses vs hi rise apts)(small lot, low square feet, sf house)   |

## 2.3 Support for Housing Located near Transportation Hubs & Metro Stations (24)

*Public comments indicate that participants are interested in housing with easy access to a variety of transit options. Some respondents prefer locating higher-density housing around the Metro Stations and along transportation corridors.*

| <b>Table 10. Actual Public Comments – Support for Housing Located near Transportation Hubs &amp; Metro Stations</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | 4 miles from Silver Line - affordable housing - Ryan Rd/Evergreen - needs widening  |
| 2   | Affordability of housing in metro areas   |
| 3   | Affordable housing - for first time home buyers; around metro, but throughout the county  |
| 4   | Affordable housing for everyone with transportation to support  |
| 5   | Affordable housing in Silver Line.  |
| 6   | Dense housing around transportation hubs  |
| 7   | Flexible housing with better trans & infrastructure.  |
| 8   | Goal compete #7 - desirable + attainable housing should not be pushed west away from transportation - metro, should be close by   |
| 9   | High density but affordable housing (Rt. 28 from Dulles Toll Rd). Complex due to noise contours. Possibly off of Parkway. Necessary for millennials.  |
| 10  | Housing around the metro to accommodate younger   |
| 11  | I think the major obstacle is the temptation to allow additional single family home density in western Loudoun. We already have many, many homes already in the pipeline. We need to utilize density in the east, near metro, where folks can take advantage of that infrastructure to live, work, and play, while maintaining the rural west as a place for those eastern residents to play, but also a place for our farmers to PRODUCE. I live in a small 120 year old farm house, and while there are trade off's for choosing to live where I do (no high speed internet, no grocery store 10 minutes away, etc) the benefits of being able to farm, and living an area close to nature is why I live out here. In looking at our neighbors to the east in Fairfax, beyond the simple fact of the intense suburban development is that there is VERY little historic Fairfax county left. Unlike western Loudoun where we have plenty of historic homes, commercial buildings, and even schools, Fairfax has lost almost all of its history, and I think that's another thing that makes Loudoun special. So again the challenge is that when we do redevelop areas, not to lose the historic structures that made them interesting in the first place. Old homes and buildings give people a sense of place and provide a connection to our past, which makes the area seem less transient and cookie cutter. It's easy to look at a place and say "well George Washington didn't sleep there, it's not historic"...but when I talked to my 80 and 90 year old neighbors about the history of my house and my property, it gives me a connection to those who went before. If my house were to be torn down, no one would be able to say "that was the first house in the area that got a radio so its where we all used to listen to the Joe Louis fights" |

|    |  |
|----|--|
|    | In any event, again, don't be tempted by cutting around the edges and rezoning rural western Loudoun or allowing historic areas in our towns and county to be bulldozed. These are the things that make Loudoun special. Developers will come and go...build, and move on to the next project. But our history and our residents, especially our farmers are here for the long haul.   |
| 12 | I think the major obstacle is the temptation to allow additional single family home density in western Loudoun. We already have many, many homes already in the pipeline. We need to utilize density in the east, near metro, where folks can take advantage of that infrastructure to live, work, and play, while maintaining the rural west as a place for those eastern residents to play, but also a place for our farmers to PRODUCE. I live in a small 120 year old farm house, and while there are trade off's for choosing to live where I do (no high speed internet, no grocery store 10 minutes away, etc) the benefits of being able to farm, and living an area close to nature is why I live out here. In looking at our neighbors to the east in Fairfax, beyond the simple fact of the intense suburban development is that there is VERY little historic Fairfax county left. Unlike western Loudoun where we have plenty of historic homes, commercial buildings, and even schools, Fairfax has lost almost all of its history, and I think that's another thing that makes Loudoun special. So again the challenge is that when we do redevelop areas, not to lose the historic structures that made them interesting in the first place. Old homes and buildings give people a sense of place and provide a connection to our past, which makes the area seem less transient and cookie cutter. It's easy to look at a place and say "well George Washington didn't sleep there, it's not historic"...but when I talked to my 80 and 90 year old neighbors about the history of my house and my property, it gives me a connection to those who went before. If my house were to be torn down, no one would be able to say "that was the first house in the area that got a radio so its where we all used to listen to the Joe Louis fights" In any event, again, don't be tempted by cutting around the edges and rezoning rural western Loudoun or allowing historic areas in our towns and county to be bulldozed. These are the things that make Loudoun special. Developers will come and go...build, and move on to the next project. But our history and our residents, especially our farmers are here for the long haul. |
| 13 | More affordable housing & transportation. Flexibility in housing that can be subdivided.   |
| 14 | No, I do not want a "spectrum" of housing options near where I live. I would like to see higher density development only near the planned metro stations, not in the rest of the county.   |
| 15 | No, I do not want a "spectrum" of housing options near where I live. I would like to see higher density development only near the planned metro stations, not in the rest of the county.   |
| 16 | Preserve affordable housing around metro   |
| 17 | Provide for housing ownership around the Ashburn metro station instead of just rental options.   |
| 18 | Residential development in east (metro); not in west   |
| 19 | Revitalization of old sterling critical. Need to think about affordable housing in relation to revitalization, but also elsewhere, also around metro stations (affordable housing)   |
| 20 | SHAPE, Objectives 1, 2 - Care should be taken to avoid creating too much high-density housing that is not close to mass transportation systems, which will in turn lead to an overall negative increase in traffic conditions.   |
| 21 | The higher density development coming to metro areas have an affordable housing aspect; keep work force housing close to work  |
| 22 | When development is clustered around towns and infrastructure rather than along route 15 north.  |
| 23 | Would like housing around 606  |
| 24 | 4 miles from Silver Line - affordable housing - Ryan Rd/Evergreen - needs widening   |

## 2.4 Support for Multi-family & Vertical Housing Types (11)

*Respondents desire more multi-family housing, apartments, and vertical housing.*

| <b>Table 11. Actual Public Comments – Support for Multi-family, Apartments &amp; Vertical Housing</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Apartments are needed but hardest to accomplish.   |
| 2   | Apartments that are cheap and fit a lot of people.   |
| 3   | Can policy to reserve affordable multi-family with transportation  |
| 4   | Encourage multi-family/apartments near education centers.  |
| 5   | Goal Compete: variety of affordable housing types - apts, mf, AL?  |
| 6   | Multifamily development is positive if clustered   |
| 7   | Need more affordable apartments, HOAs sometimes don't allow renting rooms  |
| 8   | Need multigenerational, multifamily housing with environmentally sustainable features.   |
| 9   | Promote vertical housing; higher density; possibly retirement housing (senior)   |
| 10  | The VGO references variety of housing types. Multifamily or affordable housing is being overlooked in the county. There needs to be focus on infill or redevelopment to multi-family where suburban development exists and retail or commercial to serve it has a ""foothold."" As a land planner, I would target existing strip, low density retail for town center style multi-family development. Drainesville RD and Rt.7 for example could redevelop this way. We need to allow more multi-family in general to bring prices down and not eat up transition area and rural area to housing, especially as fast as we are. Development in general adds lots of impervious area and we require tree canopy coverage percentage depending on the zone. Parking lot landscaping is also required. These requirements need to be taken a step further to make sure more or even all of new impervious pavement is covered by tree canopy. Require trees to cover 90% of impervious roads sidewalks and parking. Plant larger trees. Plant trees in medians and BETWEEN the curb and sidewalk. Planting street trees behind the sidewalk does a poor job of covering the street and pedestrians don't like to walk next to traffic. Cover the hot black asphalt and reduce heat island effect. Get into a cool car that is under a tree instead of in the middle of a tarmac. Encourage light color reflective roofs as well or green roofs. Avoid one level commercial building and pad sites that eat up lots of space at super low FAR's. Encourage multi-story and phased developments with parking garages. These need to include multi-family of course. The suburban area needs to grow up, not out! |
| 11  | We need more housing, vertical housing. Good transportation.   |

## 3. Concerns about Housing Development (59)

*Respondents expressed concerns about the fiscal, transportation, school, environmental, and quality of life impacts associated with building additional housing in the County. For additional comments that support ceasing or slowing development in general, see the Growth Management chapter of the Public Comments Summary.*

**Table 12. Actual Public Comments – Concerns about Housing Development**

| #  | Comment  |
|----|--|
| 1  | According to recent studies and articles, Loudoun is in a current housing crisis - not enough inventory to accommodate the growth demand. Looking at the overall map, I believe the transition policy area is not wide enough to accommodate the new development and lack of housing that needs to happen in this County. Land uses such as parks with trails, dog parks, clubhouses and pools should be provided with each new community/housing development.   |
| 2  | Ashburn is the fastest grown community/small town in this fastest grown county. STOP TO BUILD NEW HOUSES!! ENOUGH!!  |
| 3  | Bunch of hogwash, deal with zoning (decreasing density) for housing, and widen Rt 7 from Rt 9. i.e. Fairfax county   |
| 4  | Can you stop more residential growth?  |
| 5  | Concerned about high density affordable housing  |
| 6  | Control number of renters in Brambleton town center (too many renters) (cap number of renters)   |
| 7  | Demand for housing and growth, developers, money interests   |
| 8  | Demand of housing  |
| 9  | Develop, commercial, employment are all over it. Nothing saying sustain. Preservation should be upfront. Look at redev - take care of who is here now. No more houses, no new jobs - recognize important value of small schools. List these schools in the comp plan. Protect these schools. no pedestrian access to schools   |
| 10 | Do everything possible to avoid further soul-deadening, monotonous, townhouse sprawl, devoid of retail life, street life, or anything distinctive of Loudoun character. Ditto for the meadow-muffin mansions that spring up in western Loudoun, designed with beautiful fronts and ugly, cheap vinyl and maybe one window on the remaining three sides" yet visible from all angles in the open, former pastures they now occupy. USE TOURISM ECONOMICS TO COUNTERACT THESE DEGRADING TYPES OF DEVELOPMENT. If more development is needed"doubtful"encourage rural-village concepts, with embedded retail.   |
| 11 | Housing cost money to taxpayers  |
| 12 | Housing is revenue-negative  |
| 13 | I agree with the goals, but also think Loudoun County has far too many townhouse developments. I am not in favor of any more townhouses being built. Town houses require too much in the way of services required and do not provide adequate taxes to support those services. I am in favor of additional data centers because I believe the tax revenues generated allow the county to offer more in the way of recreational opportunities and potential revenues for roads. An Alternative to the Greenway should be at the top of any road priorities.   |
| 14 | I agree with the goals, but also think Loudoun County has far too many townhouse developments. I am not in favor of any more townhouses being built. Town houses require too much in the way of services required and do not provide adequate taxes to support those services. I am in favor of additional data centers because I believe the tax revenues generated allow the county to offer more in the way of recreational opportunities and potential revenues for roads. An Alternative to the Greenway should be at the top of any road priorities.   |
| 15 | I believe that Loudoun needs to slow the growth of residential building. We need to preserve the "green spaces" in Loudoun as that's is what makes this place so appealing. Moreover, I believe that higher density building needs to be tied to economic growth. Attract companies and agencies to hire a significant number of high paying professionals in Loudoun county before approving high density residential constructions. The goal should be to create an abundance of high paying jobs in Loudoun county so residents aren't forced to commute out of the county. One Loudoun is a perfect example of a development that should have had a commitment from a large company to open offices in. How many servers are Bar Louie and the Alamo own homes in One Loudoun? |
| 16 | I sincerely hope that Loudoun is not allowed to become overcrowded with development. The tremendous  |

|    |  |
|----|--|
|    | amount of townhouses and condos being built contribute to traffic and the overcrowding of schools. I see this occurring in the Brambleton, Ashburn and Aldie areas. It detracts from the reason we live here. The county should work to slow development. Often residential development occurs in Loudoun faster than the development of infrastructures to support it. This is a huge problem here. Also, the beautiful scenery which draws people to Loudoun is destroyed when development after development of town homes and condos are built. With overcrowding comes crime and traffic. We moved here for a peaceful suburban lifestyle, and would like to see it remain that way. |
| 17 | If we halt new housing, we will know we have succeeded when we can go two consecutive years without adding another school.   |
| 18 | I'm more concerned with overcrowding if housing than I am with providing reasonable housing options for various economic levels. That's not solid economics.   |
| 19 | Infill - No More Townhouses anywhere.  |
| 20 | Keep more green space: less housing, more nature preserves and parks   |
| 21 | Less apartments  |
| 22 | Limit additional houses. Too many people for the public schools to keep up. Not enough open land for new schools.  |
| 23 | Limit multiple townhouse building (stop rezoning to allow more house per acre) - relieving overcrowding in schools, reducing traffic congestion and demand on limited country resources. Slow growth.  |
| 24 | Limit overcrowding in this county. More single family homes and less townhouses. Need more Sterling Park type houses that are more affordable and eliminate townhouses.  |
| 25 | Limit the number of townhouses which will help with traffic and schools  |
| 26 | Loudoun County needs to heavily tax apartment complexes, enforce health code, and enforce fire code. Many places, such as the Manor, The Manor East are out of fire code compliance and infested with cockroaches. Why does this county allow so many out of state slum lord apartment complexes? It's disgusting.   |
| 27 | More houses are not the solution as they are tax negative (single family homes)  |
| 28 | No more houses without dealing with existing commuter problems (MD, WV, PA). And not just ideas - but taxpayer funded, concrete being poured solutions.  |
| 29 | No more housing! Slow down this growth with stiffer guidelines and lower build numbers.  |
| 30 | No multi-family.   |
| 31 | No new homes means we can maintain the integrity of Loudoun's land. It means no overcrowded schools. It means a better way of life. Turnover of existing homes will strengthen communities. The population will be more fiscally diverse. Right now we have the really rich and the really poor. Your average American doesn't fit in.   |
| 32 | No. I believe our county especially in Aldie is becoming one huge housing project where our beautiful land is being overcrowded by houses on top of each other and overcrowded schools that cannot accommodate the students they presently have enrolled. The scenic beauty was one reason we bought in Aldie and that will no longer exist with all of the housing developments that you have allowed. Very disappointing.  |
| 33 | Objective 1. I appreciate that the environment is mentioned in the first goal, but it seems to be an afterthought of housing. The entire focus seems to be on housing and building instead of how we promote the environment first and then address housing. It is proper to consider housing and employment options, but it reads as if we have forgotten about the environment.  |
| 34 | Only 50% work in county. Need to not develop housing but keep employment there and develop business  |
| 35 | People live in mansions with no family and kids go hungry.   |
| 36 | People want to live in Loudoun, people want new houses. Let's balance that out to make sure that we have GREAT neighborhoods that have character, not tons of new neighborhoods.   |
| 37 | QUIT APPROVING RESIDENTIAL AREAS. There is way too much residential building in our county, especially in the eastern part of the County.  |

|    |  |
|----|--|
| 38 | Quit building more houses, apartments, condos, which then call for more schools, shopping centers, and places to eat. You are ruining Loudoun County with too much development!  |
| 39 | Restrict further residential growth except in existing developments OR in more populous areas, to preserve open space, keep the rural/village feel and ease of access that we all moved here for.  |
| 40 | Save places and not let housing developments be built there  |
| 41 | SHAPE, Objectives 1, 2 - Care should be taken to avoid creating too much high-density housing that is not close to mass transportation systems, which will in turn lead to an overall negative increase in traffic conditions.   |
| 42 | Slow down housing construction-outpacing infrastructure, more local mom and pop stores   |
| 43 | Slow down the residential growth in Ashburn and Leesburg. The County is starting to lose the small town, country charm.  |
| 44 | Slow the housing growth in order to maintain our quality of life and protect natural resources.  |
| 45 | Slower residential growth should be provided for   |
| 46 | Stop building more houses!   |
| 47 | Stop building new homes. Especially expensive ones that no-one can afford.   |
| 48 | Stop building new homes! Focus on building the proper infrastructure: schools, shops, good eateries (not fast food), and entertainment. This will reduce traffic and improve the quality of life. It will reduce stress and the time needed to travel places. It will allow people to spend more quality time with their loved one and help families come together to spend quality time. I'm specifically talking about the greater South Riding area. I see a huge amount of development in Ashburn - but nothing close in the SR area. Hey - there are a LOT of people down here too.   |
| 49 | Stop building new houses, since they increase the tax burden for everyone who is already here - houses require more in services than they can ever pay in taxes. Agricultural uses are the most cost effective tax base, since the fields require no police, and no schools, and they provide open space and clean air to the county at no charge.   |
| 50 | Stop or slow down to build new houses. Build more schools, and more public area. Get our quality life back.  |
| 51 | Stop residential development in Dulles South, focus on businesses, stores, restaurants, community centers and schools.   |
| 52 | Stop the residential development. We are overdeveloped relative to roads and public services. Just say No.   |
| 53 | The excessive development of homes is like something out of Dr. Seuss' The Lorax where we are driving wildlife out and they have no place to go.   |
| 54 | We don't need to build more houses just because there is the demand  |
| 55 | When will housing development stop? Need clearer info - too vague info provided  |
| 56 | When you quit approving more housing. There is plenty of diverse housing in Loudoun, rentals, apartments etc.  |
| 57 | Will you stop grouping all low income housing to clustered neighborhoods? This has an impact on the community as a whole. It effects housing prices in areas and schools. There is a disparity in the quality of education within the county based on this while is insane considering this is the wealthiest county in the nation. Loudoun should strive to develop to ensure that this does not happen and that all citizens have the same opportunities.  |
| 58 | Yes. It is in the implementation that the issues lie. Loudoun has a singular mix of historic countryside combined with proximity to the Nation's Capital. Just allowing housing and suburban sprawl to take over will not allow the envisioned goals to be reached. The historical heritage of the western part of the country would be lost. The extension of the metro is a frightening prospect unless the County Supervisors hold the line and assure development occurs only around them and not in the transition area or the rural west. We do not need more roads--we need improvements to existing roads. Please, NO MORE HOUSING DEVELOPMENTS in transition or rural areas to wreck our water supplies, rural economy, traffic, budget, etc. |
| 59 | You need to cease residential development in Brambleton until schools and infrastructure have been addressed. [Communities have been horribly zoned...with additional rezonings in the not-too-distant future  |

to accommodate the lack of planning. The traffic is overwhelming during rush hour.]

## 4. Comments about Housing Policies & Programs (21)

*Participants seek more housing programs and developer incentives to support and enhance affordable housing opportunities throughout the County. These comments express concerns about existing affordable housing programs and regulations. Respondents support policies that make it easier for developers to build affordable housing and easier for residents to obtain affordable dwelling units.*

| <b>Table 13. Actual Public Comments – Comments about Housing Programs &amp; Incentives</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | ADU programs - not enough. Housing is expensive. Not affordable for teachers and firefighters.   |
| 2  | Affordable housing - need to have scaled approach that changes by size of development (larger=higher%)   |
| 3  | Affordable housing is diminished because of development barriers   |
| 4  | An increase in funding for affordable housing and an increase in County staff to implement new program will be needed. More funding dedicated to housing is the need and also the challenge. |
| 5  | Building in Loudoun is expensive. We need incentives to be offered to developers to make developing affordable housing options profitable.   |
| 6  | Bump up the ADU numbers. Basically anyone with a Master's Degree for teaching is punished for having a higher degree. When more teachers are able to afford living in the county             |
| 7  | Ease regulations to permit construction of smaller, more affordable housing-more density   |
| 8  | FAR base add to ways to build affordable housing instead of x houses per acre  |
| 9  | Goal Compete: obtainable housing @ 60/40/20% - need a housing strategy   |
| 10   | Goal Compete: Use ADU program for redevelopment areas to make it for affordable families   |
| 11   | Goals: Shape, Objective 2 & Support, Objective 3. Creating more opportunity and better systems for residents of varied income levels is an often overlooked and necessary consideration.     |
| 12   | Haven't delivered enough ADU units; actually deliver ADU's   |
| 13   | Housing quality of life programs   |
| 14   | Housing waiting list is too long (ADU)   |
| 15   | In order to grow as a county & attract jobs need to have some sort of redev incentives like spectrum of housing, infill, adaptive reuse #7 under shape                                       |
| 16   | Incentivizing developers different housing (prefers per unit type disincentive to create smaller units)  |
| 17   | Provide incentives for alternative energy/affordable housing   |
| 18   | Restructure ADU program to revitalize older neighborhoods ie. Sterling Park, Sugarland Road.   |
| 19   | See if we can do affordable housing policies similar to Tysons. Their's is very successful.  |
| 20   | There also should be one affordable dwelling unit built for each five market rate units that developers build, regardless if they will be for rent or sale.                                  |
| 21   | There should be a Loudoun County Land Trust that manages housing units like <a href="http://www.getahome.org">http://www.getahome.org</a> does in another state.                             |

# 5. Support for More Housing (7)

| Table 14. Actual Public Comments – Support for More Housing |   |
|---|---|
| 1   | Good area to develop home/housing. There is a need for more homes for people commuting from W. VA.  |
| 2   | Have to accommodate housing demand. Any shortage will fall on workforce and affordable housing as the well-to-do buy up the supply.   |
| 3   | Huge residential shortage. Creating solutions for housing vital to Loudoun. Price of homes will continue to rise. Quality of life will diminish.  |
| 4   | Loudoun County - needs more housing and transportation and jobs for development changes   |
| 5   | More houses   |
| 6   | Overall agree with colleagues, very utopian, cookie cutter. Doesn't define spaces in LoCo. V,G,O, also contradictory. Cant afford jobs, increase housing and strenghten natural historic assets. Conflict lends itself to develop |
| 7   | Standout "shape" & "support". More dense development , more housing needed  |



# Community Input Summary

## Chapter 9

### Economic Development



# Economic Development Comments (461)

These public comments pertain to Economic Development. Figure 1 and Table 1 provide a breakdown of how many and what percentage of comments were received in various broad economic development categories. For comments that are specific to the rural economy, see the Rural Policy Area chapter of this Public Comments Summary.

Figure 1. Public Comments - Economic Development

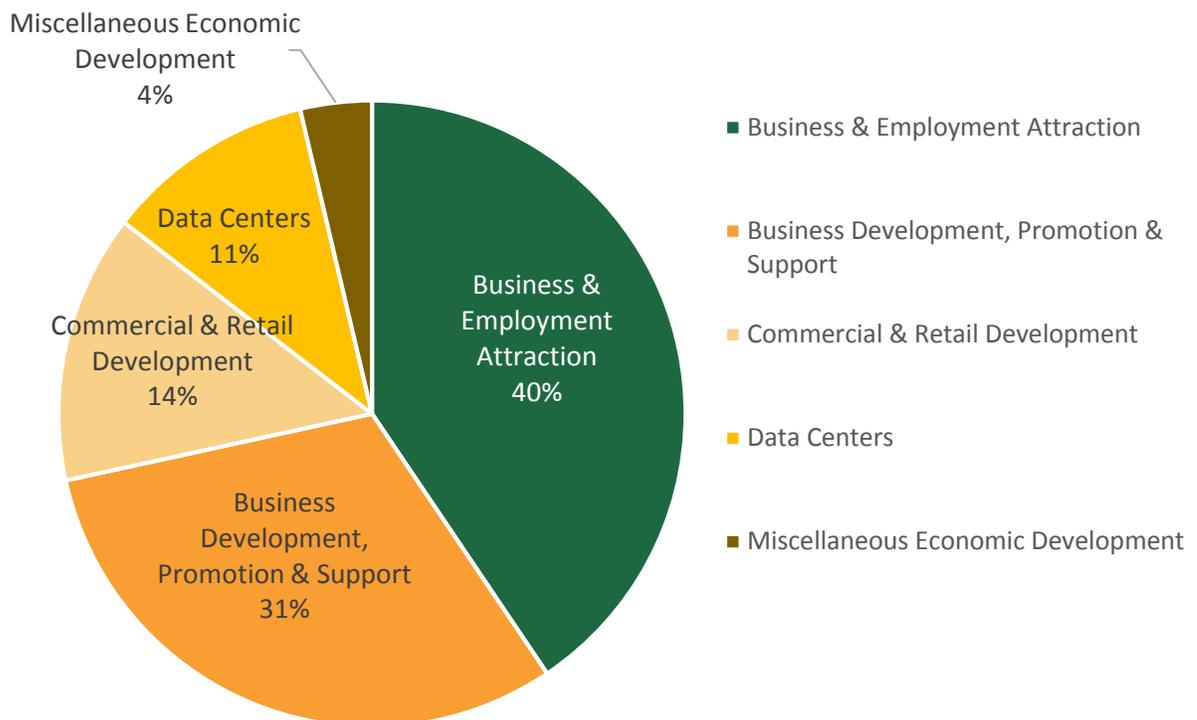
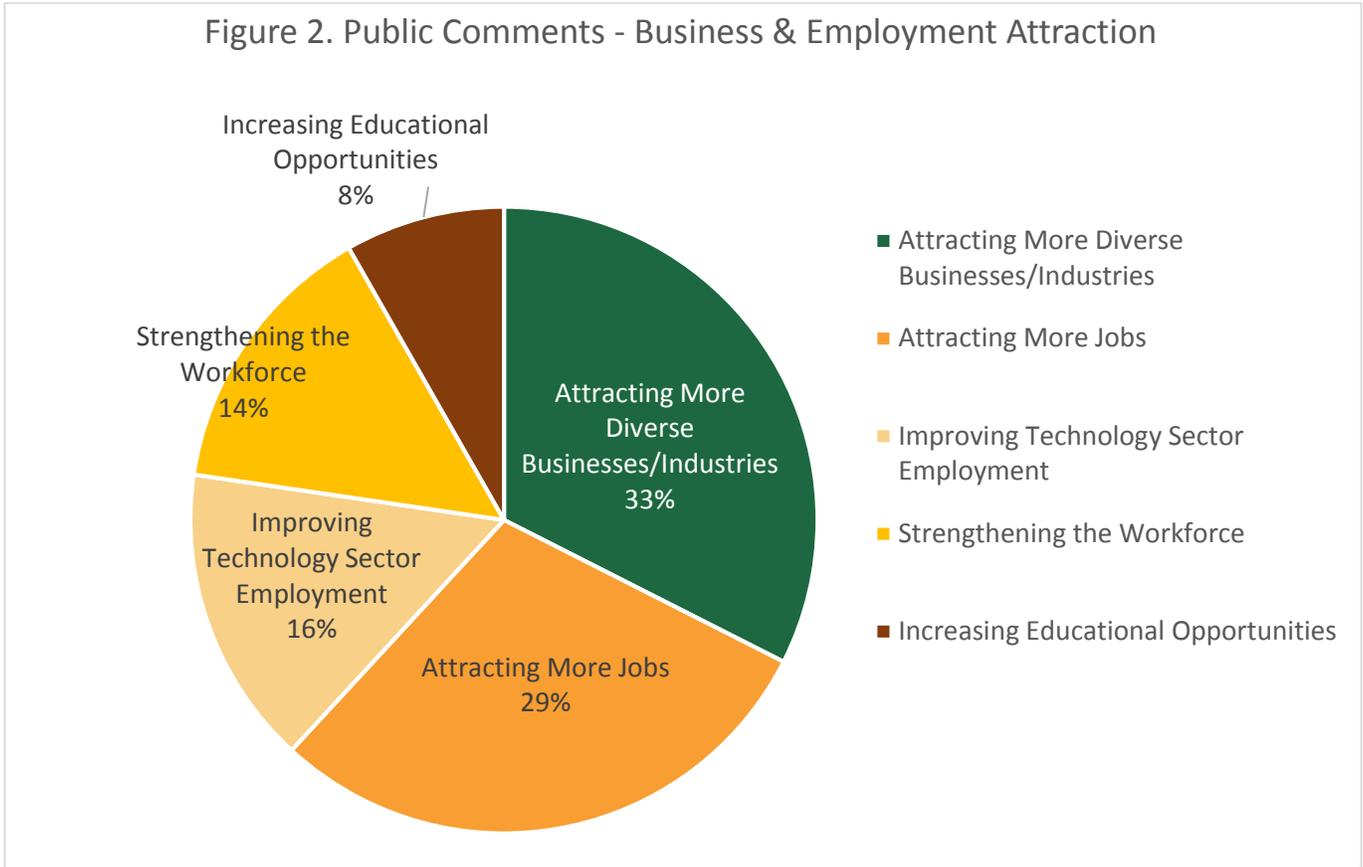


Table 1. Total Economic Development Public Comments

| Topic  | Number of Comments | Percentage of Economic Development Comments |
|--|--------------------|---|
| <a href="#">Business &amp; Employment Attraction</a>                     | 187                | 40%   |
| <a href="#">Business Development, Promotion &amp; Support</a>            | 143                | 31%   |
| <a href="#">Commercial &amp; Retail Development</a>                      | 64                 | 14%   |
| <a href="#">Miscellaneous Comments about Data Centers</a>                | 50                 | 11%   |
| <a href="#">Miscellaneous Economic Development Comments &amp; Trends</a> | 17                 | 4%  |
| <b>TOTAL</b>   | <b>461</b>         | <b>100%</b>                                 |

# 1. Business & Employment Attraction (187)

The greatest percentage (43%) of Economic Development comments discuss Business and Employment Attraction. A breakdown of the Business and Employment Attraction comments is provided in Figure 2 and Table 2. Tables 3-8 provide actual public comments on Business and Employment Attraction.



**Table 2. Number of Public Comments about Business and Employment and Workforce Attraction**

| Topic  | Number of Comments | Percentage of Comments |
|--|--------------------|------------------------|
| <a href="#">Support for More Diverse Businesses/Industries</a>     | 63                 | 33%                    |
| <a href="#">Support for Attracting More Jobs</a>                   | 57                 | 29%                    |
| <a href="#">Support for Improving Technology Sector Employment</a> | 30                 | 16%                    |
| <a href="#">Support for Strengthening the Workforce</a>            | 28                 | 14%                    |
| <a href="#">Support for Increasing Educational Opportunities</a>   | 16                 | 8%                     |
| <b>TOTAL</b>   | <b>194</b>         | <b>100%</b>            |

## 1.1 Support for Attracting More Jobs (57)

These public comments indicate support for attracting higher paying jobs to Loudoun County. Participants support attracting businesses to Loudoun County that will provide high-paying employment opportunities.

| <b>Table 3. Actual Public Comments – Attracting More High Paying Jobs</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | 75% of residents should work in the county   |
| 2   | Attract more employers/jobs to Loudoun Co.   |
| 3   | Attract small and medium size companies  |
| 4   | Attracting businesses with people on site who will support retail & dining during all hours of the day. Finding a location and building the infrastructure for a good arts program. Working with the transportation and building industries, with the full support of both county & state governing officials.   |
| 5   | Attracting companies to have offices or headquarters in Loudoun. Complete missing road links and help to avoid cut through traffic.  |
| 6   | Balance business needs   |
| 7   | Being economic force, important, don't want to be bedroom community in long term, have workforce to attract companies.   |
| 8   | Better employment opportunities for County residents   |
| 9   | Bring in companies to build more offices to create more jobs.  |
| 10  | Bring in good quality businesses -> serve immediate neighborhood.  |
| 11  | Bring more corporations to Loudoun to create more jobs.  |
| 12  | Bring more jobs (professional and white collar) to Loudoun so less people have to commute out of the area. Control where data centers are being built. There are some going up too close to the Metro to allow for residential growth.   |
| 13  | Compete: Create a balanced plan of bringing in new and supporting existing businesses, and stick to it. Entice and make it attractive for these business' workforce to live and spend in LC.   |
| 14  | Continue to attract business with lower power support  |
| 15  | Continue to attract businesses   |
| 16  | Create a range of opportunities beyond college graduate/blue collar jobs   |
| 17  | Create more jobs locally   |
| 18  | Develop Loudoun County as a residential "place of choice" so that businesses are attracted   |
| 19  | Develop strategies to attract/maintain/educate work force for western Loudoun  |
| 20  | Draw large business to the county, increase job opportunities  |
| 21  | Everything I see cropping up in the county are low level service jobs, restaurants and retail. We need more businesses that need professional employees, IT, consulting, engineering, finance and accounting.  |
| 22  | Excellent employment opportunities, great credit rating, low taxes, outstanding schools, great parks and a clear vision that protects Loudoun for our future generations.  |
| 23  | Goal Compete: Retain. Attract & retaining business -> maintaining existing infrastructure  |
| 24  | Higher paying jobs   |
| 25  | I believe that Loudoun needs to slow the growth of residential building. We need to preserve the "green spaces" in Loudoun as that's is what makes this place so appealing. Moreover, I believe that higher density building needs to be tied to economic growth. Attract companies and agencies to hire a significant number of high paying professionals in Loudoun county before approving high density residential constructions. The goal should be to create an abundance of high paying jobs in Loudoun county so residents aren't forced to commute out of the county. One Loudoun is a perfect example of a development that should have had a commitment from a large company to open offices in. How many servers are Bar Louie and the Alamo own homes in One Loudoun? |
| 26  | I have lived in Loudoun since my parents moved here in 1974 and continue as an adult to not be able to secure a high-paying job in Loudoun. I have to travel East in order to obtain C-suite positions. I am in the real estate development industry, and even with the continued building in the County, major builders and developers are not moving their corporate offices here. There are only a handful of small developers situated in Loudoun. While small business and tech are important, the County needs to expand its focus   |

**Table 3. Actual Public Comments – Attracting More High Paying Jobs**

| #  | Comment   |
|----|---|
|    | and appeal to many other industries in order the fill the millions of square footage it required for the upcoming commercial space at the metros and surrounding developments. Thank you.   |
| 27 | I look forward to seeing how this all plays out and how input is incorporated into designs, planning and an overall improvement in quality of life as well as attracting businesses.  |
| 28 | Increase employment opportunities/"cooperative work spaces"   |
| 29 | Job creation for those with diff. abilities   |
| 30 | Jobs in Loudoun to reduce commute; better inter(nova) transportation  |
| 31 | Jobs that are not minimum wage; can't afford to live in county and work for minimum wage; potentially save traffic issues if not commute.   |
| 32 | Kids stay in Loudoun-newer homes; jobs  |
| 33 | Make a great place - we already are but certainly need to ensure the jobs are leading edge and Loudoun stays great  |
| 34 | More businesses and jobs here (reduce traffic)  |
| 35 | More commercial jobs  |
| 36 | More employment, less housing and retail.   |
| 37 | More high paying jobs for millennials   |
| 38 | More jobs brought to Loudoun County but not at a cost to the character of County  |
| 39 | More jobs in the Western area (Leesburg area)   |
| 40 | More jobs in Loudoun, not to commute too far  |
| 41 | More jobs so no need to commute   |
| 42 | Need jobs here so don't have to commute. Preserve old Ashburn - is smart - policy to encourage local bus to survive   |
| 43 | Need high paying jobs to be able to live here. Bring great businesses.  |
| 44 | Need jobs that serve our people - old Ashburn needs design guidelines   |
| 45 | Need to encourage economic development to attract jobs  |
| 46 | Needs to continue to do a good job creating jobs; coordinate with Fairfax corridor  |
| 47 | Number of jobs  |
| 48 | Office and jobs more central in Loudoun County [away from East Loudoun and Fairfax]   |
| 49 | Opportunities for 20 somethings to live and work in County  |
| 50 | Promote economy new/jobs growth in the county - attract jobs for live and work in county  |
| 51 | Public mass transit within the County and to points outside Loudoun. Cars are taken off the road. Communities are walkable, bike-able. Communities have affordable housing. Communities include employment opportunities so people can live and work in the same place. Green, open space is preserved within each community. And green corridors for passive recreation and wildlife along waterways throughout the county. Parks with passive recreation are supported throughout the county. Environmental protection practices are required for residential and commercial development. Building codes require energy conservation techniques and design. Data centers required to produce a portion of their own electricity using renewable resources. Data center waste heat utilized in some productive manner. |
| 52 | Self-sustaining jobs in Loudoun County to reduce commute  |
| 53 | These corporations should pay salaries commensurate to standard of living.  |
| 54 | To encourage more professional businesses to start their companies here. We need more jobs that pay better in the county.   |
| 55 | When there is equilibrium between the population and the amount of jobs   |
| 56 | Yes - okay - need employment - need businesses that can survive. Businesses need people to be able to get to them.  |

**Table 3. Actual Public Comments – Attracting More High Paying Jobs**

| #  | Comment  |
|----|--|
| 57 | Young people have job opportunities in Loudoun county. |

## 1.2 Support for More Diverse Businesses (63)

*Respondents desire to attract a broader range of businesses and industries to Loudoun County to assist in the creation of a more diverse economy and tax base.*

**Table 3. Actual Public Comments – Support for More Diverse Businesses**

| #  | Comment   |
|----|---|
| 1  | Allow for well-planned business growth to increase the commercial tax base and lessen the burden of our home-owning citizens.   |
| 2  | Attract businesses other than just data centers, to set up shop in Loudoun County.  |
| 3  | Attraction of the appropriate types of businesses   |
| 4  | Balance business needs  |
| 5  | Because people and business want to move to County  |
| 6  | Bring in industrial that provide a living wage (not just Data centers)  |
| 7  | Bring more jobs (professional and white collar) to Loudoun so less people have to commute out of the area. Control where data centers are being built. There are some going up too close to the Metro to allow for residential growth.  |
| 8  | Business growth should be geared to support the aspects that make Loudoun unique, our beer/wine and equine industries, not just commercial data centers that bring more residents and increase the need to provide services. The hops processing plant and equine quarantine area at Dulles airport are good examples of businesses that support the rural unique culture of Loudoun. |
| 9  | Challenges between economic force and attractions, returning diverse population to continue to live here  |
| 10 | Compete economic force. Really like #4. Bold 1st 3 words - this should be emphasized.   |
| 11 | Continue to balance the economy; create new jobs; foster diversity and balance infrastructure   |
| 12 | Create a more diverse business environment  |
| 13 | data centers don't create enough jobs   |
| 14 | Data centers too many. Bad idea. Generators next to houses make noise. Why would county allow data centers next to metro. Need affordable housing. Focus on commercial high quality space. Data centers do not create jobs. What are interests and quality of life for residents  |
| 15 | Datacenters don't bring a lot of jobs. Office?  |
| 16 | Development will happen due to market diversity   |
| 17 | Diversity of business sizes   |
| 18 | Diversity tax base  |
| 19 | Eco. dev - support and create diverse economy that supports involves appropriate living spaces  |
| 20 | Economy shouldn't be a planning goal  |
| 21 | Ensure commercial big to assist the base.   |
| 22 | Lack personal element in family, need to expand on economy  |
| 23 | Expand the mix of available job opportunities including federal jobs into more professional, consulting service - oriented jobs. Higher paying jobs   |
| 24 | Expensive to live here, especially for recent grads. Enforce "increased business diversity" (for locals not visitors only), more from objective 3 to objective 1  |
| 25 | Fine dining tax incentive - attract fine dining market with incentives  |

| <b>Table 3. Actual Public Comments – Support for More Diverse Businesses</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 26   | focus more commercial, less industrial (data centers)  |
| 27   | Focus more commercial, less industrial (data centers)  |
| 28   | Focus on bringing actual business to Loudoun. When we have a strong business base to support our community, we will have succeeded (data centers with minimal employment and tax base are not "businesses")  |
| 29   | Focus on bringing actual business to Loudoun. When we have a strong business base to support our community, we will have succeeded (data centers with minimal employment and tax base are not "businesses")  |
| 30   | Good mix of small, medium and large businesses   |
| 31   | I agree with the goals, but also think Loudoun County has far too many townhouse developments. I am not in favor of any more townhouses being built. Town houses require too much in the way of services required and do not provide adequate taxes to support those services. I am in favor of additional data centers because I believe the tax revenues generated allow the county to offer more in the way of recreational opportunities and potential revenues for roads. An Alternative to the Greenway should be a the top of any road priorities.  |
| 32   | I support increasing business diversity creating career paths for workers of all education levels and abilities.   |
| 33   | In order to grow as a county & attract jobs need to have some sort of redevelopment incentives like spectrum of housing, infill, adaptive reuse #7 under shape   |
| 34   | Innovating policies to encourage business environment (incentives and tax etc.)  |
| 35   | Keep a balanced tax base (commercial, business, industrial); too much burden on residential.   |
| 36   | LAND USE? So far a disaster. That super-ugly new "Towncenter" in Leesburg opposite the bike trail? With the 600k and up prices? What does this add to the beauty and quaintness of Leesburg? THERE IS STILL BUILDING ON DATA CENTERS! WHAT DOES THIS DO FOR JOBS? THEY ARE IN ASHBURN RIGHT OPPOSITE THE SENIOR CENTERS AND TOO CLOSE TO ME, I FEAR. Who is pocketing the money from those eyesores?   |
| 37   | Less data center and more corporate parks. Data centers do not hire many employees and are fairly dull buildings that take a lot of space. Corporate parks will increase our tax base and reduce highway congestion as people commute to these areas and spend less time driving to Fairfax.   |
| 38   | Less focus on building data centers and more on bringing professional and white collar jobs to Loudoun.  |
| 39   | Lobby for a large Federal Office to relocate or expand to Loudoun County (such as FBI, HLD, DOD, etc.). Many of the higher paying federal jobs are in DC but due to expansion and age of some of the original facilities, many government organizations are looking for new geographic areas that take advantage of transportation infrastructure. I believe that Loudoun County is taking advantage of the tech industry expansion but limiting economic expansion to one sector comes with risk. In order to mitigate the risk, diversification into another area (public sector jobs) is prudent and in the best interests of the residents. Several additional positive aspects of this effort besides the diversification is the reduced stress on the public transit system, increased average annual salary and also lower turnover since federal employees tend to stay at their jobs longer. Moreover, there would be a tighter connection to the Federal Government with corresponding recognition of what Loudoun has to offer. |
| 40   | Loudoun County to diversify tax base. Would like electricity tax on data centers so not so dependent on residential tax  |
| 41   | Loudoun needs to focus more on bringing more businesses to the county vs. the addition of additional housing. Housing should be limited for the near future until a significant business tax base is implemented that will help support the costs of our already overburdened public schools, police, fire and rescue. This will also help alleviate the private tax burden we are currently incurring.  |
| 42   | Make business and not data centers. Maintain Rte 28 as office.   |



| <b>Table 3. Actual Public Comments – Support for More Diverse Businesses</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 43   | More diverse business income, instead of data centers. What will we do with empty data centers when they are outdated  |
| 44   | More Class A office space in Loudoun (specifically around metro station)   |
| 45   | More diverse businesses aside from technology industry for employment.   |
| 46   | More diversity in JOB opportunities; manufacturing jobs, etc.  |
| 47   | More diversity in jobs, look to manufacturing and "making things"  |
| 48   | More diversity of business types (more manufacturing away high tech data centers)  |
| 49   | More federal jobs bid in Loudoun so they don't commute to DC   |
| 50   | More green industry-no more data centers or storage facilities. Wind farms, solar panels   |
| 51   | Need broader job opportunities   |
| 52   | Need to insure economic development is strong and vibrant  |
| 53   | Objective 4.Integration with neighboring jurisdictions to improve regional and statewide connectivity and to attract residents and businesses to Loudoun County. |
| 54   | Please bring more companies which creates lot of jobs into Ashburn area instead of keep building data centers.   |
| 55   | Policies to attract and expand global business   |
| 56   | See more business parks to get more business in County to increase tax base and provide jobs   |
| 57   | Shape #3: A variety of job types - data centers do not employ enough people uses to much resources   |
| 58   | Success could be measured by the announcement and/or ground breaking of a large Federal Agency moving or expanding to Loudoun.                                   |
| 59   | Want Old Ox to be major employment corridor, consider tax incentives   |
| 60   | Well balanced and diverse economic base (to include both data centers/agriculture/small business)  |
| 61   | What if property comes into county? Possibly warehouse/industrial. Data centers pushing warehouses out. (Converting them too to data centers).                   |
| 62   | What kind of new jobs - only see strip malls & data centers, not things where people can work & live   |
| 63   | You will know you've succeeded when companies actually move here and fill the office space, providing revenue to the County and jobs to its residents.           |

## 1.3 Support for Improving Technology Sector Employment (30)

*Many public comments support further development of the technology industry in Loudoun County through developing research institutions, creating Loudoun County into a technology hub, and providing resources for teleworking.*

| <b>Table 4. Actual Public Comments – Support for Improving Technology Sector Employment</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | "Economic Force" section needs to emphasize attracting technology based companies and entertainment. This could be from warehouses for distribution centers for online shoppers, to businesses that supplement training to transition into the rapidly approaching era of robotics and other technological advancements from agriculture to auto care. Long term investing into the 22nd century and not just 20 years into the future. |
| 2   | Advance Loudoun as a high tech center (electric, engineering, science, cyber security); university level  |

|    |   |
|----|---|
| 3  | Affordable housing (night time economy) comp plan must be flexible to allow it to be able to respond to change market. Need technology workforce. Partner of industries, education, business, training.   |
| 4  | Attract technology sectors for education and jobs   |
| 5  | Can we strengthen use of technology   |
| 6  | Compete: Be an economic force. Suggest including Technology and Healthcare. We have great local technology and some of the best healthcare in Virginia.   |
| 7  | Denser community where already developed - greater attraction of high tech companies in the west  |
| 8  | Develop more small and mid-sized tech businesses  |
| 9  | Encourage 2nd and 3rd shifts for bigger businesses/offices; encourage telework county wise  |
| 10 | Goal shape is redundant. Need to mention telework, IT infrastructure. Ref compete - no way to legally access Potomac, goose creek   |
| 11 | Good vision and goals, no real problems but need more focus on properties along corridors in the south. Focus on technology and service oriented businesses in the south.   |
| 12 | High tech jobs, science, healthcare, keep jobs here for kids  |
| 13 | However, I believe it misses a critical component that should be in the vision of the future and that is emphasizing technology and the future. Both attracting businesses that are deep into research and development and complimenting these with entertainment and services that have plans to incorporate technology into services and businesses. Fostering an environment that encourages technology based growth into the lifestyles of residents of Loudoun and visitors. |
| 14 | Less focus on building data centers and more on bringing professional and white collar jobs to Loudoun.   |
| 15 | Leverage technology and internet network to build jobs in Loudoun   |
| 16 | Loudoun has a sizable Science and Technology related professionals residing in the county. We should use it to our advantage. We should provide incentives and aggressively promote companies and institutions in Science, Technology and IT in both Federal and commercial sector to move/setup offices and educational institutions in Loudon. The incentives provided will automatically pay off in long run.  |
| 17 | My plan is to get all companies involved. They can support pilot projects as part of their CSR commitments. For instance, I live close to the Redskins Training camp. They might be interested in get in sweet contact with their fans. There is also Amazon and a long list of big companies that could support a nursery to grow the trees.   |
| 18 | Overall yes the vision goals and objectives read as going in the right direction. However, I would like to see more emphasis on technology and flexibility in designs and attractions for Loudoun.  |
| 19 | Please bring more companies which creates lot of jobs into Ashburn area instead of keep building data centers.  |
| 20 | Related to the above and to "Compete: be an economic force," I recommend some incorporation of the technologies of the future (green energy and smart grids as examples) to lead the way economically. If the county wants to attract a diverse workforce and invest in economic opportunities within the county proper, it should include forward thinking in this area.   |
| 21 | Robust, hi-tech Loudoun County marketing campaign   |
| 22 | See if there is receptive ideas from landowners for development. County advocacy for attracting businesses needs to push technology corporations for a collective think tank and how to proceed and committing these businesses to the vision. Once you have these two things in place you are on your way to being successful.   |
| 23 | Shape #3: A variety of job types - data centers do not employ enough people uses too much resources   |
| 24 | Technology all over- how distribute   |
| 25 | Technology changing/developing  |
| 26 | Vision - lacked unique character in LC - pull from heritage - green space - gardens- zoning for water - spin on growth - could overlay over any county in the country. Balance connectivity through education. What   |

|    |  |
|----|--|
|    | we want? Police can leave here - denser where already developed - greater attraction of high tech companies in west  |
| 27 | What impact is technology going to have on LoCo?   |
| 28 | Work emporium. Creating uses for people who work from home.  |
| 29 | World class research facility area in GW, brains not kids, next John Hopkins, Stanford.  |
| 30 | Would like to see more emphasis on technology and partnerships that include community, county, business owners, and property owners as well. A true emphasis on technology and the technology section of the county should be stressed in the Economic Development Teams focus and assistance to new businesses. |

## 1.4 Support for Strengthening the Workforce (28)

*Public comments convey that employers have a difficult time finding the workforce to fill positions. Participants also indicate that there are challenges attracting and retaining younger recruits.*

| <b>Table 5. Actual Public Comments – Support for Strengthening the Workforce</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | Attract young employees to Loudoun Co.   |
| 2  | Attracting millennials for jobs  |
| 3  | Bring more office jobs could potentially lighten the traffic on the roads for people commuting to Fairfax and DC   |
| 4  | Cant staff restaurant cause he can't find staff  |
| 5  | Commerce districts are very beneficial since they bring jobs closer to Loudoun residents. Long commutes degrade the quality of life.   |
| 6  | Companies want to move here  |
| 7  | County groups need to be flexible and inventive on the development side. Being assertive for the partnership to bring jobs and service/entertainment to the south end of the county along route 50 for easy access and promotion. Cutting red tape and moving quickly, just like technology it will be a fluid and quick moving need that must be met with fluidity itself from the county. A committee to survey landowners in the area for receptiveness of grouping together. |
| 8  | Doesn't take into account youth that want to work  |
| 9  | Economic #2, need diversity. Not just high education. Need to be able to fill retail jobs. Retail creates a quality community and a great place to live.   |
| 10   | Economic development - workforce housing - businesses need local employees - some come from Winchester west VA - diversity   |
| 11   | Execute goals by having variety of housing to make a strong economy  |
| 12   | Hard to hire employees   |
| 13   | How do we get more jobs in Loudoun - helps traffic by staying here; live and work here - better jobs   |
| 14   | Increase amount of employees that work in Loudoun  |
| 15   | Local businesses can't get people to work for them and live out here because desire mixed-use environment.   |
| 16   | Lower costs of living, so after college students can come back and make a living here by their selves, to better the community.  |
| 17   | Maintain a diversity of race and age, millennial retention; job and housing variety; cradle to grave, "aging in place"   |

|    |   |
|----|---|
| 18 | Need to get young people to want to stay and to have people retire here.  |
| 19 | Not enough bus drivers  |
| 20 | Not enough workforce.   |
| 21 | Plan needs to consider what's necessary to retain county youth as they mature   |
| 22 | Provide incentives for college graduates to return to LoCo  |
| 23 | Very significant tax breaks to allow county to be even more diverse and allow young adults to stay  |
| 24 | We people living here from ages of 22-35 increase.  |
| 25 | We'll have younger people in the county who can build upon Loudoun's success in the business arena. Having these people will help to build cultural centers vital to Loudoun's identity generating tourism and in turn more business.   |
| 26 | When the work is completed and the youth of today stays with their future family  |
| 27 | When people stop just living in Loudoun and working in Fairfax and DC. I want people to come to Loudoun to work. The metro is coming but the businesses are not. Prime land located nearby metro stations are being used for data centers. The revenue is good but it won't help small businesses, restaurants etc. and people living in Loudoun will always have to commute. |
| 28 | When there is an active night life and my company can hire recent college graduates. We are currently losing many recruits to DC.   |

## 1.5 Support for Increasing Educational Opportunities (16)

*Some public comments focused on increasing educational opportunities in the form of higher education availability in Loudoun County, including both vocational training and higher education.*

| <b>Table 6. Actual Public Comments – Support for Increasing Educational Opportunities</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | 4- year university or specialty school (culinary school; farm to table)   |
| 2   | Adult education - more opportunity  |
| 3   | Attract major universities to Loudoun County  |
| 4   | Attract more higher education opportunities; adult education; more campuses   |
| 5   | Business and school partnerships  |
| 6   | Do a better job of recruiting technical colleges. How do we keep the children we educate in the County? How do we leverage NOAA, GWU, GMU, Shenandoah University, Patrick Henry, Etc.?  |
| 7   | Get a recognized university-community based campus. Arts, culture top 10 or 20  |
| 8   | Guru-nursing campus is in Univ. Center-maybe match mental health need w/ tuition assistant. Affordable and workforce housing and diversity of housing for students in particular need to live near campus and cannot because it is too expensive. Match seniors in community with younger students etc. to provide service needs. |
| 9   | Improved vocational training programs   |
| 10  | Increase vocational training in LCPS-promote skilled trades   |
| 11  | More support for the Community college (NOVA-Western NOVA campus). (Renovation of buildings) (More class offerings) (Market to high schools) (better transportation between campuses) reliable  |
| 12  | Need higher education facilities, not just satellite campuses   |
| 13  | Protect Monroe Tech   |
| 14  | Tax break for telecommuting, taking online classes (as opposed to driving)  |
| 15  | Teach and prepare students for high tech jobs/businesses in the Community with revised curriculum. Outside partnerships / with schools  |

|    |  |
|----|--|
| 16 | We need a full-service university campus for undergraduates, not just MBA programs. Figure out a way for George Mason to have classes in Loudoun for undergraduates; commuting is too long to their main campus. |
|----|--|

## 2. Business Development, Promotion & Support (94)

*These public comments center on business development, promotion, and support. Respondents support County assistance for small businesses and entrepreneurial activity and County initiatives for tourism development. A breakdown of these comments is provided in Figure 3 and Table 9. Tables 10-12 provide actual public comments on Business Development, Promotion, and Support.*

| Topic   | Number of Comments | Percentage of Comments |
|---|--------------------|------------------------|
| <a href="#">Support for Small Businesses &amp; Entrepreneurial Activity</a> | 61                 | 65%                    |
| <a href="#">Support for Tourism Development</a>                             | 33                 | 35%                    |
| <b>TOTAL</b>  | <b>94</b>          | <b>100%</b>            |

### 2.1 Support Small Businesses & Entrepreneurial Activity (61)

*The public comments reflect support for small businesses and entrepreneurial activity. Suggestions include wanting a small business incubator space as well as better support and incentives for small businesses.*

| # | Comment   |
|---|---|
| 1 | Be an economic force: LCED says they support a wide range of businesses but they are slow to respond and are not helpful for small startups. Please be serious and don't drag businesses along. We have started looking in Fairfax where they are much more responsive to our needs and actually want to recruit us.          |
| 2 | Business and community incubators around county in targeted areas   |
| 3 | Business for startups - trail connectivity  |
| 4 | Continue to encourage small businesses  |
| 5 | Continued development of business incubators and accelerators in the County that will allow for and encourage collaboration and innovation by providing office space where entrepreneurs and innovators can work together and share ideas, and where small businesses have the opportunity to grow stronger and more quickly. |
| 6 | County spends lots of attracting businesses - focus more \$ on current businesses. Encourage & preserve existing businesses (Compete goal)  |
| 7 | Create business environment that is friendly to entrepreneurs and startups  |
| 8 | Economic - focused on new business, also need to promote existing businesses here now.  |
| 9 | Economic downturn-driven rezoning   |

**Table 8. Actual Public Comments – Support for Small Businesses & Entrepreneurial Activity**

| #  | Comment  |
|----|--|
| 10 | Economic force - commercial areas half empty. Saul center for tax break.   |
| 11 | Economic goals - hard to plan - flexibility with zoning to accommodate for the changes of economic cycles  |
| 12 | Employees want to not commute. County should help small businesses so employees can stay close to home   |
| 13 | Enable collective development of small developments that have helped build Loudoun and protect its environment.  |
| 14 | Encourage local and small business over big box/corporate business   |
| 15 | Encourage small business - new restaurants not chains  |
| 16 | Enterprise zones for entrepreneurial activities  |
| 17 | Find ways to make shopping local affordable for small businesses   |
| 18 | Focus on supporting small businesses (didn't start business in Middleburg...dying)   |
| 19 | For Loudoun to be competitive economically, we need to prove that we are welcoming to LGBT customers. Consider the economic hardship and loss of revenue North Carolina has experienced due to their hateful "bathroom" bill discriminating against transgender people. Taking a stand for equality is good for business.  |
| 20 | Housing est. way off. Stakeholders working with a flawed study. Grow the businesses we have.   |
| 21 | How can we get more small businesses as opposed to corporations?   |
| 22 | How to implement new ideas, small businesses (mon & pop) not distinguished from other retail   |
| 23 | Incubator space at ridgetop and near Fairfax areas, like Tysons. Business incubator included into development and telecommute space.   |
| 24 | Infill - Don't kick small businesses out of their space if new dev. Coming   |
| 25 | It will take time, dedication and a clear plan that the BOS is willing to stick with instead of the quick money plans they seem only to go with now. Small business bootstrapping is nearly impossible in county anymore. Rental costs have skyrocketed, traffic is down and businesses are leaving Leesburg and Loudoun in droves.  |
| 26 | Less empty warehouses and businesses   |
| 27 | Loudoun gives far too little to support nonprofits in county (grocery stores)  |
| 28 | Makers space (shared tools) (NOVA labs) maker smith R&D, business type development   |
| 29 | May never be any better than it is now-growth pressure will come-so be business-friendly, creative development opportunity, low rise, land owner rights, protect water, protect slopes and ridges  |
| 30 | Measures to prevent empty retail space through smart planned growth  |
| 31 | More diversity; support local, smaller businesses; in addition to big boxes  |
| 32 | More small business  |
| 33 | More small business. We are losing what makes Loudoun special.   |
| 34 | More small businesses  |
| 35 | Opportunities for small business owners/limit large companies  |
| 36 | Provide help to start-up small businesses; public/private partnership  |
| 37 | Provide more free opportunities for new small business owners to interact with successful, tenured owners that can provide strong and sound business advice and contacts. You could have current chambers of commerce, bni and other networking groups fund these events and support these new entrepreneurs into these wonderful communities. There seems to be a guarded and clique groups established that although are friendly, they are not necessarily willing to bring on newcomers. |
| 38 | Provide space opportunities for non-profit organizations.  |
| 39 | Robust small business incentives   |
| 40 | Shape: We need to stay open minded on the needs of small businesses, shared work spaces/co-working space. Add the word spaces.   |



**Table 8. Actual Public Comments – Support for Small Businesses & Entrepreneurial Activity**

| #  | Comment   |
|----|---|
| 41 | Small business close to residential areas (7-eleven)  |
| 42 | Small business development  |
| 43 | Small businesses - numbers go up  |
| 44 | Small businesses are great - these must stay in Loudoun's future  |
| 45 | Small indie businesses, arts facilities   |
| 46 | Small, boutique, community-specific business areas. Like small food items within walking distance of residential communities, farm stands and CSA pickups.  |
| 47 | Smaller spaces for office tenants (start-ups)   |
| 48 | Support creative and new ideas to support new economies   |
| 49 | Support local businesses and historic and retail options rather than chains. Unique and livable   |
| 50 | Support small business location in existing structures  |
| 51 | Support small businesses with incentives  |
| 52 | Sustain innovation and creativity of business   |
| 53 | Strong commercial base - less chain stores - independent small businesses   |
| 54 | The Vision does not sound at all like a vision. Here is a suggested change: Envision Loudoun seeks to enhance Loudoun County in terms of safety, health, sustainability, education and economic innovation. Loudoun County's reputation for pleasure, freedom, history and tradition will be enhanced and a pathway to the future will be paved with high-tech innovation and a robust atmosphere for entrepreneurs and businesses. |
| 55 | Tiny businesses make it easier for small business, zoning legislation for favor small business  |
| 56 | Vision - Throw out - Innovation - Realism - Needs a future outlook - Think innovatively.  |
| 57 | Vision, last sentence - The county will foster energy independence, economic innovation   |
| 58 | We need it to be easier to start and maintain a small business in Loudoun County, perhaps through more tax credits.   |
| 59 | We need to attract + nurture small businesses; stop attracting only national chains. Loudoun station will be only big box!  |
| 60 | When there are more successful, thriving small businesses to meet the community's needs and less need to travel as a resident to meet needs (e.g. better selection of restaurants, shopping, services, etc.). And when there are more options to get from one place to the next with the county (e.g. more routes than Rt. 7 to get to a quality grocery store or to work or for shopping).   |
| 61 | When we see a continuous year over year increase in new business opening and sustainment over a 5 year period. Particularly with minority or women owned company.   |

## 2.2 Support for Tourism Development (33)

*The public comments indicate a desire for tourism development in Loudoun County. Participants shared ideas for responsible tourism development, a desire for more tourism promotion, and additional County-sponsored cultural events. For comments about rural tourism, refer to the Rural Policy Area chapter of this Public Comments Summary.*

| <b>Table 9. Actual Public Comments – Support for Tourism Development</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | Add tourism to comp plan list - placed based tourism (Positive and negative impacts should be considered); destination stewardship council; public/private p/s   |
| 2  | African Day, Jamaican Day, Greek fairs--have County help promote and facilitate  |
| 3  | Air B&B--could pay tax & she does Airbnb & could be willing to support   |
| 4  | Allow auto and home sharing business models, such as Uber and Airbnb, to thrive in Loudoun, especially Western Loudoun, where there are fewer places to stay and many beautiful homes and estates could serve tourists and visitors.   |
| 5  | Balance with more diverse attractions for tourist attraction   |
| 6  | Clearer relationship between east and west, maximize complementary relationship (tourism, economic development).   |
| 7  | Continue to promote tourism  |
| 8  | Craft market or fair--tons of home based businesses  |
| 9  | Create a tourist destination on the Sterling bike trail  |
| 10   | Develop more public/private partnership funding for special interests in Loudoun County. Parks or overpasses can be built.   |
| 11   | Downtown Disney. The buildings and shops. Would bring a lot of revenue into the county.  |
| 12   | Ecotourism with tech assets - adapt some minimum and slow stupid growth  |
| 13   | Encourage and advertise international cultural activities among different communities  |
| 14   | Exception for boutique businesses, hotels etc. (e.g. By-right for farm to table)   |
| 15   | Hotels/B & B- by-night in W. Loudoun to support the breweries/wineries - some place to stay after events. Full service/destination event.  |
| 16   | Increase in participation of families in extracurricular activities  |
| 17   | Increase quality non-chain restaurants/social gathering locations and organic focused grocery stores (Whole Foods, Wegmans, and Fresh Market) in the southern Loudoun area (South Riding/Aldie/Stone Ridge).   |
| 18   | Invest in tourism; horseback facilities  |
| 19   | Keep bike and sidewalk/ped connections - bike friendly will pull in business.  |
| 20   | Look at ways to bring in more tourism dollars (with mitigated impacts)   |
| 21   | Loudoun now enjoys the status of the richest county in VA because of the tech boom. But it has not been ranked by Newsweek to have the best school, best county to live in, etc... Another measure would be that citizens within the county participate in county events and services. |
| 22   | More community centers   |
| 23   | More wine country promotion include E County bed & breakfasts, etc.  |
| 24   | Need a restaurant week   |
| 25   | Opportunity to revitalize small motels for a B&B's   |
| 26   | Promote cultural events (also things like garden show in Leesburg)   |
| 27   | Promote tourism while maintain rural area  |
| 28   | Provide study of rural tourism and impacts on rural uses   |
| 29   | Recognize value of tourism; they come because it's beautiful   |
| 30   | River economy - good financial opportunity ; good high quality facilities good   |
| 31   | Support B&B economy/tourism economy  |
| 32   | Visit Loudoun is a great asset.  |
| 33   | When there is a draw to bring people to this area from others. We will collect their money to help pay for our needs instead of taxing the life out of Loudoun residents.  |

### 3. Commercial & Retail Development (64)

These comments focus on commercial and retail development. While some respondents support increased commercial and retail development, others have concerns about commercial and retail development. A breakdown of the Commercial and Retail Development comments is provided in Table 13. Tables 14-15 provide actual public comments on Commercial and Retail Development.

| Topic  | Number of Comments | Percentage of Comments |
|--|--------------------|------------------------|
| Support for More Commercial & Retail Development | 46                 | 72%                    |
| Concerns about Commercial & Retail Development   | 18                 | 28%                    |
| <b>TOTAL</b>                                     | <b>64</b>          | <b>100%</b>            |

#### 3.1 Support for More Commercial & Retail Development (46)

Public comments indicate support for more commercial and retail development. Input includes ideas to develop more diverse retail such as higher-end retailers, more restaurants and entertainment options, as well as services such as grocery stores and gas stations.

| #  | Comment   |
|----|---|
| 1  | 1. More restaurants   |
| 2  | 2. More restaurants   |
| 3  | A mall that is close  |
| 4  | Add a gas station in Brambleton. [The closest gas station is by the Ashburn Health Plex.]   |
| 5  | Add a gas station in the around by the Dulles Wegmans. This area is typically gridlocked by rush hour, and the nearest station is by Ice Rink Plaza (which can take up to 20 minutes to reach from this intersection in rush hour traffic). |
| 6  | Add a grocery store in Lovettsville. The closest grocery store for the residents is in New Brunswick, MD or Purcellville.   |
| 7  | Add more dining options to South Riding   |
| 8  | Car stores that sell more electric cars to stop pollution   |
| 9  | Cascades marketplace is ok, reinvest in Sterling Park Mall  |
| 10 | Commercial services for areas like evergreen mill and Ryan Rd. (i.e. gas stations)  |
| 11 | Computer arcade/mini arcade   |
| 12 | Develop employment corridors along 50 and Greenway with high density; live work there while enhancing existing schools  |
| 13 | Encourage commercial development with vernacular character  |
| 14 | Encourage office, light industrial, commercial  |
| 15 | Extreme sensitivity to Dulles as an economic engine   |
| 16 | High end commercial users are coming here   |

| <b>Table 11. Actual Public Comments – Support for More Commercial &amp; Retail Development</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 17   | I live 2 miles outside of Lovettsville.... I respect the whole aspect of rural living But I commute outside to do all my shopping. It would be very help to have 24 Harris teeter off of Berlin turnpike. It is highly recommend... We live in a day in time where technology is evolving. Lovettsville is a beautiful place. A coffee shop and gas station would be amazing. Most importantly can rural Lovettsville off of Bolington road get high speed internet. Thank you!!! |
| 18   | Increase quality non-chain restaurants/social gathering locations and organic focused grocery stores (Whole Foods, Wegmans, and Fresh Market) in the southern Loudoun area (South Riding/Aldie/Stone Ridge).  |
| 19   | Increase the number of restaurants and retail around South Riding (preferable, small business, mom and pops)  |
| 20   | More book stores  |
| 21   | More businesses near Dulles airport   |
| 22   | More chocolate, gumball and candy stores  |
| 23   | More clothing stores  |
| 24   | More commercial development, less residential development.  |
| 25   | More expensive brand stores like Gucci, Louis Vuitton, Versace  |
| 26   | More gas stations in the Brambleton area.   |
| 27   | More grocery stores and gas station. They are too far and not enough competition. So much development. Preserve open spaces.  |
| 28   | More Mexican and Chinese restaurants  |
| 29   | More orthodontists  |
| 30   | More restaurants (good ones) in Dulles south area   |
| 31   | More roads with retail and shopping, between Ashburn and Leesburg is badly needed. Sycolin Road area should be greatly expanded   |
| 32   | More services, doctors in South Riding  |
| 33   | More small independent restaurants and stores, like Leesburg. See this county-wide.   |
| 34   | More stores with eye glasses and sunglasses   |
| 35   | More video game stores.   |
| 36   | Need more shops nearby (Lovettsville), also amenities   |
| 37   | No more grocery stores, banks in Leesburg; its excessive  |
| 38   | No more storage facilities  |
| 39   | Provide diversity retail  |
| 40   | Rethink diversity; planned retail development   |
| 41   | Shopping in Leesburg - help historic Leesburg - cut traffic on King and Market & Loudoun streets - pedestrian zone  |
| 42   | Support more business and less residential development  |
| 43   | When people have additional options to choose from, customers will be able to shop in stores they know and love.  |
| 44   | When people stay here to work and in their spare time, rather than leaving the county to work and play, as so many do.  |
| 45   | When there is evening and weekend traffic into the county   |
| 46   | Would like to see more retail and services  |

## 3.2 Concerns about Commercial & Retail Development (18)

*These public comments express concerns regarding the pace, scale, and nature of commercial and retail development. Concerns presented include availability of property for development and possibilities of overdevelopment.*

| <b>Table 12. Actual Public Comments – Concerns about Commercial and Retail Development</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | Acquiring sufficient property.   |
| 2  | Businesses are changing - do we need it?   |
| 3  | Competition from surrounding communities-particularly MD which is actively courting multiple offices.  |
| 4  | Competition with other areas   |
| 5  | Drive down real estate looks like industrial park  |
| 6  | Finding a suitable piece of property with the necessary funding to finance the endeavor will be the biggest challenge. There is support in the community though for this much-needed resource.   |
| 7  | Economic development should not be a higher priority than maintaining livability for all areas (quality of life)   |
| 8  | Growth of commercial areas should be controlled. "Big box stores" should not be allowed in Western Loudoun.  |
| 9  | Land it's a limited resource   |
| 10   | Land values  |
| 11   | Less chains more local   |
| 12   | Loudoun has sufficient employment and business opportunities. Encouraging further business development simply strains resources and enriches developers and landowners while doing little for current residents.   |
| 13   | Make certain that Loudoun's land use categories, and designated land use areas, ensure commercial land inventory is sufficient and responsive to the full complement of current and future market demands.   |
| 14   | Pressure from developers to build more houses and rezone parcels from commercial to residential. Implementing short-term fixes without taking into account the long-term consequences of the actions. Placing economic development over quality of life.   |
| 15   | Strong commercial base - less chain stores - independent small businesses  |
| 16   | Support local businesses and historic and retail options rather than chains. Unique and livable  |
|  | The building industry is advocating for development-friendly policies that could potentially put our forests, streams, meadows and wetlands at risk of being fragmented and/or lost forever. I support the conservation and restoration of our natural lands and waters, and thus respectfully request the following language be added to each of the existing objectives: |
| 17   | Who says we need to be an economic force, maybe government should shrink   |
| 18   | Acquiring sufficient property.   |

## 4. Data Centers (50)

*These public comments provide a variety of comments about data centers, such as feedback on preferred locations and potential impacts. Comments about data center appearance and landscaping are included in the Quality Development chapter of this document. Comments regarding limiting the growth of data centers are included in the Growth Management chapter. Comments about the future redevelopment of data centers are included in the Redevelopment*

section of the Suburban Policy Area chapter of this Public Input Summary.

| <b>Table 13. Actual Public Comments – Data Centers</b>    |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| <b>Data Centers Locations</b>                             |  |
| 1   | better location for data centers   |
| 2   | Build data centers on airport land   |
| 3   | Concern about proliferation of data centers and proximity to residential   |
| 4   | Concerned data centers are going in near transportation hubs   |
| 5   | Consider context when planning for data centers.   |
| 6   | Data center problem; move to western Loudoun   |
| 7   | Data centers are not best use around metro stations  |
| 8   | Data centers not compatible with age restricted other residential  |
| 9   | Data centers should not be by metro - should be in goals & objectives  |
| 10  | Data centers should not be near metro centers  |
| 11  | Data centers; put under flight path; not near residential; what happens when the technology changes  |
| 12  | Fewer datacenters located near major transportation systems.   |
| 13  | If we had known about the data center use - we could have planned for them - not put them in the most valuable commercial areas  |
| 14  | Limit data center construction and add berms and more trees and landscaping in front of data centers and at major intersections. In Ashburn area.  |
| 15  | Put hold on data center development, especially around metro stations  |
| 16  | put the right things in the right place (data centers). Under goal shape - add new category (location)   |
| 17  | Ridiculous "no tax" pledges. Stop governing by politics that have little to do with our community and everything to do with national agendas. Try smart tax. So much real estate in prime locations is now devoted to data center zoning. Could they be reviewed and repurposed? Could empty box store be repurposed? Could stadium parcel at One Loudoun be repurposed? As we create these new venues and the fresh stores, create a sustained program to promote Loudoun as a destination for unique experiences. Promote produce, beer and wines grown and served here in Loco. |
| 18  | Stop the data centers; stick in corners not near residential; power lines underground  |
| 19  | Tax advantages of data centers in the right place  |
| 20  | The land west of the airport should be used for continued buildout of industrial, warehouse, fabrication, data centers etc along Rt 606. This area would also benefit from some retail like restaurants to cater to the work force. Buffers along the streams should be preserved to prevent pollution.  |
| 21  | Transportation - metrorail at Loudoun gateway is surrounded by data centers - Ashburn is the only real station the county will have  |
| 22  | Waxpool is a major road. Should not be planned data centers.   |
| 23  | When people stop just living in Loudoun and working in Fairfax and DC. I want people to come to Loudoun to work. The metro is coming but the businesses are not. Prime land located nearby metro stations are being used for data centers. The revenue is good but it won't help small businesses, restaurants etc. and people living in Loudoun will always have to commute.  |
| <b>Data Centers Potential Impacts &amp; Opportunities</b> |  |
| 24  | Although the plan describes a path forward surrounding growth and prosperity, it makes no mention of reducing congestion, retaining the small town feel, retaining the trees/greens/brush necessary for a well-rounded ecosystem, and making sure people who've lived in the area for many years are not trampled on. This was not very well maintained when all of these data centers started popping up.   |

| <b>Table 13. Actual Public Comments – Data Centers</b> |  |
|--|--|
| #  | Comment  |
| 25   | Better energy planning; consume less fossil fuels; community living to save energy; data center heat reclaiming for hot water  |
| 26   | County motto should be Loudoun hates trees. Live off Waxpool. Data center & dirt pit. Used to be trees.  |
| 27   | County to invest in: 1) Lack of need for renewable energy, data centers, energy innovation needs to be a part of this vision. 2) Energy and environmental sustainability needs to be added to comprehensive plan. 3) Promoting sustainable energy resources. 4) A commitment or an investment into renewable energy  |
| 28   | Create a community solar farm. Allow residents and only residents to buy shares or bonds to finance it. Enter into a power purchase agreement with one of the data center providers. Pay dividends or interest to participating residents.   |
| 29   | Data centers required to produce a portion of their own electricity using renewable resources. Data center waste heat utilized in some productive manner.  |
| 30   | Energy - develop charging stations to prepare for future development and data center usage (force to put in solar panels)  |
| 31   | Five areas of goals and objective can be in conflict when the time to make a decision that will impact the residents, who elects the board of supervisors. These goals and objectives are not priorities. For example, economy was a priority when the data centers were allowed to be built all around eastern Loudoun. This simply has changed the landscape of our communities where concrete buildings are now dominating our main roads, creating heat islands - which is highly undesirable.   |
| 32   | It is not an "IDEA." It is a statement, or an exhortation, or a preference. Do not put data centers, housing, or commercial areas along water resources or in flood plains. Protect the water supply. Preserve natural areas. Limit improvements to trails and passive parkland.   |
| 33   | Leverage use of data centers to bring in microfarming on rooftops.   |
| 34   | New building engineering, hydroplanning, water run-off, soil run off, dusty air, data centers  |
| 35   | Please do not feel it is necessary to build everywhere you are able to. I see lots of signs for data centers on Sycolin Road and I hope that it will not create ugly buildings and remove all trees in another area in Loudoun. Waxpool and LC Pkway looks awful now with no more trees and huge data centers. It really ruins the aesthetics of the landscape and is sad to remove so many trees.   |
| 36   | Please focus more on the sustaining our natural places and creating new ones. I am not interested in adding so many businesses that there are no more parks or hiking or relaxing in nature isn't possible. There are already too few places for hiking in Loudoun County. I'd like to see the Potomac Heritage Trail expanded and kept up better and having it advertised. Economic growth is necessary for building new parks and nature places but let's not focus so much on adding data centers and strip malls that places like Keep Loudoun Beautiful Park or Bolen Park or other places are ignored. Parks like Olde Issac Walden or the Oatlands are not enough. It has been proven over and over that being in nature is necessary for our well-being. Let's make Loudoun the leader in this initiative. And lastly, traffic is terrible through places in Ashburn and Loudoun County. Adding businesses and data centers and more strip malls only adds to that congestion. I know that the majority of us have had enough. |
| 37   | Solar panels should be installed on all the data centers to mitigate their huge energy consumption.  |
| 38   | Sort of ...I think the vision needs to have an energy efficiency and carbon footprint reduction plan component. Energy efficiency has become the third largest source of energy <a href="http://www.utilitydive.com/news/aceee-energy-efficiency-lands-spot-as-3rd-largest-power-resource-in-the-us/424940/">http://www.utilitydive.com/news/aceee-energy-efficiency-lands-spot-as-3rd-largest-power-resource-in-the-us/424940/</a> That's without financial incentives such as PACE being utilized.. We have a huge source of energy we have never tapped. It is our data centers. If the energy from 1 10MW data center can provide heat for 20,000 apartment in Stockholm, our 1GW of data centers can heat 20,000,000 or more here in Loudoun. Ref: <a href="http://www.datacenterdynamics.com/content-">http://www.datacenterdynamics.com/content-</a>  |

**Table 13. Actual Public Comments – Data Centers**

| #   | Comment   |
|---|---|
|   | tracks/power-cooling/energy-smart-the-world-thats-north-of-the-electricity-meter/98547.article<br>We need to lose the silo mentality and see the synergies.   |
| 39  | Sustainable renewable energy should be at the top of the list. I'd like to see solar arrays on every data center/warehouse building.  |
| 40  | The best thing about this county is its biodiversity. Wetlands dot the landscape and are home to abundant wildlife that do great things for the health of our planet. Why would you destroy these because of economic greed, pesticide pollution from these communities, data centers, and unintelligent designs. Keep the natural beauty and protect or land with smart, healthy, and chemical free communities.   |
| 41  | Want trees. Sick of buildings. Put solar on top of data centers.  |
| 42  | water quality responsibilities - data centers plant gardens / no native trees - invest in smart landscaping (water + wildlife) - enhance commercial chesapeake bay progarm (EPA) improving water quality. Protect watershed   |
| 43  | Within the next 20 years our vision will have to include a comprehensive and synergistic mentality. The last century efforts developed community synergies for electricity, sewer, water, trains buses and transportation infrastructure. This foundation was based on fossil fuels and unlimited wasting of CO2 into the atmosphere. We are about to reap what we have sewn. However, we have opportunities to minimize our fossil fuel consumption by eliminating waste heat from being dumped in our atmosphere and alternatively using that heat to keep nearby users warm or provide them hot water. If a single 10MW data center in Stockholm provides heat to 20,000 apartments. By simple ratio we could heat 20,000,000 apartments with our existing 1GW of data centers. <a href="http://www.datacenterdynamics.com/content-tracks/power-cooling/stockholm-heat-recovery-city/98207.fullarticle">http://www.datacenterdynamics.com/content-tracks/power-cooling/stockholm-heat-recovery-city/98207.fullarticle</a> It would be wonderful if the new definition of utility company included taking advantage of carbon reducing technologies on behalf of all customers not just the largest customers. For instance they could own rooftop solar on residential homes. After all the only benefit of overproducing on an hourly basis is to distribute that production to nearby neighbors who can't afford that luxury because of shade or other reasons. The utility company is much more capable of integrating this into their grid than individual homeowners. Also as a local "utility" company they should be providing customers the geothermal ground loops and one day integrating those individual properties similarly into a regional district heating and cooling system and a part of their charge should be to effectively insulate caulk seal and provide maximum economic benefit to all customers. Perhaps an effective combination would be to combine a PACE investment to provide the capital and allow the utility company to manage the improvements. |
| <b>Miscellaneous Data Center Comments</b> |   |
| 44  | 70% of data processing in world - why are they coming here  |
| 45  | Carton tax/electric tax on data centers   |
| 46  | Data centers are vulnerable to attack. Has the county trained personnel to deal with security issues?   |
| 47  | I agree with the goals, but also think Loudoun County has far too many townhouse developments. I am not in favor of any more townhouses being built. Town houses require too much in the way of services required and do not provide addequate taxes to support those services. I am in favor of additional data centers because I believe the tax revenues generated allow the county to offer more in the way of recreational opportunities and potential revenues for roads. An Alternative to the Greenway should be a the top of any road priorities.  |
| 48  | Infrastructure - paying the greenway or being stuck in Route 28 traffic daily for all Loudoun commuters is a problem.We would likely put up with all the data center builds if this would improve - sad this is our compromise.   |
| 49  | Loudoun County to diversify tax base. Would like electricity tax on data centers so not so dependent on residential tax   |



| <b>Table 13. Actual Public Comments – Data Centers</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>                                       |
| 50   | Old buildings not equipped to hold new data centers? |

# 5.0 Miscellaneous Economic Development Comments & Trends (17)

*This section includes miscellaneous economic development comments. Some of these public comments express the need to have more information in regards to employment opportunities and employment data. Participants also support employment policies, such as teleworking.*

| <b>Table 14. Actual Public Comments – Miscellaneous Economic Development Comments &amp; Trends</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | Better balance of live/work ratio  |
| 2  | Common working areas for people who work from home   |
| 3  | Create a database for young people seeking summer jobs and work in Loudoun so property owners and small business owners can search for candidates for summer, part-time, and full time jobs. The in-person Youth Job Fair is a good idea -- those individuals seeking work, their areas of interest, and their resumes (when provided) should be compiled for an electronic database that can be accessed by people in Loudoun looking for labor.  |
| 4  | Desired County - people want to live here  |
| 5  | Education about where jobs in county are and make sure they are located in zoning appropriate areas. Hard to believe 50% working in county.  |
| 6  | Fact-based realism on work force estimates   |
| 7  | For future Loudoun, I wish to see more people of different classes be financially comfortable to live wherever in Loudoun. When I was younger my family and I lost our home after my father was laid off from his job. A little over 3 years ago my dad was offered a very well-paying job here in Virginia and so we moved. Today, although my father is being paid generously, we are still struggling to pay for our home and many of our basic necessities (such as food, gas, electricity, etc.) To help improve many families in Loudoun, we need to increase the pay for many of our underpaid, over qualified workers. I understand this is asking a lot but I strongly encourage you to consider this flaw in our county. |
| 8  | Goal - Compete, Object 2 - I love jobs - however - we are at the point where our schools and our infrastructure cannot support more, I keep hearing of another bridge coming into our area - THAT IS THE WRONG DIRECTION - can we handle more people in Loudoun - NO. You can barely make it from Sterling & Leesburg as it is. If you want to enhance business - give business a tax break if they allow telecommuting!!! Let people pay Loudoun taxes and live at home! We all win. There is no reason with the industry that is attracted to our high internet area - this cannot happen.   |
| 9  | How does the employment growth projections compare with Fairfax County and Tysons projections?   |
| 10   | I am aware that for one thing, the county government will be losing a good chunk of their workforce in the next few years with most of its longtime employees retiring.  |
| 11   | Look at major trends; working at home opportunities  |

|    |  |
|----|--|
| 12 | Love the vision statement. Work force trends. Are we reviewing that data? Future trends - How do they work?  |
| 13 | Promotion of telecommuting-financial incentives, parking policies (limiting spaces)  |
| 14 | Regional workplace centers; next-gen work spaces; technet; shared spaces   |
| 15 | Tax break for telecommuting, taking online classes (as opposed to driving)   |
| 16 | Who says we need to be an economic force, maybe government should shrink   |
| 17 | You'll know if such a place is legitimately mentioned in the same sentence as the Reston Town Center and Tysons Corner as examples of "the place to be". Available housing inventory should be low (only because it will be hard to find an available home/apartment) and demand for office and retail space should be high (low vacancy rates, high rents). This place should steal business from RTC and TC. |



# Community Input Summary

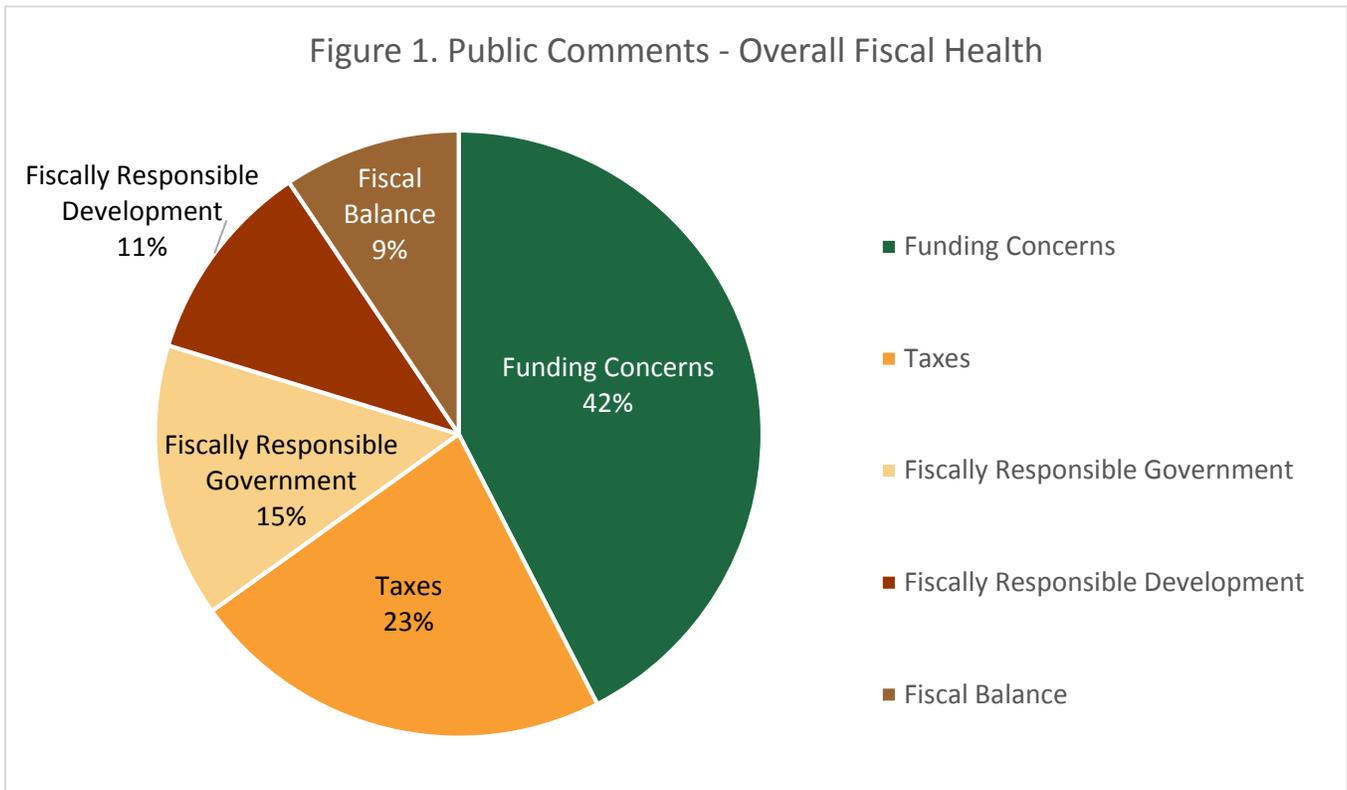
## Chapter 10

### Fiscal Management



# Fiscal Management Comments (212)

Over two-hundred public comments received during Rounds 1 and 2 of the Envision Loudoun public input sessions pertained to Fiscal Management. Figure 1 and Table 1 provide a breakdown of how many and what percentage of comments were received in various broad Fiscal Impacts categories.



| Topic  | Number of Comments | Percentage of Fiscal Comments |
|--|--------------------|-------------------------------|
| <a href="#">Funding Concerns</a>                 | 90                 | 42%                           |
| <a href="#">Taxes</a>                            | 48                 | 23%                           |
| <a href="#">Fiscally Responsible Government</a>  | 31                 | 15%                           |
| <a href="#">Fiscally Responsible Development</a> | 23                 | 11%                           |
| <a href="#">Fiscal Balance</a>                   | 20                 | 9%                            |
| <b>TOTAL</b>                                     | <b>212</b>         | <b>100%</b>                   |

## 1. Funding Concerns (90)

Respondents indicate that the largest concern regarding the County’s overall fiscal health centers on funding in general. Frequently mentioned concerns include funding for land, roads, and other infrastructure.

**Table 2. Actual Public Comments – Funding Concerns**

|    | Comment   |
|----|---|
| 1  | 1. Fiscal challenges  |
| 2  | 2. Fiscal challenges  |
| 3  | 1. Funding  |
| 4  | 2. Funding  |
| 5  | 3. Funding  |
| 6  | 4. Funding  |
| 7  | 1. Money  |
| 8  | 2. Money.   |
| 9  | 3. Money  |
| 10 | 4. Funding  |
| 11 | 5. Money  |
| 12 | 6. Money  |
| 13 | 7. Money  |
| 14 | A challenge would be the funds required for extra buses and hiring drivers.   |
| 15 | Acquiring land *Funding   |
| 16 | Address a lot, laid out great; too much; rethink the buckets a little more. Ex: where is housing? Need to sustain economy. Seems to me as the _____ - needs to address affordable/workforce housing   |
| 17 | As always, MONEY. The owners want to make a decent profit on the sale of their land. The developers want to make as much profit as they can on their investment. The County does not have unlimited funds to buy and develop County parks. But deals can be struck to balance these competing interests. Since Northern Virginia now has a fund to use for construction/improvement of roads, perhaps it is time for the County to get out of road building (though the improvements have been most welcome). The resulting savings could be applied to parks in the transition area. |
| 18 | Avoid a model which relies on population growth to finance infrastructure   |
| 19 | Better balance ratio of housing to schools -> build more schools or approve less housing. Improve process to plan/program school building funding to housing construction. Add/provide time limit to develop approved plans.  |
| 20 | Challenges will always be either funding or adequate support to move the ideas forward.   |
| 21 | Consolidate infrastructure in smaller target areas; economically more effective   |
| 22 | Cost, planning  |
| 23 | Costs for consultants and the inability to predict land availability are two obstacles that would hinder this effort.   |
| 24 | County will have to work with HOAs, VDOT and LCPS to coordinate landscaping ordinances to adopt the change. Funding can be challenging. Moving funds from mowing to planting and caring for new ordinance, as well as seeking for grants can reduce the cost.   |
| 25 | Develop strategies to keep public salaries competitive  |
| 26 | Economy shouldn't be a planning goal  |
| 27 | Everything is very expensive, the one cheap place to buy necessities (Walmart) is leaving. I feel like we need downtown to be more interesting, keep the local businesses down there but put in a big name like Pink, Forever 21, etc.  |
| 28 | Expenses. And older crowds  |
| 29 | Expensive to live here, especially for recent grads. Enforce "increased business diversity" (for locals not visitors only), more from objective 3 to objective 1  |

**Table 2. Actual Public Comments – Funding Concerns**

|    | Comment  |
|----|--|
| 30 | Finding the money to pay these higher salaries.  |
| 31 | Finances   |
| 32 | Finding funds  |
| 33 | Finding things to do that are cost effective   |
| 34 | First step is to include these as part of the comprehensive plan for Loudoun. We should have shovel ready plans and work towards finding funding through federal programs.   |
| 35 | Fiscal constraints costs   |
| 36 | Funding and design   |
| 37 | Funding for planning, land acquisition, design, and construction of long needed roads.   |
| 38 | Funding Getting high enough on the Loudoun County Transportation Priorities List to get action started and completed before it gets worse. This requires planning and lead time, which means that this need to be started ASAP.  |
| 39 | Funding infrastructure/ "mellow Ruse Banding in CA"  |
| 40 | Funding is a major challenge, but lighting should be part of any road improvement projects funded by the county and state.   |
| 41 | Funding needs to be allocated for both ideas to succeed.   |
| 42 | Funding priorities   |
| 43 | Funding! For the schools, a year of "sharing" Title 1 funding.   |
| 44 | Funding*Lack of quality/efficient contractor *Location of necessary lane widening  |
| 45 | Funding.   |
| 46 | Funding. Prioritization. Holes in development.   |
| 47 | Fundraising  |
| 48 | Funds and less red tape. I know there is over a billion dollars in fund in the short term. But how much of that is going to the government just paying itself?   |
| 49 | Funds, but more so the will to pursue them. Getting the idea out to all and getting feedback and involvement.  |
| 50 | Greed for money.   |
| 51 | Having enough money to achieving everyone's dreams   |
| 52 | How to pay for everything (developers; businesses; public bonds)   |
| 53 | I also suggest asking for financial contributions from the large corporations that reside in Loudoun County (e.g., Orbital, Howard Hughes research center at Janelia Farm, Lifetime Fitness, The Redskins football team, Lifetime Fitness, grocery chains like Harris Teeter, Whole Foods, Wegman's) and through whatever State and Federal funds are associated with economic impact of The Metrorail. And perhaps Dulles International Airport and professional organizations associated with the hotel and wine industries. |
| 54 | I don't know. Money?   |
| 55 | Infrastructure funds.  |
| 56 | It costs more to mail a notice to the public than to push a key on a computer keyboard.  |
| 57 | It is going to be hard to simply lower costs since we are increasing and becoming larger.  |
| 58 | Just use the resources you have!!!!!!  |
| 59 | Key challenges are financing, designating the areas for expansion and public resistance for those properties contiguous, and installation of cable tv and internet grid. For 1.Purchasing large parcels can offset land issues, and lighting and access issues can be addressed as required for design. Also, anti-growth sentiment  |

**Table 2. Actual Public Comments – Funding Concerns**

|    | Comment  |
|----|--|
|    | that pervades county development stands in the way. Perhaps some subdivision applications for western parcels could be flagged for discussion for use of new center concept in lieu of application - or this can be an added note on application to contact applicant - when appropriate. This would provide a land owner or developer amenable to center concept. Developers with solid reputation with the county and who win a bid to develop a center could also work. *Rec center could be added as part of or contiguous to new center. Or existing park land or community center could be expanded to include the new rec center complex, such as Lovettsville. *Financing would be needed to support the internet and cable tv expansion and subscription, as this would not have the typical density to be profitable. However, those properties that benefit could perhaps pay a multi-year services-added property tax to fund or repay this for all properties eligible, for example - a 3 yr assessment. Should be a reasonable cost to each parcel regardless of size and should assess by number of dwelling units on parcel, not size of parcel. |
| 60 | Lack of amenities was a choice when moving here. Interest in amenities needs to be connected with financial aspects -> what would it cost  |
| 61 | Lack of County leadership and funding in redevelopment, broadband area. NIMBYism of western Loudoun residents to allow for commercial uses.  |
| 62 | Lack of funds and lack of imagination. As long as we still continue to give undue attention to those crying about taxes, we will NEVER be able to create the kind of vibrant and vital community we desire to live in. And we need elected county leaders that are willing to expand their imaginations, seek input from talented individuals in the arts and university fields, and seek input from those actively involved in what we desire to be rather than themselves or their appointed political friends.  |
| 63 | Lack of funds for projects and the constituency is heavily in Eastern Loudoun versus Dulles and Western Loudoun  |
| 64 | Make is so items in Loudoun county like houses are more affordable.  |
| 65 | Money and community acceptance to the ideas proposed   |
| 66 | Money and planning   |
| 67 | Money and public support/interest  |
| 68 | Money and tax base. Developers who want to develop it all and leave us, the citizens, with the bills for the infrastructure such as fire, police, schools, and transportation. More challenges: getting metro through Leesburg and on to Purcellville. Keep the country dirt roads-slows down the traffic and does not cost much to maintain. Develop bike paths with under and overpasses to get more bikes in and out of the towns for local commuters.  |
| 69 | Money is going to Fairfax  |
| 70 | MONEY TO BUY LAND  |
| 71 | Money!   |
| 72 | Money, money, money  |
| 73 | Money. Recruiting a diverse population of educators.   |
| 74 | Money. Getting tax dollars generated allocated. And fund raising. I suggest forming alliances with the many Universities with educational centers located in Ashburn to tap into their financial resources. I also suggest asking for financial contributions from the large corporations that reside in Loudoun County (e.g., Orbital, Howard Hughes research center at Janelia Farm, Lifetime Fitness, The Redskins football team, Lifetime Fitness, grocery chains like Harris Teeter, Whole Foods, Wegman's) and through whatever State and Federal funds are associated with economic impact of The Metrorail. And perhaps Dulles International Airport and professional organizations associated with the hotel and wine industries.   |
| 75 | Money. Government procrastination  |

**Table 2. Actual Public Comments – Funding Concerns**

|    | Comment   |
|----|---|
| 76 | Money/funding   |
| 77 | Objective 2. A reliable and efficient multi-modal transportation network that manages the travel demands of the County while maintaining fiscal and environmental sustainability.   |
| 78 | Of course funding is a challenge. However, with a combination of fundraising through our 501c3 status, we believe that a public/private partnership could raise the funds needed to make this project happen. In addition, Morven Park would be willing to enter into an agreement with the county whereby our land would be "donated" or "leased" long-term to the county for the partnership of developing Loudoun's "Wolf Trap."}  |
| 79 | Resolve tension between east and west with planning for schools and funding; who is paying for what/resentment and misunderstanding   |
| 80 | Revenue, Location, Community attitude/acceptance  |
| 81 | The biggest challenge is money. Sterling needs more funding.  |
| 82 | The biggest challenge is obviously funding. However our future depends on the opportunities the county can provide. There had to be extended funding for schools and programs support these schools efforts   |
| 83 | The Board of Supervisors is driven by the money western Loudoun makes to support eastern Loudoun. They have no regard for how it affects those of us who have invested a great deal of money in our property and can expect lower real estate values.   |
| 84 | The largest challenge would be to find the funds to get the ball rolling. A out-sourced pesticide company would be needed to help control ticks. The dog parks require land and labor to be built. There is then enforcement costs to upholding dog park rules. Startup costs I feel would be the biggest challenge. I feel these changes would be well received across the county - both the eastern and western cultures.   |
| 85 | The vision of the people in the county and our leader. Finance may become a problem.  |
| 86 | There is an existing organization, the Children's Science Center, working to bring this vision to reality. Our greatest challenges are raising the funds and the awareness.   |
| 87 | There seems to be a lack of willingness to raise the money needed to equalize the facilities at our schools, while we seem to have no issues at all in acquiring new debt to build new schools with the best facilities for new areas of development. So we acquire new debt to build schools and facilities for new developments that were not adequately planned while other areas of the county, especially the older, eastern parts of the county with a lower income base, deals with facilities that are far below the other schools. |
| 88 | Time money  |
| 89 | We cannot raise property taxes alone. Need additional revenue stream.   |
| 90 | When they are funded and implemented.   |

## 2. Taxes (42)

The second greatest percentage of Fiscal Management comments pertains to taxes in general, balancing the tax base, a responsible government, and responsible development. A breakdown of tax comments is provided in Figure 2 and Table 2.

Figure 2. Public Comments - Taxes

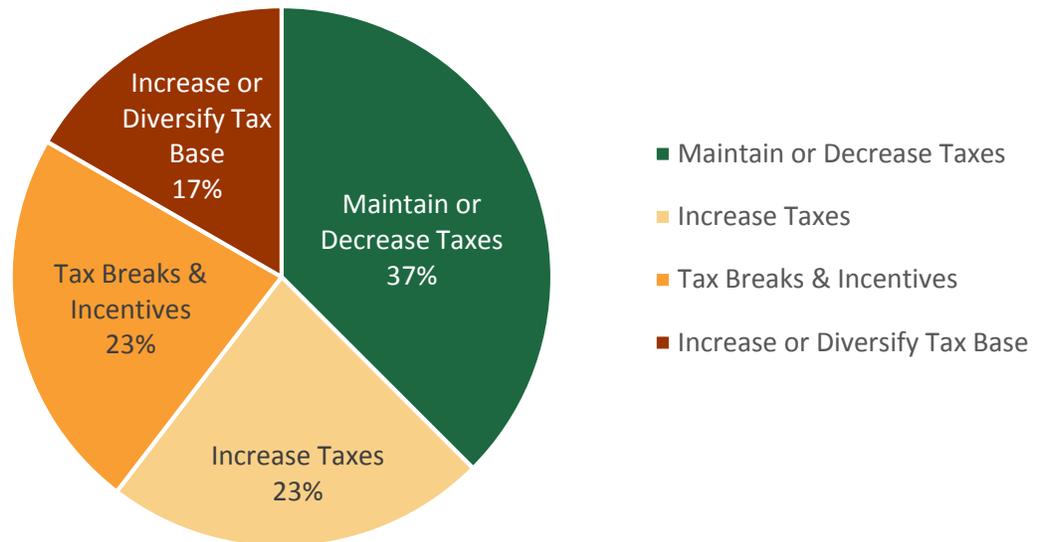


Table 3. Number of Public Comments about the Use of Taxes

| Topic   | Number of Comments | Percentage of Taxes Comments |
|---|--------------------|------------------------------|
| <a href="#">Support for Maintaining or Decreasing Taxes</a>     | 18                 | 37%                          |
| <a href="#">Support for Increasing Taxes</a>                    | 11                 | 23%                          |
| <a href="#">Support for Tax Breaks &amp; Incentives</a>         | 11                 | 23%                          |
| <a href="#">Support for Increasing or Diversifying Tax Base</a> | 8                  | 17%                          |
| <b>TOTAL</b>  | <b>48</b>          | <b>100%</b>                  |

## 2.1 Support for Maintaining or Decreasing Taxes (18)

*Eighteen respondents indicate support for either maintaining or decreasing taxes.*

Table 4. Actual Public Comments – Support for Maintaining or Decreasing Tax Rates

| # | Comment  |
|---|--|
| 1 | A concerted effort needs to be undertaken to replace property taxes as the primary funding source of the county. In areas with rapid property value increases longtime residents are facing significant unexpected tax increases without regard to ability to pay. Other, more progressive revenue sources, (e.g. income tax) need to offset a decrease in property taxes while maintaining adequate services. |
| 2 | Continue strong economic development to prevent tax increases  |
| 3 | Control taxes; reduce tolls; recreation facilities   |
| 4 | Economic responsibility-keep taxes down  |
| 5 | Efficient use of tax funds (don't increase)  |
| 6 | Having our taxpaying residents understand this would be an enrichment to our tax base, hence lower personal and property taxes for all   |
| 7 | Ineffective use of taxes; we need lower taxes but face higher costs  |
| 8 | Less taxes available to spend  |
| 9 | Lower taxes for residences. Increase in available jobs. Lower unemployment. Decrease in local traffic with   |

|    |  |
|----|--|
|    | the upgrades completed to area roads from the business tax revenue collected.  |
| 10 | Maintain reasonable taxes so people can remain   |
| 11 | Our tax rate goes down.  |
| 12 | Our tax rate goes down. County infrastructure including schools and roads are maintained. Our residents and neighboring county residents are not paying out of control tolls to travel on the Greenway, giving profits to an out of country company. |
| 13 | Prop taxes too high  |
| 14 | Property tax cap for seniors with xx years of tenure in county-seniors not get priced out of county  |
| 15 | Property tax considered acceptable - not going up  |
| 16 | Reduce taxes   |
| 17 | Tax rates same but revenues cover services   |
| 18 | Taxes are an issue. What would make it affordable?   |

## 2.2 Support for Increasing Taxes (11)

*Eleven public comments indicated support for tax increases, noting that such increases could fund County initiatives and fund infrastructure.*

| <b>Table 5. Actual Public Comments – Support for Increasing Taxes</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | 1. Higher taxes  |
| 2   | 2. Higher taxes  |
| 3   | "Clearly, cost is the primary challenge. As a resident, I would be willing to finance such initiatives with a significant (line item) tax. Realizing many residents would be opposed to any further taxation, an energetic marketing strategy would be required to ""sell"" such a plan. The strategy would be based on AUTHENTIC long and short term benefits realized in other communities, not on hype. |
| 4   | Consider changing tax structure for property tax; change tax rate  |
| 5   | Flexible zoning around main corridors (Rt. 7, 28, Greenway), Incr. tax revenue   |
| 6   | Increase in tax dollars  |
| 7   | Money - so raise the taxes. If we claim to put our children first than we have to be willing to pay for the children.  |
| 8   | No tax raises - must fund these - must increase taxes  |
| 9   | Paying for it. Our taxes are still very, very low, when compared with other locations, not just in Virginia, but people here with the 'no taxes' mentality seem to win all discussions. It costs money to have great schools, great services, and the kind of amenities that bring together communities. But there's plenty of money here to do it.  |
| 10  | Raising taxes  |
| 11  | We need to raise the tax rate to take care of our own infrastructure needs instead of relying on developers to build infrastructure and job centers which in turn brings new residents. Stop the cycle now by enacting strict restrictions on development and zoning that keeps open rural spaces and supports organic town growth and historic areas rather than developer created neighborhoods.         |

## 2.3 Support for Tax Breaks & Incentives (11)

Respondents indicated that two main groups of tax payers—farmers and businesses—could benefit from tax breaks or financial incentives.

| Table 6. Actual Public Comments – Tax Breaks |  |
|--|--|
| #  | Comment  |
| 1  | 15-70 years - make room to grow local produce; grow and sell here and give farmers tax breaks  |
| 2  | Business development should be moderated in many ways. I am particularly opposed to tax or other financial incentives given to private entities to locate within the county.   |
| 3  | Give restaurants tax breaks/cuts if they donate extra food to people who need it   |
| 4  | I am not sure the logistics that would be involved with the tax break/incentive for builders, but I think a solution can be found.   |
| 5  | Need PDR's, TDR'; need to lower taxes on large farms   |
| 6  | Promotion of telecommuting-financial incentives, parking policies (limiting spaces)  |
| 7  | Tax break for telecommuting, taking online classes (as opposed to driving)   |
| 8  | Tax monies are used and difficult to give tax breaks. Metro expansion costs a lot of money.  |
| 9  | Tax relief for farmers   |
| 10   | Very significant tax breaks to allow county to be even more diverse and allow young adults to stay   |
| 11   | We understand that there are infrastructure costs associated with build out. However there are many organizations located right here in Loudoun that specialize in this type of work as well as presence from Major Carriers. Perhaps they can be motivated with county specific incentives. |

## 2.4 Support for Increasing & Diversifying Tax Base (8)

Participants indicate a desire for a more diverse tax base and for increasing the County's tax base.

| Table 7. Actual Public Comments – Support for Increasing & Diversifying the Tax Base |  |
|--|--|
| #  | Comment  |
| 1  | Bring money and go!  |
| 2  | Diversifying the tax base to ensure economic viability of the tax district. Allow/Accommodate opportunities for larger businesses. |
| 3  | Focus on increasing density AND tax base.  |
| 4  | Goal compete: must diversify tax base  |
| 5  | Money is going to Fairfax  |
| 6  | Realign tax base to achieve the vision   |
| 7  | Richer mix of tax income - ??? Move toward commercial tax base   |
| 8  | Tax base - mix of businesses   |

# 3. Fiscally Responsible Government (31)

Participants expressed support for the County's fiscal responsibility. Comments focus on wise budgeting and spending of tax dollars and other revenue.

**Table 8. Actual Public Comments – Fiscally Responsible Government**

| #  | Comment   |
|----|---|
| 1  | "Ridiculous ""no tax"" pledges. Stop governing by politics that have little to do with our community and everything to do with national agendas. Try smart tax.   |
| 2  | Balance comm & res zoning. 1.8billion \$ majority trans. Economic force don't push the debt onto the rest of the city   |
| 3  | Budget for snow cleaning  |
| 4  | Budget must have line items. This would indicate level of seriousness   |
| 5  | Budget, funding what will be captured in the plan   |
| 6  | Budget.   |
| 7  | Cost effective government; promote economic development   |
| 8  | County govt. to maintain the debt so we don't pay a lot of interest. Debt to a modest level.  |
| 9  | County needs to put money where their mouths are. If taxes are raised then those taxes need to go where it was stated. Get rid of the Dillon Rule or amend it.  |
| 10 | Don't use tax revenue to build big sports stadiums  |
| 11 | Efficient use of tax funds (don't increase)   |
| 12 | Everything controlled money & county wants taxes, how do you get ahead?   |
| 13 | Financial greed to short sighted planning   |
| 14 | Fiscally responsible county management.   |
| 15 | Fiscal impact studies countywide  |
| 16 | Fiscal stewardship - maintaining Fiscal policy - not Loudoun specific - quantify? Not specific. Objectives - can Loudoun implement? Are they measurable?  |
| 17 | Generally, overall - these are all things to all people - hard to evaluate development to point to why yes or no. Nothing about fiscal responsibility towards citizens. How will that happen? Very general. Feel sustain supports this.   |
| 18 | Goal- Connect: Objectives 1-3 Loudoun Transit commuter buses are great, but other "multi-modal transportation network" is difficult, if not impossible to do "efficiently... While maintaining fiscal...sustainability."  |
| 19 | How is the tax revenue shared--school \$ not coming back to Sterling  |
| 20 | I believe taxes will rise if we are to continue winding; building roads as well as providing top notch educational services.  |
| 21 | Ineffective use of taxes; we need lower taxes but face higher costs   |
| 22 | It appears that a lot of wealth tax coming from west and not a lot of expenditure to build up business. How much revenue do they expect from Western Loudoun and what are they going to spend in western Loudoun  |
| 23 | Keep fiscal responsibility a top priority   |
| 24 | Keeping commercial tax rate competitive   |
| 25 | Need to look at what kind of development we can afford (fiscal) because there is a cost for service provision for every person that moves in without commercial. Need balance   |
| 26 | No more debt. The county should not do any development that cannot be funded out of saving current revenues. I do not want my kids paying for this current bridges and schools. Future taxpayers should not have to worry about paying down our decisions.  |
| 27 | Public buildings should be fully owned and controlled by the County. I am especially concerned about fire stations being built with tax (or bond) monies and then control and management of these building given to private volunteer organizations. This includes opposition to nominal lease arrangements (such as \$1 a year). |

|    |   |
|----|---|
|    | I am opposed to other potential situations like this, such as arts or recreation centers also being funded by the county but given to or run by private groups.   |
| 28 | Revise coffer conditions/decide where monies should be best spent; put into general fund  |
| 29 | So much real estate in prime locations is now devoted to data center zoning. Could they be reviewed and repurposed? Could empty box store be repurposed? Could stadium parcel at One Loudoun be repurposed? |
| 30 | Spending money wisely instead of frivolously  |
| 31 | What are the economic risks to the county and what will be done? Need to perform economic analysis to evaluate different scenarios. Eg. What happens if airport ridership goes down?                        |

## 4. Fiscally Responsible Development (23)

*Respondents expressed a desire for developers to provide public infrastructure and other public facilities in a manner that is commensurate with the impact of development.*

**Table 9. Actual Public Comments – Fiscally Responsible Development**

|    | Comment   |
|----|---|
| 1  | County working with developers regarding proffers - not enough funds  |
| 2  | Concerns about businesses paying their way  |
| 3  | Developers need to pay significant portion of new school costs  |
| 4  | Developers pay for infrastructure for roads, parks so eliminate burden on public (open space).  |
| 5  | Developers should pay for infrastructure.   |
| 6  | Development should not benefit the developer at the expense of those who are already residents.   |
| 7  | Development should pay for infrastructure upgrades and not increase the tax burden on residents.  |
| 8  | Development will happen. I want to be free of taxpayer subsidy.   |
| 9  | Ensure proffers are commensurate with impacts   |
| 10 | Funding - the County will continue to allow for further development to the south and towards the west, which is OK, but Developers will push back on providing roadway construction up front, prior to making a certain amount of money on their projects. The County will need to be firm with Developers, the message should be - if you want to build your project, and make money in this county (which you will), provide the roads first.   |
| 11 | Impact fees for new development (homebuyers)  |
| 12 | It is imperative that any new development can be supported. With the limits put on proffers now by the state, our county will not be able to afford to keep allowing more developments. While building new roads and exchanges are in the plans, take Battlefield Parkway as an example. It already backs up and while the exchange will help, when the super Walmart and town center comes in the south end and Leegate comes in the other, will it be enough. If not, the town will be stuck with the bill. |
| 13 | Keep pace of libraries, fire stations in communities (address proffer issue)  |
| 14 | Make housing builders and businesses contribute to the Local Schools before they impact them, not years after and charge the taxpayer for it  |
| 15 | More oversight is needed with new development; environmental impacts; sustainable development for new area; density; economic impacts   |
| 16 | No "giveaways" for developers; no public money to help developers   |
| 17 | Plan should be mindful that growth does not pay for itself  |
| 18 | Proffer system tweaked so it goes to address issues in the county-unfunded needs. Put freeze on development if proffers don't support growth.   |

|    |   |
|----|---|
| 19 | Provided that LC implement and enable and Fund: 1) Purchase of Development Rights; 2) Transferable Development Rights 3) create a new Real estate tax on the land that is no longer develop-able 4) Impact fees   |
| 20 | Show us by district what tax income and expenditures look like. Analyze new communities being built in terms of infrastructure needed and how that is being funded. Hold developers responsible for infrastructure expansion costs.   |
| 21 | Taxes - funding relative to development.  |
|    | When funding or a developer has this scheduled to be fixed  |
| 22 | Work to develop smarter with regards to proffers. In particular, avoiding missing links in the transportation networks and potentially requiring additional contributions for schools since Loudoun school district is struggling to keep up with development.  |
| 23 | Zoning, developers, ourselves. We don't want a new Reston, with metro and big business, we want community feeling, a home town. Funding for schools is critical, and priority. Let's be honest, overcrowded schools lead to degraded education, stressed kids, depleted opportunities for special programs. |

## 5. Support for Fiscal Balance (20)

*Public comments indicate a desire for the County to maintain fiscal balance while planning and budgeting for the County's future needs.*

| <b>Table 10. Actual Public Comments - Support Fiscal Balance</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | All about a balance   |
| 2  | Balance financial needs and growth  |
| 3  | Balancing the tax base needs. Hard to fight off the lure of developers \$\$\$ swooping in buying farm lands and converting them to high density neighborhoods.  |
| 4  | Contain taxes and balance budget  |
| 5  | Definition of the balance on all of the objectives should be very specific - and it's not. That's a problem.  |
| 6  | Getting the people to grasp to notion that Purchase of development right is a step to helping reduce taxes on everyone. 2) when the metro line comes to Loudoun keeping density in the east is the only way with an urban atmosphere 3) even though there is compensation in #1 & #2 in the long run it will keep taxes lower and that land is no longer develop able 4) Having new residential units built costs long time county residents more for school, safety and health |
| 7  | It appears that a lot of wealth tax coming from west and not a lot of expenditure to build up business. How much revenue do they expect from Western Loudoun and what are they going to spend in western Loudoun  |
| 8  | Keep balance between residential/commercial dev-maintain fiscal positive outlook/development  |
| 9  | Key elements need to be in balance (development)  |
| 10   | Look at tax base + distribute it evenly across the county. We are subsidizing the west including rural businesses.  |
| 11   | Less residential new growth and more businesses that can help ease the tax payer's burden.  |
| 12   | More business tax, less residential tax   |
| 13   | Not be economic "force" - . Strive for economic "balance"   |
| 14   | Tax base to maintain open space-gov infrastructure-central services water/sewer   |
| 15   | The past two decades of growth have generated incomes and wealth among the highest in the nation. Really want to put an end to this? The County has taxed this wealth to provide exemplary services.  |

|    |  |
|----|--|
| 16 | The tax burden (in real dollars) for residents will actually drop, while tax revenues from COMMERCIAL interests will steadily rise. Once the Metro is completed, traffic chokepoints will no longer exist (requires intelligent solutions and ongoing with VDOT). The natural beauty of the open spaces west of Route 15, will remain rural, as has long been the agreement and should remain in perpetuity. |
| 17 | Want to keep real estate values high by limiting overbuilding (concern about housing and school bubble)<br>Western Loudoun is tax positive! Eastern tax negative!  |
| 18 | Whatever is done, do it in a balanced budget   |
| 19 | When looking at balanced dev (business), we need to take into account the increase in business. Dev. In Fairfax county may not need to grow as much as we think  |
| 20 | Yes in a manner they do. Growth must be balanced. Too much housing results in over population. County needs to balance economic growth with population growth which includes the infrastructure to support the population - roads, schools, police and fire, recreational space etc  |



# Community Input Summary

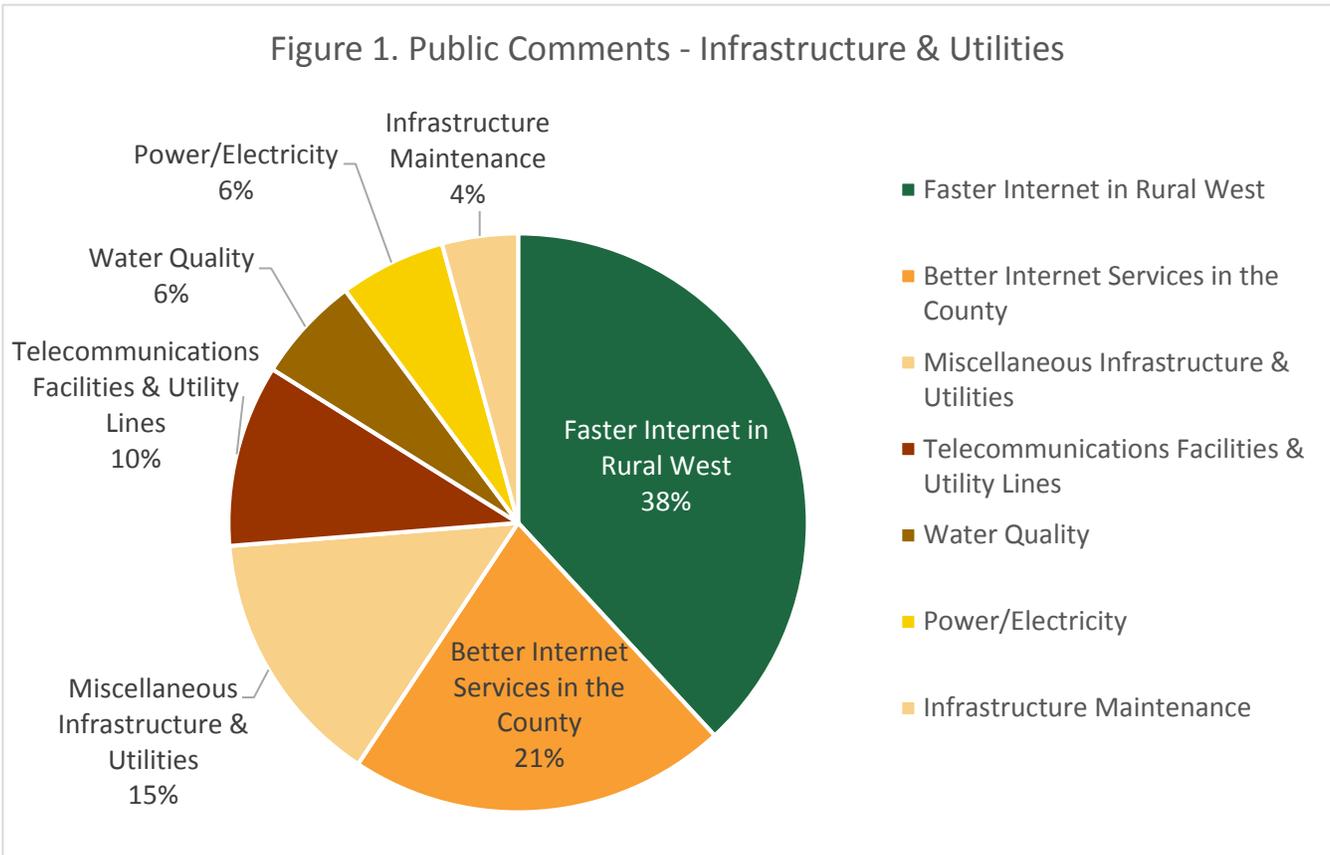
## Chapter 11

### Infrastructure & Utilities



# Infrastructure & Utilities Comments (118)

Almost 140 public comments received during Rounds 1 and 2 of the Envision Loudoun public input sessions pertained to Infrastructure. Figure 1 and Table 1 provide a breakdown of how many and what percentage of comments were received in various infrastructure categories.



| Topic  | Number of Comments | Percentage of Comments |
|--|--------------------|------------------------|
| <a href="#">Support for Faster Internet in Rural West</a>          | 45                 | 38%                    |
| <a href="#">Support for Better Internet Services in the County</a> | 25                 | 21%                    |
| <a href="#">Miscellaneous Infrastructure &amp; Utilities</a>       | 17                 | 14%                    |
| <a href="#">Telecommunications Facilities &amp; Utility Lines</a>  | 12                 | 10%                    |
| <a href="#">Comments about Water Quality</a>                       | 7                  | 6%                     |
| <a href="#">Comments about Power/Electricity</a>                   | 7                  | 6%                     |
| <a href="#">Infrastructure Maintenance</a>                         | 5                  | 4%                     |
| <b>TOTAL</b>   | <b>118</b>         | <b>100%</b>            |

# 1. Support Faster Internet Services in Rural West (45)

*The plurality of infrastructure comments pertain to the availability of broadband and high-speed internet services in Western Loudoun. The general sentiment is that lack of high-speed internet negatively affects quality of life in rural parts of the County.*

| <b>Table 2. Actual Public Comments – Support for Faster Internet Services in Rural West</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | A true unmetered high speed internet option for the majority of residents in Loudoun.   |
| 2   | Allow for broadband and telecommunications facilities in the western part of the county.  |
| 3   | Better broadband access in western Loudoun County (more telework to reduce traffic)   |
| 4   | Better broadband internet access in western Loudoun County  |
| 5   | Better Wi-Fi for western Loudoun; "rural electrification act"   |
| 6   | Bring high speed internet to rural Loudoun.   |
| 7   | Broadband accessible throughout county; maintain strong rural economy   |
| 8   | Broadband for all areas, both transitional, commercial, rural, suburban, and urban areas  |
| 9   | Broadband in rural  |
| 10  | Broadband in western Loudoun needs to be addressed  |
| 11  | Broadband Internet, preferably high throughput, i.e. Fios-like data rates. Specifically, Western Loudoun  |
| 12  | Broadband to the West   |
| 13  | Cellphone - no broadband connectivity - St. Louis-Willisville   |
| 14  | Connect - need to provide broadband in west   |
| 15  | Connect #4 - missing internet (ex: internet) BOLD major issue in the west   |
| 16  | Develop cost effective way to improve internet speeds above 5 mb along the Blue Ridge. This will be a challenge while we also strive to keep the rural character of this region. Yes, I want my cake and to eat it, too. :)                                       |
| 17  | Don't let the rural economy be just breweries and wineries; allow better broadband access to help this (more home based)  |
| 18  | Encourage telecommunication through better broadband access in western county   |
| 19  | Enhance internet infrastructure in Western part of county, support telecommuting (Bluemont and Waterford)--BROADBAND  |
| 20  | Ensure businesses and residents in Western Loudoun have broadband service and internet as fast as in other parts of Loudoun. This is important for small businesses as customers want to pay with credit cards and search the web while visiting Western Loudoun. |
| 21  | Expand broadband services in western Loudoun; but not at the expense of added density in the west   |
| 22  | Improve broadband in the west   |
| 23  | Improve internet service in rural areas.  |
| 24  | Infrastructure - internet in rural area - entire county (Plan better infrastructure)  |
| 25  | Infrastructure, incentives, cell towers, utility pole access and easements to provide the following: Fiber, coax, or radio-based internet to rural households and businesses.   |
| 26  | Internet access lacking in W Loudoun  |

|    |  |
|----|--|
| 27 | Internet connectivity problem in the west  |
| 28 | Loudoun is a diamond in the rough of northern Virginia. Too often, development pressure, empowered by political money has left many residents behind, while forcing them to deal with increased traffic congestion, poorly planned development, and corporate first policies, especially regarding rural broadband. I support (1) careful planning for commercial and residential; (2) greater control of rural business economic development so it better respects and protects our historic landscapes; (3) innovative transportation planning to deal with the tremendous traffic problems; and (4) communications infrastructure that supports the entire county (licensing for cable and internet should require providers to cover the ENTIRE county). |
| 29 | Lovettsville - cannot do tele-medicine because of lack of broadband  |
| 30 | More broadband & universal access  |
| 31 | Need broadband in western Loudoun  |
| 32 | Need improved internet service in western Loudoun (other support)  |
| 33 | On connect - need to explain what connect means / spell it out - push for broadband in rural areas   |
| 34 | Pervasive broadband in the rural areas for workers/students  |
| 35 | Poor internet service, overburdened roads, minimal network of trails, onerous taxes and paperwork burdens on Western Loudoun property owners who want to preserve the land. Too easy for developers and large corporations (like AT&T) to push through huge changes to current land use and zoning without County scrutiny and pushback.   |
| 36 | Provide internet, high speed "infrastructure" in western Loudoun   |
| 37 | Rural Internet. We are lacking in the availability of high speed internet outside of developments. The existing providers have fallen short and not met the goals they have stated.  |
| 38 | Short Hill - Neersville - fiber optics for area  |
| 39 | Short Hill - Neersville - fiber optics for area  |
| 40 | Transition area - TR10; LC devalue property; owed since 1984; just received internet; same zoning as Brambleton; Red Hill intersection   |
| 41 | Upgrade cable and internet access and expand to sub-stations for rural access. County will still have a rural feel, but additional support services in new center is available in specific areas where built. More health friendly programs can be accessed due to rec centers and homes and businesses can achieve normal connection speeds and cable bundles that are available in suburbia but allow so much of the open space to remain in western Loudoun. Success will be in More rural properties can access high speed internet and cable tv bundles for normal cost because additional sub-stations - small sites to boost signal - has made this possible.   |
| 42 | Western Loudoun - lousy internet (lives in Waterford)  |
| 43 | Western Loudoun broadband access   |
| 44 | When 90% of households in Western Loudoun have access to high-speed (non-satellite) Internet. I say "non-satellite" because it is easy to say that the county is covered by satellite Internet, but satellite Internet is not necessarily high-speed and it also suffers from high latency and jitter which are detrimental to some online applications. Regarding development, we will know when we get there when there is a Comprehensive Plan that lays out a plan for Western Loudoun that possesses the maturity and resolve as the one in Montgomery County Maryland. This will include thoughtful, organized development around towns as well as designated goals for farmland and greenspace that are set in stone.                                 |
| 45 | A true unmetered high speed internet option for the majority of residents in Loudoun.  |

## 2. Support Better Internet Services in the County (25)

*Citing economic, quality of life, and safety concerns, public comments indicate a desire for enhanced and expanded telecommunication and broadband internet services throughout the County.*

| <b>Table 3. Actual Public Comments – Support Better Internet Services in the County</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Broadband for all areas, both transitional, commercial, rural, suburban, and urban areas.  |
| 2   | Adequate telecommunications facilities.  |
| 3   | Becoming an economic force requires first class communications infrastructure. Our cellular service and complete lack of Broadband Internet will absolutely keep this from happening. No vendor should be invited to provide services that does not immediately reach ALL residents with the same level of service. This means no satellite, HDSL or LTE areas are acceptable. Newer technologies will be provided on a cherry-picked basis by vendors unless legislated against by the governing body.  |
| 4   | Broadband for entire county & affordable; regularity affairs with county - dealing with challenges with growth regulation - takes too long to get things done; coordinate better   |
| 5   | Broadband to all County residents (high speed)   |
| 6   | Connect everyone to high-speed internet. This is a utility. If everyone can be connected with electricity and running water, then we should be able to handle internet connectivity. Get it together.  |
| 7   | Free Wi-Fi   |
| 8   | Having lived in Western Loudoun for quite some time, we know the joys and beauty of the area. However, living in one of the Internet capitals of the world, it is frustrating not to have options for high speed Internet for our family. Currently we live 0.7 miles from the closest Fiber Optic network connection and only have options for satellite (slow and metered) and 3G/4G services (expensive and metered). As a family and a small community, the residents of this area deserve options for Internet which is now not a luxury but a utility. |
| 9   | High speed internet access; no xfinity or fios   |
| 10  | Hi-speed internet throughout county; reasonable internet costs   |
| 11  | I believe we need to provide county-wide, affordable and accessible internet to all families. Education and technology are integrated so closely that without this we are severely hampering the learning abilities of a large portion of Loudoun county residents. Without technology access, specifically internet, students are unable to learn or study or even catch up on missing assignments. We must find a way to support high speed internet for all residents that is affordable and accessible.  |
| 12  | Improve infrastructure--Broadband, renewable energy, smart transportation models in order to reduce traffic. How do we move people in a smart way  |
| 13  | Improve internet connectivity for homes and businesses   |
| 14  | Include broadband in the connect goals   |
| 15  | Lack of County leadership and funding in redevelopment, broadband area. NIMBYism of western Loudoun residents to allow for commercial uses.  |
| 16  | Provide better and faster internet coverage to the surrounding community. Broadband currently available is not sufficient for daily work activities.   |
| 17  | Support: See the comments on Shape, these two really go hand in hand. Make it easy to get to the places.   |

|    |   |
|----|---|
|    | As the digital world expands, people will become more tech enabled. Use these channels to inform what is happening. The Internet of things should be a focus of the LC CIO.   |
| 18 | When sustained internet speeds and capacity are available that allow 1 or more 4K video feeds to stream. Video data is a challenge and is now the vast majority of the data used on the Internet. This is also a convenient measure for bandwidth. While I need greater performance for business use, for most families video is a good measure of performance.   |
| 19 | Infrastructure - internet in rural area - entire county (Plan better infrastructure)  |
| 20 | Communications infrastructure that supports the entire county (licensing for cable and internet should require providers to cover the ENTIRE county).   |
| 21 | Improve infrastructure--Broadband, renewable energy, smart transportation models in order to reduce traffic. How do we move people in a smart way   |
| 22 | Business office space new buildings and spaces for small businesses are available, additional rec center space is open including indoor pool, business support retail is open and more apartment buildings - mixed use - will be available. My preference is to follow the Village of Leesburg model so there is a center to the development and much of services can be walked to. Upgrade cable and internet access and expand to sub-stations for rural access. County will still have a rural feel, but additional support services in new center is available in specific areas where built. More health friendly programs can be accessed due to rec centers and homes and businesses can achieve normal connection speeds and cable bundles that are available in suburbia but allow so much of the open space to remain in western Loudoun. Success will be in 1. Seeing the many small businesses that want small new space for business purposes and access to fast normal internet fill new buildings to profitable level without huge price tag per sq foot. Should be simple modern but nice small offices, not expect many larger ones. 2. Residents move into apartments to the point that the property is profitable. These should be nice higher end but not a high cost psf. 3. More rural properties can access high speed internet and cable tv bundles for normal cost because additional sub-stations - small sites to boost signal - has made this possible. |
| 23 | More communication infrastructure for the county as a whole/showing graphic of planning   |
| 24 | More LTE coverage (WIFI) for free   |
| 25 | Safety issues - no cell service, power outage, no land lines, impassable roads in winter  |

### 3. Miscellaneous Comments about Infrastructure & Utilities (17)

*These comments cover a variety of issues regarding public infrastructure and utilities. Some respondents indicate a desire to have access to public utilities, particularly water.*

| <b>Table 4. Actual Public Comments – Comments about Infrastructure Accessibility &amp; Utilities</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Accessibility - infrastructure, to facilities, get to necessary services  |
| 2  | Areas needed to add water and sewer, Hillsboro & Paeonian Springs because of health   |
| 3  | Consider using the Economic Development Authority powers to foster coordinated commercial development districts, with regional stormwater, utility and roadway capacities to be proactive not reactive to projects. |
| 4  | County water in Broad Run Farms.  |
| 5  | Do not extend existing water and sewer lines to protect rural west.   |

|    |  |
|----|--|
| 6  | Extra infrastructure Paeonian Springs/Lincoln  |
| 7  | Frozen pipes are a problem with some houses in Brambleton  |
| 8  | Greater access to utilities  |
| 9  | I believe sewer can be attached to were Walmart is being built, I understand water is available now higher density will allow more people to have closer access to what is being constructed now |
| 10 | Infrastructure availability, roads, affordable commercial land and anything needed to attract big businesses.  |
| 11 | Rejuvenated community infrastructure (water, sewage etc.)  |
| 12 | Tax base to maintain open space-gov infrastructure-central services water/sewer  |
| 13 | The biggest obstacle is allowing too many housing developments to be built and not being prepared to provide the necessary services at the same rate.  |
| 14 | Transportation as a quality of life issue was not mentioned. Infrastructure is way behind.   |
| 15 | Water utilities extended to the intersection of Red Hill and Ev. Mills   |
| 16 | Water utilities extended to the villages of St Louis and Aldie   |
| 17 | Why start over, already have a comp plan. Dealing with growth - water, utilities, sewage not in statement (what is the impact). Beyond our control (water sewage). On well water - no control.   |

## 4. Telecommunications Facilities & Utility Lines (10)

*Aesthetic values are evident in public comments pertaining to cell towers and power lines; respondents prefer underground infrastructure. Towers should be inconspicuous so broadband services can be expanded without undermining the community's character, according to these comments.*

| <b>Table 5. Actual Public Comments – Comments about Cell Tower Aesthetics and Underground Power Lines</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | Underground utilities   |
| 2   | Underground utility - development use of underground utility  |
| 3   | Put the powerline underground   |
| 4   | Investigate putting utilities underground   |
| 5   | Prevent water towers, power poles, telecom towers in already developed residential areas  |
| 6   | Broadband create architectural contest to create more aesthetic towers  |
| 7   | Green spaces - communication towers, data centers (no)  |
| 8   | Cell tower should be visually attractive  |
| 9   | The biggest challenge to Broadband Internet has been the public's opposition to towers, such as cell towers. It is time to revisit this and develop a coordinated approach to either non-obtrusive towers, additional fiber routes through western that can be tapped into by a group or co-op, etc. or a combination of both. Controlling development will always be challenged by the developers which represent a very powerful lobby in Loudoun County. While they are very knowledgeable and provide much insight via advisory boards, etc., there needs to be a balance, a vision and a goal that all can work towards rather than a competition. |
| 10  | Due to data centers - much power is overhead - should push for data centers to bury underground.  |

# 5. Comments about Water Quality (7)

*Public comments stress the importance of clean potable water.*

| <b>Table 6. Actual Public Comments – Concerns about Water Quality</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | Adequate clean water  |
| 2   | Improve potable water supply quality and address non-performance (chromium 6)   |
| 3   | The vision statement seem overstated since some of the connectivity to major highways are running at slow pace, amount of time, gas usage wasted in a signal during peak hours are enormous. Also, no major shopping areas are nearby, we need to reach out either Sterling, Leesburg or Chantilly. Unlike other township where we lived or within NOVA, there are no street lights, it becomes lousy after evening hours. I got this complaint even from visitors from out of state/town. Major hurdle is hard water and hope this will get rectified at some point. Strategic Planning and longevity is vital, at least five years advance planning is required in terms of roads, transportation. Otherwise, schools, well-being programs are among potential for high growth. |
| 4   | Want to see water pollution addressed on goals and objectives - water is life, affects everything, suggest there should be a baseline for water quality + quantity. Wells in western Loudoun can be affected by growth impacts. Baseline would foster discussion & awareness of its importance  |
| 5   | Septic field management. Above ground systems. Protect limestone watershed.   |
| 6   | We take water for granted; water system comes from Fairfax Co; need our own water treatment plant so we can control prices  |
| 7   | Sustain - infill _____ - need to expand to sustainable water resources -> ground water more specific - running out of water   |

# 6. Comments about Power/ Electricity (7)

*Public comments reveal a preference for cleaner, more reliable, and more modern power sources.*

| <b>Table 7. Actual Public Comments –Power/Electricity</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Considering all the issues surrounding a sustainable community system I believe the following needs to be considered. All power produced in the communities considered and added to existing communities, with work force located in such community. |
| 2   | Current existing infrastructure and political influence of natural gas/fossil fuel proponents. Additionally, we will have to be at the "early adopter" end of moving towards renewables and that will be politically challenging.                    |
| 3   | Dominion's influence on the VA General Assembly. Dominion's objective to be the sole producers of electricity in VA and road blocks for distributed solar on residences and businesses. Lack of stricter   |

|   |  |
|---|--|
|   | standards for construction in terms of energy conservation and energy efficiency. Lack of an updated County Energy Strategy incorporated into the Comprehensive Plan. Developers interested in corporate profits instead of community needs. Lack of an energy and environment advisory committee to the Board of Supervisors.   |
| 4 | Power outages.   |
| 5 | Safety issues - no cell service, power outage, no land lines, impassable roads in winter   |
| 6 | We will know we have succeeded when there is no natural gas infrastructure expansion in the county.  |
| 7 | Within the next 20 years our vision will have to include a comprehensive and synergistic mentality. The last century efforts developed community synergies for electricity, sewer, water, trains buses and transportation infrastructure. This foundation was based on fossil fuels and unlimited wasting of CO2 into the atmosphere. We are about to reap what we have sewn. However, we have opportunities to minimize our fossil fuel consumption by eliminating waste heat from being dumped in our atmosphere and alternatively using that heat to keep nearby users warm or provide them hot water. If a single 10MW data center in Stockholm provides heat to 20,000 apartments. By simple ratio we could heat 20,000,000 apartments with our existing 1GW of data centers. <a href="http://www.datacenterdynamics.com/content-tracks/power-cooling/stockholm-heat-recovery-city/98207.fullarticle">http://www.datacenterdynamics.com/content-tracks/power-cooling/stockholm-heat-recovery-city/98207.fullarticle</a> |

# 7. Support for Infrastructure Maintenance (5)

*Public comments indicate a desire to maintain aging infrastructure.*

| <b>Table 8. Actual Public Comments – Comments Infrastructure Maintenance</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Concern about maintaining infrastructure, advanced technology                                     |
| 2  | Consider aging infrastructure in County   |
| 3  | County should put explicit focus on well - maintained facilities and infrastructure               |
| 4  | Fix existing infrastructure. Protect Eastern Loudoun. No Potomac River crossing in Loudoun County |
| 5  | Rejuvenated community infrastructure (water, sewage etc.)   |



# Community Input Summary

## Chapter 12

### Public Facilities & Services



# Public Facilities & Services Comments (859)

Over 850 of all public comments received during Rounds 1 and 2 of the Envision Loudoun public input sessions pertained to public facilities and services. Figure 1 and Table 1 provide a breakdown of how many and what percentage of comments were received in various broad public facilities and services categories.

Figure 1. Public Facilities & Services Public Comments

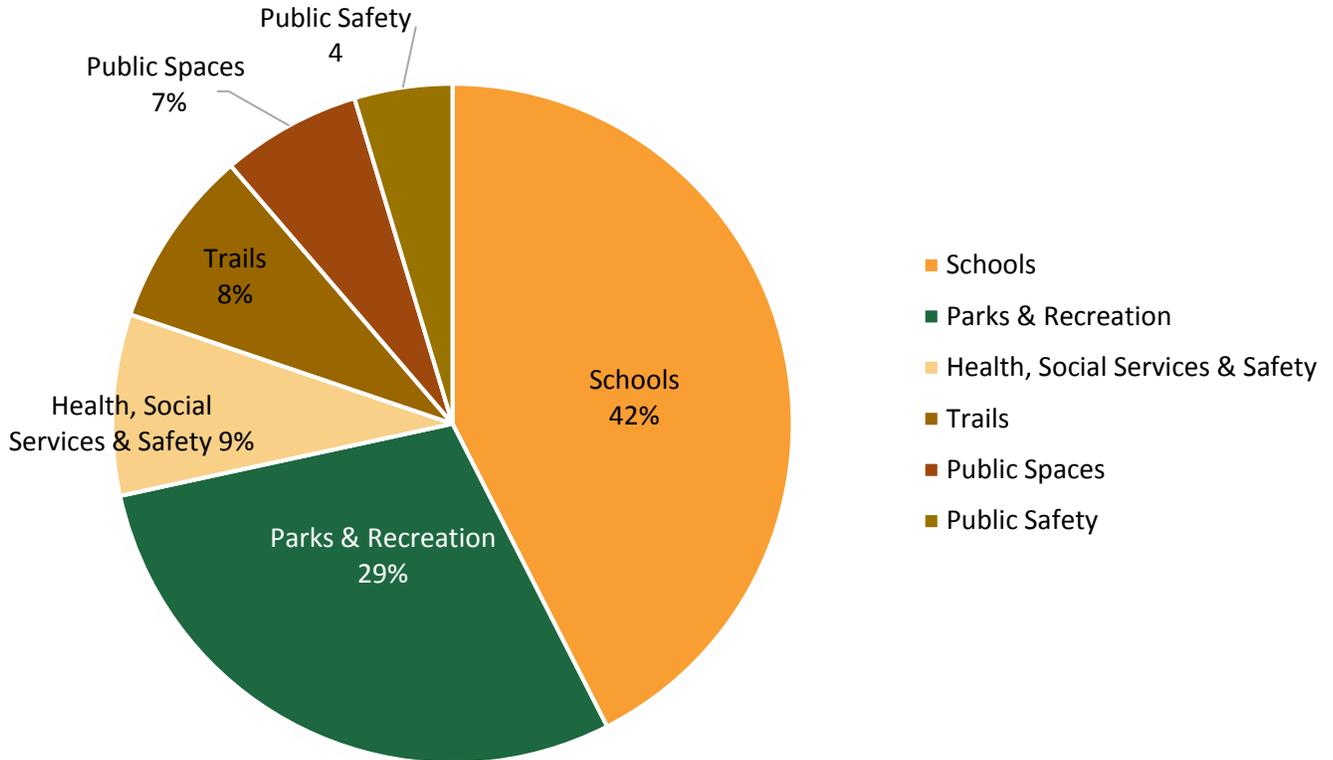
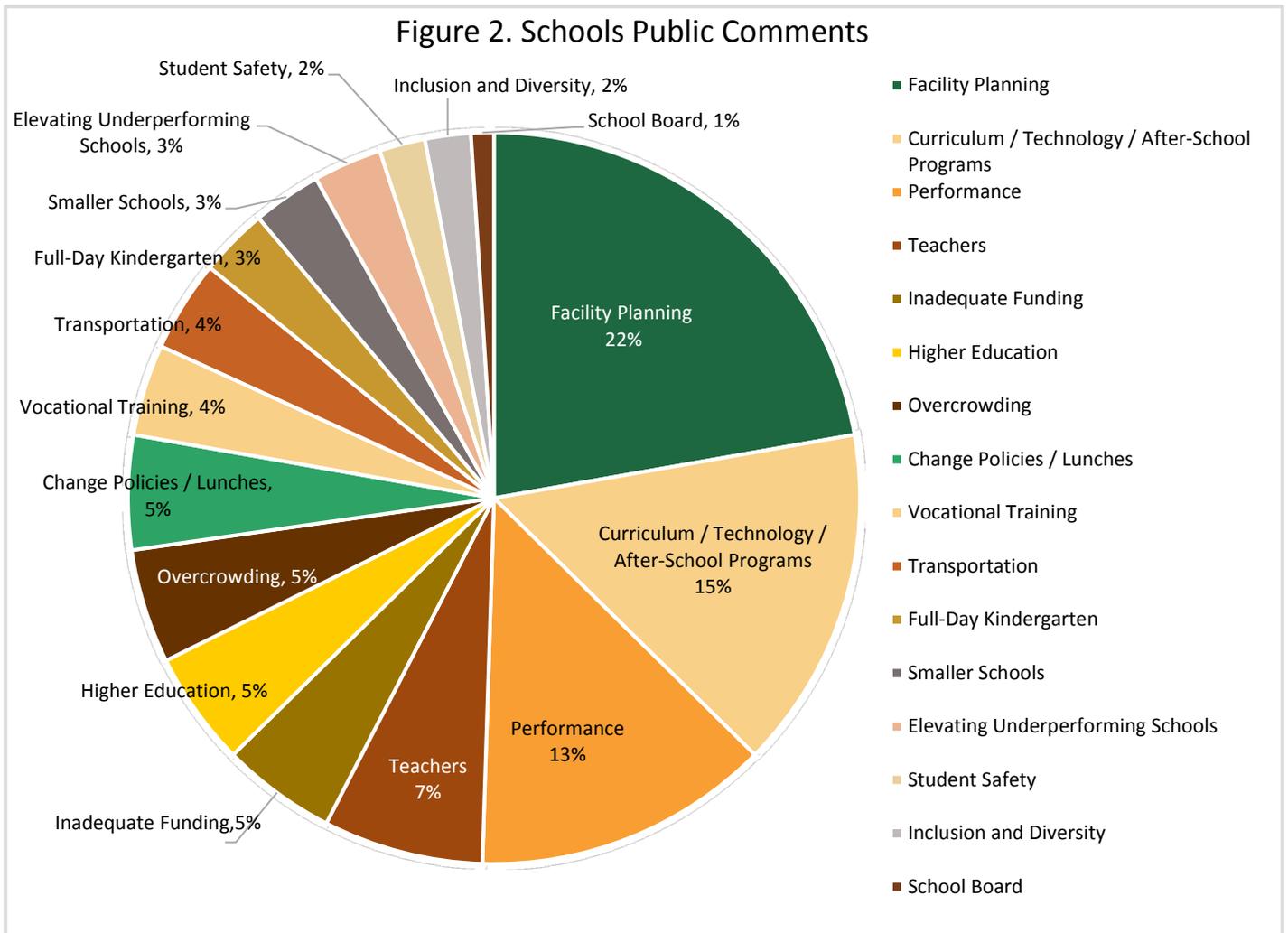


Table 1. Total Public Facilities & Services Public Comments

| Topic  | Number of Comments | Percentage of Comments |
|--|--------------------|------------------------|
| <a href="#">Schools</a>                                    | 365                | 42%                    |
| <a href="#">Parks, Recreation &amp; Community Services</a> | 250                | 29%                    |
| <a href="#">Health, Social Services, and Safety</a>        | 74                 | 9%                     |
| <a href="#">Trails</a>                                     | 73                 | 8%                     |
| <a href="#">Public Spaces</a>                              | 57                 | 7%                     |
| <a href="#">Public Safety</a>                              | 40                 | 4%                     |
| <b>TOTAL</b>   | <b>859</b>         | <b>100%</b>            |

# 1. Schools (365)

The greatest percentage (42%) of public facilities and services comments pertain to public schools. A breakdown of the schools comments is provided in Figure 2 and Table 2. Tables 3-18 provide actual public comments on schools.



**Table 2. Number of Public Comments about Schools**

| Topic   | Number of Comments | Percentage of Comments |
|---|--------------------|------------------------|
| <a href="#">School Facility Planning</a>                        | 80                 | 22%                    |
| <a href="#">Curriculum/Technology/After-School Programs</a>     | 54                 | 15%                    |
| <a href="#">Public School Performance</a>                       | 46                 | 13%                    |
| <a href="#">Teachers</a>  | 24                 | 7%                     |
| <a href="#">Concerns about Inadequate School Funding</a>        | 20                 | 5%                     |
| <a href="#">Support for Higher Education</a>                    | 19                 | 5%                     |
| <a href="#">Concerns about Overcrowded Schools</a>              | 18                 | 5%                     |
| <a href="#">Support Changing School Policies/School Lunches</a> | 17                 | 5%                     |

|   |            |             |
|---|------------|-------------|
| <a href="#">Support for Vocational Training</a>           | 16         | 4%          |
| <a href="#">School Transportation</a>                     | 16         | 4%          |
| <a href="#">Support for Full-Day Kindergarten Service</a> | 12         | 3%          |
| <a href="#">Support for Smaller Schools</a>               | 12         | 3%          |
| <a href="#">Elevating Underperforming Schools</a>         | 10         | 3%          |
| <a href="#">Concerns about Student Safety</a>             | 8          | 2%          |
| <a href="#">Support for Inclusion and Diversity</a>       | 7          | 2%          |
| <a href="#">School Board</a>                              | 6          | 1%          |
| <b>TOTAL</b>  | <b>365</b> | <b>100%</b> |

## 1.1 School Facility Planning (80)

*The plurality of public comments about schools relates to school facility planning. Principal themes involve a requested nexus between public school construction and population growth; the need for more schools in particular areas; and school districting.*

| <b>Table 3. Actual Public Comments – School Facility Planning</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Align population growth with an increase in educational resources. School plans should be a pre-requisite for all new housing approved in the County. The responsible County boards and/or committees should be required to thoroughly review and approve all plans to educate occupants of new housing BEFORE housing is approved.  |
| 2   | Balance between capacity of schools and capacity of residences.  |
| 3   | Better planning for schools to come on line with development   |
| 4   | Build in "anticipation" of need (i.e. schools/roads); the infrastructure; prevent a major sports site developing in the county   |
| 5   | Build larger schools to accommodate growth and lessen the impact of overcrowding and keep up with growth.  |
| 6   | Build new schools to keep pace with county growth -or- limit new residential developments to coordinate with school capacities so Loudoun County Public School does not require rezoning children from their current schools every 3-5 years. Over capacity schools and frequent rezoning prevents children from receiving maximum benefit from their education and anger parents. |
| 7   | Develop infrastructure before development (roads schools)  |
| 8   | Developer should be paying for more amenities, schools   |
| 9   | Developers need to pay significant portion of new school costs   |
| 10  | Developers pay for schools and roads   |
| 11  | Development needs to be coordinated with LCPS planning. School capacity should be in the plan from the beginning, not a woefully late response to a problem that was decades in the making. Developers should be responsible for providing appropriate land/infrastructure to support the schools that are needed for any new residences.  |
| 12  | Development should not precede schools, transportation, and safety.  |
| 13  | I am concerned about the constant re-zoning of schools because of the poor planning of developments....more houses and people and not enough space in our schools.   |
| 14  | Limit/restrain development and schools that change the character of neighborhood (traffic, light pollution, water/waste etc.)  |
| 15  | Control development to avoid tax increases, crowded schools and traffic problems.  |

| <b>Table 3. Actual Public Comments – School Facility Planning</b> |   |
|---|---|
| #   | Comment   |
| 16  | [Succeed when] People putting resources and education before development and capital.   |
| 17  | Pressure from business and developers. Not enough money for schools and roads. Too long to build schools and roads  |
| 18  | Slow residential development to allow for schools to keep pace with growth; approving developments before school facilities provided  |
| 19  | There seems to be a lack of willingness to raise the money needed to equalize the facilities at our schools, while we seem to have no issues at all in acquiring new debt to build new schools with the best facilities for new areas of development. So we acquire new debt to build schools and facilities for new developments that were not adequately planned while other areas of the county, especially the older, eastern parts of the county with a lower income base, deals with facilities that are far below the other schools. |
| 20  | Where are you going to build schools and pay with growth around development   |
| 21  | Growth outpacing facilities, especially schools   |
| 22  | Require new builders to include a new school (and funding for the school) in their plans that will create overcrowding in the existing schools.   |
| 23  | Building many schools, will have to pay for bonds, when will it stop. Will we have to pay.  |
| 24  | Better proximity and access to school site - Don't put them in the middle of nowhere  |
| 25  | Build adequate road, schools and public facilities needed prior to expanding residential housing. Encourage shops and restarters in down town Leesburg to extend their hours of operation in the evening, especially on weekends.   |
| 26  | Create parity with the facilities and offerings between Loudoun County schools, especially high schools.  |
| 27  | If you can't build schools to keep up with growth, county should not be planned for growth.   |
| 28  | Middle & high schools in Lovettsville   |
| 29  | Need high school in Lovettsville. Would alleviate traffic on 287 & Rt. 9 (several made same comment)  |
| 30  | With density need to provide services, i.e. schools, for population   |
| 31  | When schools and other community services can provide great services without the stress of constant growth  |
| 32  | We need to focus on infrastructure, roads, services, schools. As the county expands economically we need to look at the future and project out what will be needed to service the future before it happens.   |
| 33  | Southwestern suburban/transition policy area needs school growth  |
| 34  | Schools cannot keep up with growth, no continuity at high school experience (use of transition schools)   |
| 35  | Schools aligned with growth   |
| 36  | School facilities need to keep track with growth; need to be ready  |
| 37  | Providing adequate infrastructure to promote good quality of life (roads & schools)   |
| 38  | Proactive school construction rather than reactive. Build schools before the existing schools are overcrowded.  |
| 39  | Population has impacted schools, quality of life. More problems. Miss allocated assets. Population problems fall short against any change. V, G, O, does not take into consideration of anything  |
| 40  | Plan better for location and needs of schools and other facilities - partner with developers  |
| 41  | Once schools are finally approved and/or planned for construction takes at least an additional year and the existing schools are already at capacity.   |
| 42  | Not see more schools built  |
| 43  | More schools to accommodate population growth   |
| 44  | More schools in transition and suburban policy area.  |
| 45  | Is there a way to land bank for schools to accommodate growth faster?   |

| <b>Table 3. Actual Public Comments – School Facility Planning</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 46  | Way more elementary and middle schools  |
| 47  | Water concerns, housing, land for schools.  |
| 48  | Education - more schools; when schools are built, they incorporate the natural environment  |
| 49  | Design schools for easy re-purposing when no longer needed  |
| 50  | A break room where students can go to relax and do work and enjoy being at school. Have ping pong tables, couches, games and areas for studying. Students can go there during a study hall and relax and do their work. Or when they r stressed they can go there to relax. |
| 51  | Create schools that do not look like prisons; look native landscaping; more like campus   |
| 52  | High schools-build larger capacity; improve design to allow more students   |
| 53  | New designs for schools/ smaller urban schools  |
| 54  | Schools are too small need to be two more stories or more   |
| 55  | Multi-level schools   |
| 56  | Multi-level schools   |
| 57  | Schools should be built bigger to accommodate growth. Schools are outgrown too fast.  |
| 58  | Variety of school size and types (e.g. technology school in Ashburn)  |
| 59  | Schools should be built to larger capacity (bigger)   |
| 60  | Schools are being built too small; do not want to have to put children on trailers  |
| 61  | Change the school boundaries so students are attending the school closest to their homes.   |
| 62  | Constant school redistricting - coordination with school board so schools are planned well  |
| 63  | Boundaries for schools are stable and not changing every year. An elementary student doesn't attend multiple schools by the time they reach middles school. Public roads and schools begin and finish prior to the completion of the new residential neighborhoods.         |
| 64  | Land, money? Not sure what the actual issue is with the constant rezoning and rezoning kids into schools outside of their community.  |
| 65  | When Loudoun County doesn't have to rezone schools every year we will know we've succeeded  |
| 66  | When School Attendance Zones don't have to be re-drawn 1-3 times a school year.   |
| 67  | School re-districting - not good for kids   |
| 68  | Stop the overcrowding. The kids are constantly being rezoned for school and it makes maintaining friendships very challenging.  |
| 69  | School zones don't understand how boundaries are planned/set. Land available for housing but not schools.   |
| 70  | School zoning should not Be based off income  |
| 71  | Try to keep neighborhood schools from separating neighborhoods, and sending kids past their neighborhood school to another school much farther away.  |
| 72  | Developer should be paying for more amenities, schools  |
| 73  | School - children need to go outside/parks/attendance boundaries/transportation   |
| 74  | Major concern: water resources, well conditions, hard limits of water capacity, not enough camper space. Limits of school system.   |
| 75  | Stabilize school attendance boundaries  |
| 76  | think: what are limits to school campuses, gallons of water physically available  |
| 77  | We need to look at our student generation calculation.  |
| 78  | Educational centers, schools - where to locate - traffic concerns   |
| 79  | Schools, roads, public services and affordability   |

| <b>Table 3. Actual Public Comments – School Facility Planning</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 80  | Overall vision makes sense: Planning-wise, how to plan for incorporate education? |

## 1.2 Support for Improvements in Curriculum, Technology & After-School Programs (54)

*Public comments indicate a desire for improved curriculums in County schools, to include STEM and magnet programs, new enrichment classes, and more applied learning experiences.*

| <b>Table 4. Actual Public Comments – Curriculum, Technology, After-School Programs</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | Student evaluations will exist and the scoring will be taken into consideration -- to adjust curriculum, teaching approach, performance  |
| 2  | Better curriculum in schools that helps those students who don't go to college. Trade schools. The students have a path as well. Champion those opportunities  |
| 3  | Better public school curriculum (specifically math)  |
| 4  | Appropriate numbers of "stem" education opportunities  |
| 5  | Diversify education (STEM, magnet) and enable our kids to compete globally   |
| 6  | Attract science / STEM business to support education and economy   |
| 7  | Broader spectrum of enrichment classes at schools  |
| 8  | Better and more applied learning in LCPS classes (improve interest in schools)   |
| 9  | Bring back Spanish language classes in elementary school   |
| 10   | All 7 classes in one day, 45 minute classes everyday.  |
| 11   | Differentiation is not enough in education. Recent studies have shown the tremendous benefits of acceleration heavily outweigh any fears of social discomfort based on age or size. If acceleration was more regularly employed age and size becomes even less important because it becomes common. It is much more important to engage the kids on material that is relevant to them. Kids should have access to different grade level content on a class by class basis if necessary. This is a way to add tremendous value to gifted kids without adding any cost of additional gifted and talented resources. It also allows kids who need more time or help to review a grade on material without holding them back entirely. |
| 12   | Have all your classes in one day   |
| 13   | Reimagine 'school of the future' for innovation economy (curriculum)   |
| 14   | Bring back Midterms and Finals in the high schools! This is sorely hurting our high school students when they get to college, as well as makes them less motivated to retain information.  |
| 15   | Inclusion of local history in LC Public school curriculum  |
| 16   | More environmental education for our children, to appreciate open space and environment.   |
| 17   | When we start producing students who can think and make decisions based on many factors, not just memorize facts.  |
| 18   | When the number of people actually getting engaged in learning start to improve.   |
| 19   | When our children are no longer stressed about attending school on a daily basis. Throw out the standardized tests, they do not tell us if the child is healthy, happy and on their way to a productive life.  |
| 20   | Spanish classes in schools and for adults--start young   |
| 21   | No standardized testing the guy who created it even said and I quote "they are too cruel and should be   |

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|    | abounded"  |
| 22 | No. I have eliminated exams, deadlines and the meaning of tests all while implementing OTTW projects that do nothing more than waste time. You have no idea what students need   |
| 23 | Opting out of standardized testing in schools  |
| 24 | Provide better schools and advanced learning opportunities   |
| 25 | The schools should have better programs for their gifted kids  |
| 26 | Get more technology across the board in schools at the elementary level. It would be nice for teachers to post assignments and other information across the board online so parents can connect more with teachers and students. Many schools in Fairfax County are providing all students with laptops and all assignments are online. We need to catch up! |
| 27 | Detach schools from Office 365 and One Drive in favor of original office programs, or at least a more usable program, such as Google Drive.  |
| 28 | More advanced, technology school opportunities   |
| 29 | More janitors and more schools and more technology   |
| 30 | Make sure older schools are upgraded to be comparable to new (tech+c)  |
| 31 | Creating a master plan to foster after school activities with proper resources available   |
| 32 | A county amusement party every day after school.   |
| 33 | Before and after school care - to do homework, sports.   |
| 34 | Create more activities and fieldtrips  |
| 35 | The school needs to fund all sports and extracurricular activists equally  |
| 36 | Youth after school program for middle schools  |
| 37 | STEM focus library   |
| 38 | STEM school-want to see more, closer to Sterling   |
| 39 | Increase STEM in the school system   |
| 40 | More stem related high schools   |
| 41 | Support for STEM education at all levels (academies of Loudoun STEM education)   |
| 42 | After-school programs until 6/7 to match when parents come home  |
| 43 | K-12 advanced learning opportunities in county   |
| 44 | Get more parents and volunteers and business connected to middle and high schools.   |
| 45 | How can we support working moms who want to be involved in community/PTA etc. (Day care at meetings)   |
| 46 | Objective Compete #7: lack of educational opportunities  |
| 47 | Where does education fit in? Could go under economic being economic force or in "enhanced quality of life" for people raising families.  |
| 48 | Overall - old school vision - need forward thinking vision - creative innovation   |
| 49 | Schools - should be initial consideration  |
| 50 | no school  |
| 51 | nothing in here about schools  |
| 52 | Strengthening primary education seems to be missing from the goals.  |
| 53 | We will know we are successful when we have created a more well-rounded atmosphere to raise children in well as live through retirement, without having to move. We will be successful when we have a vibrant community that others will want to come to, to experience both the outdoors but also to be drawn into our arts community.                      |
| 54 | When we see our youth population engaging in community events and returning after secondary school.  |

## 1.3 Support for Improved Public School Performance (46)

*Public comments indicate a desire for the County’s public school system to be top-rated. General sentiments address teaching methods, teacher-student ratio, general levels of service, and other focus areas to ensure the continued success of LCPS.*

| <b>Table 5. Actual Public Comments – Public School Performance</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | School is boring. Or at least the current method of instruction fails to successfully reach a significant portion of the student population. The classic method of instruction with a teacher lecturing a class cannot challenge all students at all levels. As class sizes continually increase because of overcrowded schools and insufficient funds. Teachers become more reliant on a lecture based style of instruction. More students are left behind. Reasonably manage residential growth, reduce class size, stop the student-school shuffle, and build a world class education system.  |
| 2  | When our kid to teacher ratio is within a realistic norm and our kids are thriving and families are able to send their kids to public schools within their own community.   |
| 3  | Student/ teacher ratio is more acceptable - Graduating classes are exceeding 500 students. overcrowding at schools, portable classrooms etc.  |
| 4  | It does not include, strong, diverse, K-12 public schools with small class sizes to provide the best education possible in all academics areas including arts, PE, foreign language as well as funded educational field trips. According to this document online <a href="https://www.loudoun.gov/DocumentCenter/View/102862">https://www.loudoun.gov/DocumentCenter/View/102862</a> - 60% of the households in Loudoun have children. With 78% population being tax payer homeowner, mostly with children who have 60.2% highly educated parents. Education is a top priority for these residents but it's not even included in county's goals and objectives. |
| 5  | Adequate levels of service (schools, transportation)  |
| 6  | Shape: I don't see any mention of ensuring quality schools within the county.   |
| 7  | Improve school quality. Compared to where I went to school before (Millburn high school), the grades here (Tuscarora) are drastically inflated and classes are too easy.  |
| 8  | Concerned about the quality of land for schools   |
| 9  | An increase in the number of Title 1 Schools in LCPS.   |
| 10   | Point: this is a good way to be a part of the community-based around schools  |
| 11   | Great school system   |
| 12   | How does the richest county in the US have Title 1 schools?   |
| 13   | Improve on Schools in Loudoun County  |
| 14   | Keep focus on high quality schools  |
| 15   | Needs more emphasis on school quality   |
| 16   | Maintain great schools; they are a big pull factor  |
| 17   | Maintain high quality education   |
| 18   | High quality of schools, public safety and other services are maintained as the county grows  |
| 19   | Need to maintain quality school system  |
| 20   | Stay ahead of the curve for public schools. Keep the quality up.  |
| 21   | More charter schools at elementary level and different educational programs. Loudoun should have a public Montessori school like Arlington, Frederick, and other districts.   |
| 22   | More educational choices for top performing and gifted and talented students. There is not a gifted program for k-2 and the elementary gifted program is minimal when compared to surrounding counties. Loudoun seems to spend more money on underperforming populations.   |

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| 23 | Increase charter schools by using existing school buildings  |
| 24 | Should still provide choice - going to TJ, charter schools   |
| 25 | I think the vision, goals, and objectives DO move us in the right direction because they focus on community unity, responsible growth, etc. However, I have no idea how these goals will be made reality, especially considering how diverse our county is (ethnically and in regards to socio-economic status). [Shape, Connect, Support] The old parts of Sterling cannot be compared to the new parts of Ashburn. Ashburn's roads are repaved before they're barely used, and well-used roads in Sterling are never paid, no matter how filled they are with pot-holes. The schools are incomparable as well, unfortunately. I know my family is considering moving to get into a better school area (either within eastern Loudoun County or back to Fairfax). |
| 26 | Increased effort for LCPS to be among 10 best in County; education, facilities and amenities   |
| 27 | I envision Loudoun to be the destination for best place to live in America. To this end we should have the best schools, safest city, most connected city, most diverse, best entertainment and highest participation of community activities.   |
| 28 | Keep looking at establishing a sense of community; emphasis on education. Set high standards.  |
| 29 | When our schools are number one in the state, when our county is recognized nationally for the best place to live, when our citizens have reasonable access to public transit that is on time and easily accessible to walk to, when the mentally ill and disabled are supported in the community through housing and services and the businesses welcome their patronage as well as employ them, when businesses and families are all racing to be here.  |
| 30 | We will see student achievement results, positive parent, staff & student satisfaction survey results and positive results on social, emotional mental health & wellness surveys. Excellent feedback from community members will be realized.  |
| 31 | Schools the best in the country; same courses like in Fairfax (languages, arts)  |
| 32 | We need to provide the best schooling for all students, which means doing the work to make Title 1 ELIGIBLE schools actually Title 1.  |
| 33 | Schools continue to rank in the top 10% of the nation. Take the total open park land now and increase it by 30% in the next five years to offset the huge developments getting ready and already occurring just south of Leesburg along the route 15 corridor. Rethink shopping-not to give all the business to Wal-Mart, but a super Wal-Mart will cover all anyone will need for the most part so a bunch of little stores are just not needed in the community. I realize the current rage is shopping such as the Wegman's area but do not feel these small shops are the way to go.   |
| 34 | When gas drop then gradually rise and sat/act scores increase  |
| 35 | Nowhere in the Envision Loudoun Draft Vision, does the document speak to building and supporting great schools, educating the community, preparing the youth of today for the workplace and economy of the future  |
| 36 | Vision - doesn't address bringing people together + quality of life enhancement + nothing about schools-equal throughout the county - address under one of the goals - make all outstanding - under make great place   |
| 37 | Goal shape: education needs to be added  |
| 38 | Vision - lacked unique character in LC - pull from heritage - green space - gardens- zoning for water - spin on growth - could overlay over any county in th country. Balance connectivity through education. What we want? Police can leave here - denser where already developed - greater attraction of high tech companies in west   |
| 39 | No education, start with 2nd sentence; how capitalize on what we have and keep going; want to draw brains - be more crisp; highlight strengths   |
| 40 | There is also no mentioning of public schools - and how they are impacted with these objectives. This also should be one of the priority. Families with school age children are the biggest portion of the population in Loudoun, LCPS is the largest employer in Loudoun - where are they in these objectives?  |

|    |   |
|----|---|
| 41 | Not much emphasis on education. Lacking comments on quality of education. Could be integrated in many areas.  |
| 42 | Is this about business/transportation/economics or more about quality of life? If later, education isnt stressed, mentioned, add a focus on education - excellence in education + become known for that   |
| 43 | Of Title 1 schools vs general   |
| 44 | Shape: make age and place : move educational to number one  |
| 45 | Don't think everything can be in one statement - vision - what is there to object to. Schools belong in it under quality of life. Sustain - written well. Like to see word education, very inclusive. If we could do all this - would be a utopia - can't do this without the economic piece. |
| 46 | Just take school out of the picture cuz no one likes it   |

## 1.4 Teachers (24)

*Respondents express a preference for more teachers, better-prepared teachers, more competitive pay for teachers, and incentives for improved teacher performance.*

| <b>Table 6. Actual Public Comments – Teachers</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Teachers are not motivated to change the status quo (unfortunately B3 affecting the ability for our students to succeed in college and the future)   |
| 2   | Ideal class sizes in all the schools. Competitive teacher pay. Competitive bus driver pay with benefits. Access to all digital textbooks. Multiple teaching methods offered for students with different learning styles.             |
| 3   | Better pay for teachers  |
| 4   | Better teachers in schools   |
| 5   | Educational model - #2 - HS and college - need to support technology, but also support teachers - tie their community involvement to performance bonuses.  |
| 6   | Increase competitiveness schools (academic and attract teacher talent)   |
| 7   | Invest money in Loudoun County Public Schools, even if it requires higher taxes. Teachers are not being given fair pay steps and the county suffers when our teachers seek employment in other areas to be paid fairly.              |
| 8   | Lower teacher turnover. Better standardized test scores. Kids getting into better colleges.  |
| 9   | More funding for our school. Teacher salaries should increase comparable to the cost of living in the County.  |
| 10  | More money for teachers, etc., living wage, should not have people living in other counties. Be able to live and work in the county.   |
| 11  | More schools/adequate teacher funding  |
| 12  | Pay the teachers more money for their job  |
| 13  | More teacher=more individualized leaning More police to enforce laws More cheap housing  |
| 14  | Raise the salaries of our excellent public school teachers so we can retain them and prevent them from moving to a different county.   |
| 15  | There are teachers who are constantly complained about yet they remain. Ideally we could fire teachers. If that is somehow impossible, There needs to be a way to dock pay, not just give raises. Performance based pay adjustments. |
| 16  | Treating teachers like actual professionals and select top of class ones (for LCPS)  |
| 17  | Use the money.....we are one of the richest counties and we don't act like....some of our teachers are   |

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|    | terrible and don't teach us the proper way even though our county can afford to get better teachers.,...we eat bad food for lunch and they say oh it's so healthy but we aren't enjoying it, only the buffalo chicken chunks and chicken sandwiches are good. You can be healthy and have the food taste good. |
| 18 | Attract quality educators; maintain good school system   |
| 19 | Make sure we have robust funding for educators   |
| 20 | Money. Recruiting a diverse population of educators.   |
| 21 | Take a hard look at the LCPS -especially the high schools - and ensure that the teachers are truly educating and being evaluated by students (not planned administrator visits). It feels like they are training the children for test scores, not truly teaching them.  |
| 22 | The Math departments in the schools are terrible. We need better math teachers and we should allowed to do test corrections.   |
| 23 | School consolidation centralize administrative and teachers  |
| 24 | When we are able to keep qualified staff in the schools that can afford to live in the county.   |

## 1.5 Concerns about Inadequate School Funding (20)

*Most public comments in this category express concern for the underfunding of schools and indicate that the public school system should be better-funded.*

| <b>Table 7. Actual Public Comments – Inadequate School Funding</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | You will be able to sustain the quality with safety, traffic and most importantly education. Taxes will be able to pay for the quality services. Families will be more invested to remain in Loudoun or move to Loudoun.   |
| 2  | When LCPS has at least three years of fair pay step increases for its employees.   |
| 3  | Too much emphasis on high-cost educational fluff; stick to education   |
| 4  | Students and teachers waste less money on supplies   |
| 5  | Schools ask for too much money   |
| 6  | School budget - keep better track of money   |
| 7  | Reword bond issue of school bond requests during elections   |
| 8  | Raising money to help schools  |
| 9  | Paying for continued school success  |
| 10   | Resolve tension between east and west with planning for schools and funding; who is paying for what/resentment and misunderstanding  |
| 11   | A school budget that closes the gap for funding that has not kept up with growth and provides a robust school experience and education for students from diverse backgrounds and abilities. Special education is dangerously underfunded.....insufficient staffing, lack of training for staff, and services and accommodations that are ignored or improperly provided. The intellectually disabled are provided daycare, not an education and students are not prepared with usable work skills and independent living skills. Transition planning through vocational skills, work experience, and independence is lacking. The lack of funding for these students is dangerous. For the gifted, the Academies of Loudoun could not come soon enough. However, the AOL is not a daily program like Thomas Jefferson in Fairfax. Therefore, with the opening of the AOL, our gifted students will continue to need access to TJ or a similar program should be offered in LCPS. For those students interested in the Arts, an Arts Magnet is desperately needed. Our schools need to focus on the strengths of our students and provide opportunities for ALL. Focusing on STEM is great, but it does not serve ALL students. |

|    |  |
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| 12 | Fully funded schools   |
| 13 | Fully funded schools with one-to-one technology for the students.  |
| 14 | Fully funded schools; hold schools accountable for performance   |
| 15 | Funding schools and mental health initiatives to the level needed to keep up with the growth and challenges is a major obstacle.             |
| 16 | Look at other sources of funding for schools and facilities besides just issuing bonds   |
| 17 | Improved relationship between schools and BOS in operating budget  |
| 18 | Make housing builders and businesses contribute to the Local Schools before they impact them, not years after and charge the taxpayer for it |
| 19 | Schools have funding that they need-kids are being short-changed   |
| 20 | Looking at children as being costly is wrong. Kids add value and diversity to areas  |

## 1.6 Support for Higher Education (19)

*Public comments reveal a general sentiment to encourage higher education uses—adult education/colleges/universities—to locate in the County. Respondents desire this educational format in the County for accessibility and workforce development.*

| <b>Table 8. Actual Public Comments – Support Higher Education</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | 4- year university or specialty school (culinary school; farm to table)   |
| 2   | adult education   |
| 3   | Adult education - more opportunity  |
| 4   | Attract major universities to Loudoun County  |
| 5   | Attract more higher education opportunities; adult education; more campuses   |
| 6   | Become "half of 21st century thinking"; how do we do this?; universities/higher education   |
| 7   | County has lost its way matching local education with county employer needs.  |
| 8   | Decreased traffic. Higher educational achievement.  |
| 9   | GED training assistance available at a very discount price; keep people from going around other places  |
| 10  | Get a recognized university-community based campus. Arts, culture top 10 or 20  |
| 11  | Guru-nursing campus is in Univ. Center-maybe match mental health need w/ tuition assistant. Affordable and workforce housing and diversity of housing for students in particular need to live near campus and cannot because it is too expensive. Match seniors in community with younger students etc. to provide service needs. |
| 12  | Higher education opportunities; adult education; GED opportunities; vocational education opportunities  |
| 13  | High quality education; expand and improve; diversity of education  |
| 14  | Need higher education facilities, not just satellite campuses   |
| 15  | More support for the Community college (NOVA-Western NOVA campus). (Renovation of buildings) (More class offerings) (Market to high schools) (better transportation between campuses) reliable  |
| 16  | We need a full-service university campus for undergraduates, not just MBA programs. Figure out a way for George Mason to have classes in Loudoun for undergraduates; commuting is too long to their main campus.  |
| 17  | Protect Monroe Tech   |
| 18  | The act of actually educating people seems to be missing. I think that needs to be planned as currently most higher education options that are not satellite campuses are located outside of the county which   |

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|    | means that people have to travel far for higher education. Additionally, the current method of keeping up with k-12 education seems to be to let the developers dictate growth rates and then play catch up. This is what has led to people in my neighborhood having individual children that have attended 4 different elementary schools.             |
| 19 | Lot of good stuff - 90% could apply anywhere - general - will these be tactics - how to do it - just statements feel good. No real direction. Vision - 1st sentence about how great we are - 7 words on vision - only economic, fiscal + sustainability. Could be anywhere. Like point about education - higher educations - tactics will be interesting |

## 1.7 Concerns about Overcrowded Schools (18)

*Participants express concern for overcrowded schools, the desire for school construction to keep up with population growth, and the desire for better school capacity planning.*

| <b>Table 9. Actual Public Comments – Concerns about Overcrowded Schools</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | I believe the goals as written provide a good basis for growing Loudoun County, however, the implementation of these goals - the who, how, when, and where - that will make the difference in what really happens in Loudoun County. Loudoun is already suffering from growing pains -- not enough schools, the infrastructure needs work in many areas... roads, water, etc.                  |
| 2   | Aldie schools overcrowded-more facilities  |
| 3   | Continue with good schools; proper student teacher ratios  |
| 4   | Build more schools --> too many students housing to move because of rezonings  |
| 5   | More schools/adequate teacher funding  |
| 6   | [Succeed when] Overcrowding of schools has stopped, stabilized traffic patterns, robust community development opportunities (community centers/recreation), businesses will be thriving.   |
| 7   | Zoning, developers, ourselves. We don't want a new Reston, with metro and big business, we want community feeling, a home town. Funding for schools is critical, and priority. Let's be honest, overcrowded schools lead to degraded education, stressed kids, depleted opportunities for special programs.  |
| 8   | Catch school capacity up to growth so children do not have to keep changing schools or have classes in trailers. (Our 5th grader is currently slated to attend two middle schools and two high schools.  |
| 9   | I would like to see better management of housing growth in relation to school over-crowding. The schools should be built to handle the growth vs being behind and redistricting which negatively affects families. Design the schools with flex-spaces that could be used for other things (senior activities, preschool, etc) until needed for classrooms (and after if population declines). |
| 10  | Curtail the growth that so severely impacts our schools and our quality of life.   |
| 11  | Future school MS/HS closer to Lovettsville and away from Purcellville  |
| 12  | Improve the school system and build the schools for capacity. Most kids in this county go to multiple elementary schools and there is no sense of community with each school. The schools are overcrowded, the builders keep building and the buses have no drivers! All of these issues are public record and are going to deter young families from this area.                               |
| 13  | In west (Lovettsville), schools are maxed out - need better planning; more facilities  |
| 14  | Lacks info about schools, congestion/overcrowding, use of trailers, kids being bussed past existing high schools, constantly shifting school boundaries.   |
| 15  | Overcrowding at schools (cafeterias, halls, lockers)   |
| 16  | When there is little to no overcrowding in schools.  |

|    |  |
|----|--|
| 17 | We will know we succeeded when we stop building new schools, when the schools are not over crowded, when we stop threatening to close schools to cut operational costs, when our schools offer k-12 foreign language instruction and don't need the parents to BYO Technology and when the schools are supporting our farmers by serving food grown right here in Loudoun and when the schools are funded every year without making cuts. *It would be difficult to clear area or convert the W&OD to rail, but we need to acknowledge that mass transit is ecological and reduces cars and congestion - that exists today without the planned new residents. There should be mass transit options from West Virginia to DC be it rail/metro or bus (all day service). *Our county should proudly recognize and support our rural areas and respect the atmosphere and character that they create through their historic homes, gravel roads, small local businesses and small community centered schools. *Our county should look just as it does now, a mix of rural and suburban, with no more fields cleared for homes or shopping centers and Purcellville and Leesburg should stay the size they are and stop expanding their borders. |
| 18 | Schools - middle school/high school in Lovettsville area   |

## 1.8 Support for Changing School Policies/School Lunches (17)

*Public comments include miscellaneous statements about a variety of school policies. The most common sentiment is that schools should offer healthier lunches.*

| <b>Table 10. Actual Public Comments – Support Changing School Policies/School Lunches</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Allow school selection to diversify school population.   |
| 2   | Allow students to wear hats in school  |
| 3   | Bring the dogs back to the high schools  |
| 4   | Consistent schools and educational opportunities throughout the county. Grading policies and curriculum should be standardized throughout all schools. Every school seem sot have their own policies regarding late work, make ups, etc.         |
| 5   | Create effective student advisory programs in all schools (1) to ensure a safe space for students and (2) to promote a richer understanding of all students for the purpose of driving student success and eliminating existing excellence gaps. |
| 6   | Give students more breaks or holidays from school  |
| 7   | Kids won't be so stressed and succeed better, knowing that they aren't being graded by a letter  |
| 8   | Use a different grading scale  |
| 9   | Stop using grades of a b c f in schools. Start using check list of what needs to be taught like specific sols. Make upper level math and other things that computers do now optional.  |
| 10  | Good healthy food choices for schools  |
| 11  | Have better school lunches   |
| 12  | Better school lunch  |
| 13  | Put actual snacks back into the vending machines   |
| 14  | provide food delivery to our school  |
| 15  | There should be a food court in the school lunchroom. They would make so much more money and the children would be so much more happier.   |
| 16  | We should have a recreation room in schools for the people who get stress out really easy.   |
| 17  | More special waste collection (schools)  |

## 1.9 Support for Vocational Training (16)

*Citing workforce development ideals, respondents request specific job training to bolster other forms of available public education.*

| <b>Table 11. Actual Public Comments – Support Vocational Training</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Create a more meaningful connection between high school curriculum and career and/or higher education goals. In particular more workforce education should occur with direct paths, internships, and job credit for students who want jobs immediately after high school.                          |
| 2   | Create a range of opportunities beyond college graduate/blue collar jobs   |
| 3   | Develop strategies to attract/maintain/educate work force for western Loudoun  |
| 4   | Goal Compete - higher education objectives are important. Have more technical schools, trades, a university here   |
| 5   | Improved vocational training programs  |
| 6   | Increase vocational training in LCPS-promote skilled trades  |
| 7   | Investment in vocational technology training   |
| 8   | Make more vocational schools geared towards a wider variety of careers   |
| 9   | More vocational training for students, work life skills  |
| 10  | Offer non-college focused education tracks. Be aggressive and couple it with local business growth   |
| 11  | The items I saw underrepresented were education in support of preparation for the jobs in the county and public safety in regards to drug distribution and rehabilitation  |
| 12  | Robust partnerships with employees, better vocational education paths that accommodate all who wish to pursue these avenues, an educational system that rewards proficiency and competency around subject areas instead of just measuring the number of hours a student is sitting in a classroom. |
| 13  | Secondary school back - public/private relationship. Integrate with commercial practical work/jobs (IT)  |
| 14  | Do a better job of recruiting technical colleges. How do we keep the children we educate in the County. How do we leverage NOAA, GWU, GMU, Shenandoah University, Patrick Henry, Etc.?   |
| 15  | Teach and prepare students for high tech jobs/businesses in the Community with revised curriculum. Outside partnerships / with schools   |
| 16  | That maybe people might want to take them later on but they can always teach themselves or classes are always available.   |

## 1.10 School Transportation (16)

*Various public comments pertain to school transportation; these comments specifically address walkability, schedule staggering, separate buses for middle and high school students, bus overcrowding, and excessively long school bus trips.*

| <b>Table 12. Actual Public Comments – School Transportation</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Better transportation system for busing children to/from school; scheduled staging; look at traffic management and staggering school schedules |
| 2   | Completing demands ie. Transportation vs schools   |
| 3   | Dominion Trail Elementary school--safety for children walking  |

|    |  |
|----|--|
| 4  | I believe we need to have separate buses for middle school and high school   |
| 5  | If schools were connected to bike trails, many children would choose to ride bikes to school. This would lead to healthier children who are more settled in school and ready to learn. |
| 6  | More biking and pedestrian friendly area - high quality of life  |
| 7  | More buses because on some buses there are 3 to a seat sometimes.  |
| 8  | When there are more buses for Tuscarora high school  |
| 9  | When students are no longer traveling over 30 minutes to get to school.  |
| 10 | Would like kids to go to the nearest schools/should be able to walk  |
| 11 | School bus trips are often over an hour plus; not acceptable   |
| 12 | School buses are stopping on Rt 7; very dangerous  |
| 13 | School traffic-do we have to have cars AND buses? Limit student driving  |
| 14 | School transportation: bus driver shortage (benefits)--possible privatized bus service   |
| 15 | Students may not live in the zone for the program they want. Transportation is the biggest problem.  |
| 16 | Understanding the obstacles that families face - childcare, transportation   |

## 1.11 Support for Full-Day Kindergarten (12)

*These public comments express a desire for the establishment of full-day kindergarten.*

| <b>Table 13. Actual Public Comments – Support for Full-Day Kindergarten Service</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | All day kindergarten  |
| 2   | Better day care access/whole day kindergarten   |
| 3   | Full day kindergarten   |
| 4   | Full day kindergarten   |
| 5   | Full day kindergarten   |
| 6   | Full Day kindergarten is a necessity. 3 hours of kindergarten is practically spent getting the kids coats off and letting them adapt to classroom norms. Currently first graders who came from a private kindergarten are left with repetitive non-challenging busy work and the kids start to see school as boring and fidget and become disruptive or check out entirely and daydream and withdraw. Currently the teachers spend all their time with first graders who were underserved by our very limited 3 hour kindergarten. Not fair to either set of kids or to the teachers. There is a huge education gap of kids coming into first grade between those who could afford to go to private schools for full-day kindergarten, and those who could not. This is further increased by the fact that those kids who went to private kindergarten were probably in Pre-K as well, and those who were not were also not. Early education is critical at a time when the mind can absorb so much new knowledge. New languages, English, math, science, history ... all of these topics are exciting for 4 and 5 year olds and many of the lower income students do not get exposed to that at those ages. This mistake echoes all the way through their lives as they struggle to catch up because of the huge knowledge and critical thinking gap in Loudoun County first graders. We desperately need PreK and full-day kindergarten for all students. |
| 7   | Full day kindergarten, affordable daycare for lower income people, after school programs affordable like CASA   |
| 8   | Open up full day kindergarten to everyone. Half day kindergarten is not beneficial to the children or teachers.   |
| 9   | We need to have all-day kindergarten  |

|    |  |
|----|--|
| 10 | When full day kindergarten is available to 100% of Loudoun children. |
| 11 | Why no full day kindergarten   |
| 12 | Create universal pre-school. You want parents to work, right?        |

## 1.12 Support for Smaller Schools (12)

*These comments express a desire for smaller, community-based schools primarily to preserve character and enhance sense of community.*

| <b>Table 14. Actual Public Comments – Support Smaller Schools</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Have more community based schools; keep distances from home to school close by; share resources; virtual classrooms  |
| 2   | I strongly support maintaining small community centered schools in the historic, rural communities. Hamilton, Lincoln, and Waterford Elementaries are treasures and as such, should be free from absorption into the larger super schools.   |
| 3   | Maintain balance between large and small schools and community schools   |
| 4   | Maintain small schools - historic schools - original   |
| 5   | Protect and preserve local community schools   |
| 6   | Small Community Centered Schools. Numerous national studies over the past decade have documented that smaller schools create a greater sense of belonging to the community which results in; higher academic success; higher graduation rates; increased likelihood to take advanced level courses increased participation in extra-curricular activities and higher teacher satisfaction. Despite these studies there is a continued trend in Loudoun to build elementary schools that are twice the size of the national average elementary school AND larger than the national average high school. Small community centered schools = student success particularly for ELL and low income learners who thrive in a small school environments. New schools development should include a full life cycle cost analysis that includes land, transportation and residential housing patterns. Smaller schools suited to each neighborhood would also reduce boundary changes, lower transportation time and cost and create healthy walk areas. Larger schools are not cheaper because they require additional administration and teachers to operate effectively. SMALL SCHOOLS IN HISTORICAL RURAL COMMUNITIES ARE INTEGRAL TO THE VILLAGES/TOWNS AND SHOULD BE KEPT OPEN as they support the thriving rural areas that are the corner stone of the western Loudoun agricultural tourism industry. |
| 7   | Small schools (maintain and don't threaten to close)   |
| 8   | Smaller public school centers; smaller schools are better schools  |
| 9   | Should keep schools "smaller" - not the larger size that are now being built in Loudoun, especially elementary   |
| 10  | Encourage a more local approach to education and continue quality of schools   |
| 11  | ^ point: this is a good way to be a part of the community -> based around schools  |
| 12  | Specific strategy to preserve villages (13) to include keeping schools, post offices   |

## 1.13 Elevating Underperforming Schools (10)

*Respondents request that the local school system do more to elevate underperforming schools, invest in older schools, and equalize resources among schools to address disparities.*

| <b>Table 15. Actual Public Comments – Elevating Underperforming Schools</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | Improve Sterling Park schools - negative reviews affect budget and residential interest   |
| 2   | Improving School supplies   |
| 3   | Investment in older schools and libraries, especially in Sterling #12 (build a new Sterling library)  |
| 4   | More school and business partnerships   |
| 5   | New school in Sterling to eliminate trailers and upgrade Sterling Park school buildings. Upgrade retail.  |
| 6   | Park View high school is continually rated one of the worst high schools in Loudoun, and I personally know several neighbors that moved specifically because schools in Sterling are so bad. We need new investment in Park View and our other schools that are decades old.  |
| 7   | Sterling Park-more resources/investment in E Loudoun schools.   |
| 8   | Schools treat communities equally   |
| 9   | We will know we have succeeded when each school has access to the same facility and academic resources across the county. That all students have access to the same tools and resources to succeed academically.  |
| 10  | Will you stop grouping all low income housing to clustered neighborhoods? This has an impact on the community as a whole. It effects housing prices in areas and schools. There is a disparity in the quality of education within the county based on this while is insane considering this is the wealthiest county in the nation. Loudoun should strive to develop to ensure that this does not happen and that all citizens have the same opportunities. |

## 1.14 Student Safety (8)

*Participants request that more be done to address student safety, such as shooter drills and suicide prevention.*

| <b>Table 16. Actual Public Comments – Student Safety</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | We need more school enforced groups to talk to or support kids who are feeling depressed/suicidal etc. suicide is on the rise and clubs just aren't gonna cut it.  |
| 2  | We need regular shooter drills in schools to work on safety more   |
| 3  | Highest suicide rate in our school system we need to look at this  |
| 4  | Get rid of the flight schools at the Leesburg Airport, they fly too low and do not allow for pilot error around all the residential areas. A disaster is going to happen.  |
| 5  | More work at schools on bullying and teaching kids about respecting each other and the environment around them.  |
| 6  | Reflect on what type of schools best serve children-what changes are needed? Youth suicide as example- life skills and academics   |
| 7  | Schools are one of a county's richest resources. They serve our families and children, create citizens who will eventually be able to vote and enter the workforce. LCPS has a reputation for high-ranking schools on test scores, but no one's buying it. The reputation of academics over everything else is well known not just among our communities, but among real estate agents, business people, and CEOs who make decisions about where to relocate. LCPS is what is known as a "suicide cluster" yet there is nothing in here that explicitly assures people that our school system will reform to take responsibility and action to keep our children safe in school. Read the news for the last couple of weeks - bullying, dismissals of mental illness among students, PRINCIPALS mistreating kids being treated for psychiatric disorders? How will Loudoun |

|   |   |
|---|---|
|   | ever met its goals and objectives with this going unaddressed?  |
| 8 | The goals are a bit broad. It is not clear which are the highest priority or if they are equal priority. A MAJOR issue with Loudoun right now is the reputation of the school system and its role in our very high teen suicide rate, as well as the difficulty of getting basic services into the IEPs and 504s of kids with disabilities. (Our school system doesn't even allow kids who can't attend schools occasionally due to their disabilities (think recovering from chemo treatments and being well enough to attend school but not allowed to be around germs for a week or two) to use web technology to attend classes! Seriously, we are supposed to be a high tech corridor and other states do this (even some developing countries do this!), but we don't. We are losing businesses and families to other counties because of short-sighted policies like these that undercut our reputation, and if you don't think businesses that consider moving into the area consider this, think again! Along similar lines, our reputation as being a teenage suicide "cluster" as professionals refer to it, is harming our county in many ways. Corporate boards of directors are spreading the word that until our school board and county get serious about putting policies into place to help these kids once identified - not just focusing on teaching kids they don't have to get to that state - this is not a place to open a business or raise a family. Parental groups are sick of fighting the school system about this and I can only imagine the media coverage coming our way soon. |

## 1.15 Support Inclusion & Diversity (7)

*Participants request that the public school system address the needs of all students, specifically in connection with ability, language, and diversity.*

| <b>Table 17. Actual Public Comments – Support Inclusion &amp; Diversity</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Meet needs of all #2 ages, abilities & socio-economic education  |
| 2   | More Spanish language resources and support for students who speak English as a second language  |
| 3   | Lcps should recognize the needs of its dyslexic students and provide Orton Gillingham based programs to help these kids succeed.   |
| 4   | Model education program that meets educational needs of every child  |
| 5   | Schools - embrace the diversity within the schools; do a better job this   |
| 6   | Success can in part be determined based on student and parent feedback (via reliable means) and improvements in recognized student excellence among students of color (e.g., Increased participation in the Academies, Gifted Programs and other programs such as Governor's school, etc. which select students based on academic performance and excellence). |
| 7   | Vision, objectives - Education/Inclusiveness - Higher Ed - Broader University (virtual campus - more online courses)   |

## 1.16 School Board (6)

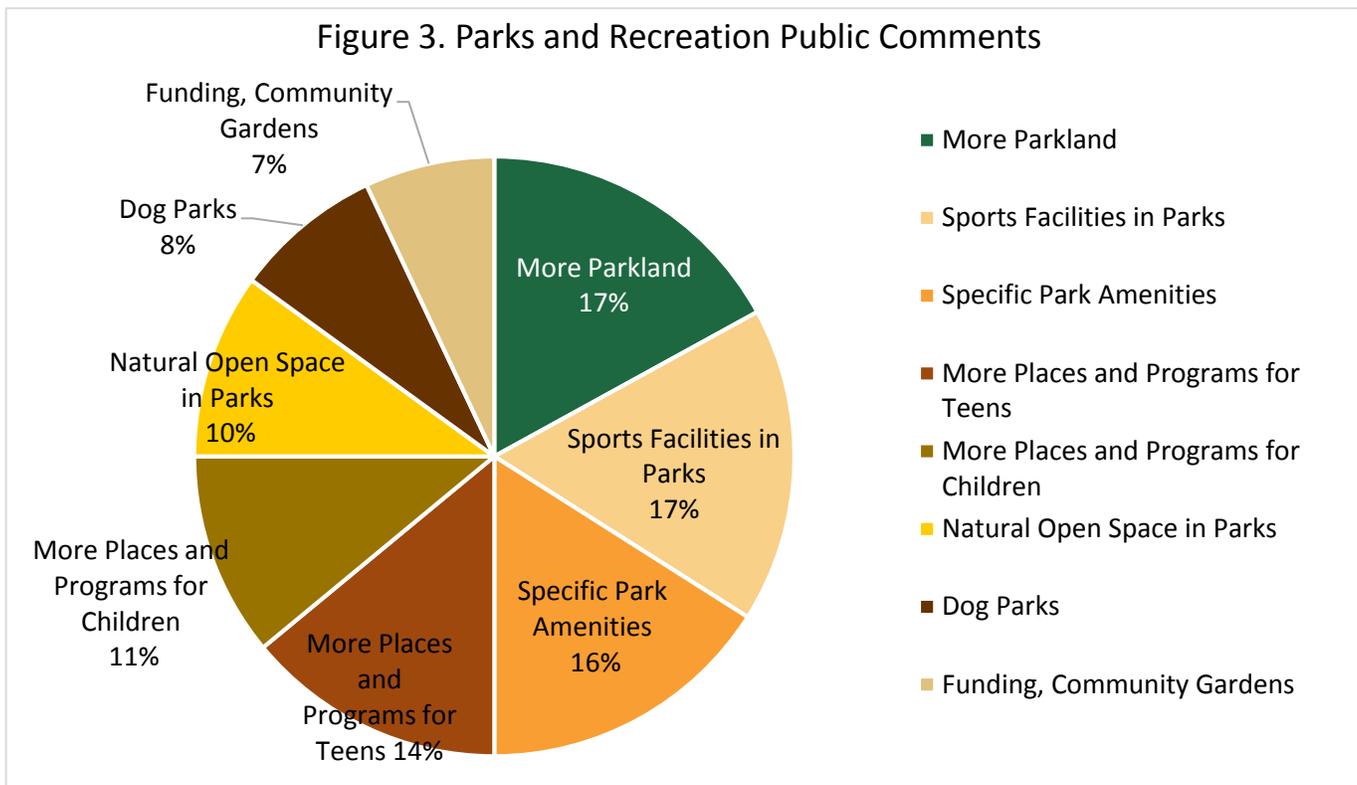
*General statements about administration of the public school district are presented below.*

| <b>Table 18. Actual Public Comments – School Board</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | Provide oversight and ethical Committee for the elected School Board since no one oversees their actions.                                    |
| 2  | The school board will not like this because gas will drop which reflects poorly on them and they will have to change curriculum or policies. |

|   |  |
|---|--|
| 3 | School board needs to set aside funds for future growth, rather than play catch up   |
| 4 | School board representatives who are ineffective at communicating this problem to their constituents.  |
| 5 | Students and school system interaction so students understand and appreciate County  |
| 6 | We did not discuss nor did they attend, I am referring to the youth of our county. I suggest that the School Board become involved and that the Loudoun County high school seniors be asked, through a project, their vision for the Comprehensive Plan. |

## 2. Parks, Recreation & Community Services (250)

The second greatest percentage of public facilities and services comments pertain to parks and recreation. A breakdown of the parks and recreation comments is provided in Figure 3 and Table 19. Tables 20-27 provide actual public comments on parks and recreation.



| Topic   | Number of Comments | Percentage of Comments |
|---|--------------------|------------------------|
| <a href="#">Support for More Parkland</a>                         | 42                 | 17%                    |
| <a href="#">Support for Sports Facilities in Parks</a>            | 42                 | 17%                    |
| <a href="#">Requests for Specific Park Amenities</a>              | 40                 | 16%                    |
| <a href="#">Support for More Teens Places &amp; Programs</a>      | 35                 | 14%                    |
| <a href="#">Support for More Children's Places &amp; Programs</a> | 27                 | 11%                    |

|   |            |             |
|---|------------|-------------|
| Support for Natural Open Space in Parks         | 26         | 10%         |
| Support More Dog Parks                          | 20         | 8%          |
| Miscellaneous Comments about Parks & Recreation | 18         | 7%          |
| <b>TOTAL</b>                                    | <b>250</b> | <b>100%</b> |

## 2.1 Support for More Parkland (42)

*Respondents request additional parks and recreation facilities to serve the County's population.*

| <b>Table 20. Actual Public Comments – Support for More Parkland</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | We need to decrease air pollution and increase in community parks/nature parks   |
| 2   | Less building more park like settings.   |
| 3   | Too much pressure from residential home development companies and not enough time planning and assessing the impact of new residences being put in without the infrastructure to support it. Also, not enough time and energy being put into assessing how to create more walkable communities that meet residents' needs such as ample outdoor space in the form of parks and trails, not enough sidewalks and paths to access shopping, and not enough businesses within the community (e.g. quality grocery stores).  |
| 4   | More pocket parks, spent time outdoors.  |
| 5   | More parklands - walking and bike paths in natural settings; good school locations - walk to school  |
| 6   | Need more parks to walk around, have a seat, read a book (dispersed)   |
| 7   | Create vastly more parkland, passive parkland in the County in the east and transition area.   |
| 8   | Park development, managing of open space   |
| 9   | Create more parks in urban areas   |
| 10  | More parks ** National Parks   |
| 11  | Add more parks, bike trails, equestrian trails and usage countywide  |
| 12  | QOC, more park and open space, Claude Moore Park great resource  |
| 13  | Add parks and rec facilities appropriately   |
| 14  | More parks like Algonkian or Potomac   |
| 15  | Maintain more land for parks and trails  |
| 16  | More green space - accessible parks for people and pets, with easy access via sidewalks and bike paths throughout the county.  |
| 17  | More parks. We pay the same taxes as fairfax and have no where as many parks, pools, tot lots, etc.  |
| 18  | A HUGE PARK, with lots of paths/trees/wildlife.  |
| 19  | Make more open area for the kids to play outside different games or just to run around   |
| 20  | More open space parks and quality schools, less shopping centers.  |
| 21  | Provide more open spaces and parks for hiking and biking.  |
| 22  | Install Some Parks and Playgrounds. My kids attended Round Hill E.S. For 10 years I was a parent there and they had one piece of playground equipment that kids were never allowed on! Our community Center playground was removed except for tiny tot stuff. With suicide a growing problem in the schools and communities out here in the Western county, it highlights even more the need for outdoor spaces, parks and playgrounds for residents to get outside and connect with one another. I have never seen anyplace that is so lacking in outdoor recreation space as Western Loudoun. Where is the giant wad of Tax money we have paid over 20 plus years gone? The Bluemont area needs a playground badly. Not a tot lot for goodness sakes, a real playground!!These kids out here deserve it after these long long hours on the bus |

|    |  |
|----|--|
|    | each week. It would help the current mental health crisis going on too.  |
| 23 | Parks and open space   |
| 24 | More parks. For example, each home in Rockville, MD is located within a short walk of a city park, and the City is home to more than 1,000 acres of parkland, composed of 33 passive and 32 active parks.  |
| 25 | More parks in the county. in rural, transition, and suburban areas.  |
| 26 | Larger parks and not pocket parks.   |
| 27 | Hold onto or increase parks and green spaces and protect them with permanent conservation easements. Create walkable space and community rather than just having narrow sidewalks along busy roadways.   |
| 28 | Vision - lacked unique character in LC - pull from heritage - green space - gardens- zoning for water - spin on growth - could overlay over any county in th country. Balance connectivity through education. What we want? Police can leave here - denser where already developed - greater attraction of high tech companies in west |
| 29 | Park like Central Park - use undeveloped land like in Louisville, KY where parks are connected.  |
| 30 | I believe that's very hard to determine. I agree, for instance, that I'd like to see diversity, but do not know how you plan to increase diversity. I agree that there should be parks, but do not know where you plan to place them. The goals sound more like superlatives and do not clearly explain your plans.                    |
| 31 | Lack of amenities in western Loudoun. it would be nice to have a library in round hill and a community / senior center.  |
| 32 | More parks, trails, and public recreation space needed.  |
| 33 | Need more parks. Not that many of them, need more community centers  |
| 34 | Improve and expand parks and recreational facilities in the county; current facilities are too small for county population. Need more facilities like Ida Lee Park   |
| 35 | Construct public facilities to keep up with population growth  |
| 36 | Along belmont ridge road, outdoor activities, use this area for more outdoor usage. And surrounding land around reservoir.   |
| 37 | Yes, much of it addresses many of the problems we face now, which are poorly designed, dense neighborhoods which strangle local roads and communities. There are also not enough nice community amenities like Burke Lake in FFX.  |
| 38 | Adjacent to Claude Moore - undeveloped now - more park   |
| 39 | If the land north east of Claude Moore park is for sale I would to see that area added to the park.  |
| 40 | Would like a big community Park in Loudoun County - near to South Riding/Chantilly area or nearby area.  |
| 41 | The southern end of Loudoun County is missing a great multi-age playground.  |
| 42 | Park area near metro/Dulles airport  |

## 2.2 Support for Sports Facilities in Parks (42)

*The most requested recreation amenity is sports facilities, to include playing fields, tennis courts, and basketball courts.*

| <b>Table 21. Actual Public Comments – Support for Sports Facilities in Parks</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Add more sports facilities (for youth)  |
| 2  | Athletic fields near restaurant/dining facilities (example - one Loudoun green space) |
| 3  | Baseball field would be nice.   |
| 4  | Basketball team/family oriented/affordable/large venues/concerts                      |

|    |   |
|----|---|
| 5  | Cheaper housing and sports teams  |
| 6  | Continue to bring sports and amusements to eastern Loudoun to bring returnable income into the county.  |
| 7  | Development of parks - balance of athletic facilities/fields and natural areas; accommodation of non-traditional spaces (cricket)   |
| 8  | Finding space for field use; more playing fields for sports   |
| 9  | Looking for a suitable location for a large warehouse-like facility *What sport-specific fields to have in the facility (not necessarily full-sized fields) *Whether or not to have more than one location (Leesburg would be a good location because of the many soccer and football players)                                    |
| 10 | More basketball courts  |
| 11 | More golf courses for visitors  |
| 12 | More theater arts structures and linked soccer stadium. Need more facilities for big community events; performing arts center, culture amenities-indoor/outdoor   |
| 13 | More turf fields and fields with lights   |
| 14 | Multiple indoor basketball courts free to teens   |
| 15 | Need more tennis facilities   |
| 16 | Sports facilities for kids 247/ indoor/football, basketball   |
| 17 | Sports, dining  |
| 18 | Add more sports areas in the county that are accessible at almost any time, similar to the Dulles Sportsplex. Instead of only being geared towards soccer, there should some fields for other sports as well, such as flag football. Indoor facilities are the best so that they can be used during any time of the year.         |
| 19 | Parks and recreation - sports for kids - shortage of fields/grass/places to play - encourage rebirth of recreational/sports and less emphasis on travel sports  |
| 20 | PRCS - more than just ballfields; more natural areas/green space  |
| 21 | Allowing athletic fields with lights in the floodplain as these are large flat areas that are not being used and could be.  |
| 22 | County needs more lighted athletic fields for kids and adults   |
| 23 | More sports activities for kids; facilities; indoor swimming pools, tennis, lighted courts  |
| 24 | We need more recreational sports fields with lights and artificial turf in the eastern part of the County. It takes me over a half hour to get to fields with lights or I have to go to Fairfax.  |
| 25 | Continued investments in public facilities - must maintain world-class facilities   |
| 26 | Add more services to support residential areas in less dense areas such as indoor rec centers with pools, public or private, additional commercial including smart office space and multi-family housing, especially in more remote areas, and upgrade electronic infrastructure - i.e. internet and cable tv access              |
| 27 | Add another rec center and park, similar to Ida Lee   |
| 28 | An area to put the Rec Center   |
| 29 | Community center - pool -gathering space  |
| 30 | County administered recreation center similar to Claude Moore Park  |
| 31 | More rec centers  |
| 32 | More recreation centers throughout the suburban area  |
| 33 | Develop a recreation center like Claude Moore Park and Recreation Center in Brambleton, Loudoun Valley, Broadlands area.  |
| 34 | More recreational facilities in the Western portion of the County.  |
| 35 | Indoor Recreational facility (similar to Ida Lee) in Western Loudoun. It is wonderful to have ball fields - but they are limited to seasonal use and limited ages - and indoor facility including a competition length pool would benefit all ages and be used year round. Also, schools could use facility for classes and teams |
| 36 | Focus on providing more recreational facilities in western Loudoun, i.e. Claude Moore and 10A Lee West  |

|    |   |
|----|---|
| 37 | There is no County recreational facility on the west of 267 like Claude Moore park that offers swimming facilities to residents. They could build one on Belmont Ridge Drive.                     |
| 38 | Recreation center in W County   |
| 39 | More public facilities like Ida Lee.  |
| 40 | Multipurpose park, tennis, swimming facilities that are not in one community, that can be shared by all of Ashburn. Preferably this would be in Brambleton/Aldie area.                            |
| 41 | It would be great to see a soccer field added to the Edgar Tillet Memorial Park, we see so many kids in the area interested in playing soccer and nothing is available within a walking distance. |
| 42 | More recreation centers throughout the suburban area  |

## 2.3 Requests for Specific Park Amenities (40)

*This section lists specific requests for park amenities. Some of the statements are general, while others specifically request features such as access to water, benches, and a state park.*

| <b>Table 22. Actual Public Comments – Requests for Specific Park Amenities</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Parks - we need town parks; not just ball fields; need amenities for educated population  |
| 2  | More parks-active parks   |
| 3  | Add benches to parks, along trails (Claude Moore doesn't have any)  |
| 4  | Before the green spaces are developed we need to buy or set aside places for people to go such as parks, tree or forest reserves, dog parks, hiking trails, water parks, skating parks, and sports facilities,  |
| 5  | Loudoun is in need of a fully accessible park for all citizens. Our young and old alike, who are differently-abled, should be able to navigate a wheelchair through the park as well as have uniquely designed play equipment. A wheelchair swing would be wonderful! I would love to see something like Clemijoyntri that is in McLean in Loudoun. I would improve upon it by using solar panels to assist in operating it and offering more learning opportunities on the site. Our students who learn from experiences out in the community are not allowed to go more than five miles from their home school now, whereas it was restricted to being in county. We need to offer an opportunity for outings for our students. |
| 6  | Development of parks - balance of athletic facilities/fields and natural areas; accommodation of non-traditional spaces (cricket)   |
| 7  | Lots of benches, access to water and shade, and some obstacles for the dogs to utilize.   |
| 8  | Add recreational amenities - swimming pools, tennis, gyms, skate parks, ice skating rinks, mountain bike trails. (several made same comment)  |
| 9  | As much recreational opportunities as possible  |
| 10   | Supportive of the State Park along Harpers Ferry Road   |
| 11   | Blue Ridge Park - Loudon Heights - establish state park   |
| 12   | Athletic fields near restaurant/dining facilities (example - one Loudoun green space)   |
| 13   | South Germantown Sports complex should be considered for 606 station.   |
| 14   | Finding space for field use; more playing fields for sports   |
| 15   | Needs direct reference to play fields in the county; competition for space for club teams - high quality facilities should be available throughout the county (safe, accessible parks section)  |
| 16   | More ball fields, parks, community recreation and interconnection between them.   |
| 17   | Need more tennis facilities   |
| 18   | Multiple indoor basketball courts free to teens   |

|    |  |
|----|--|
| 19 | Careful evaluation for demand of outdoor recreation facilities, specifically field space (youth and adult)   |
| 20 | Make the green space at Ida Lee usable for families to set a picnic or watch movies or have live music. Put the potential splash park here or up by the playground. This is great space for that because it is not dangerous in terms of cars for children and it is so close to historic Leesburg. I definitely do not recommend development here but just addition of places to sit and access for people to use the green space which unfortunately is becoming scarce. Make the best playground in the county here and people will come. |
| 21 | Make sure have more recreational areas, and protect the environment. More like Claude Moore, Ida Lee.  |
| 22 | More community centers/re centers; skating, library, public places   |
| 23 | More parks, trails, and public recreation space needed.  |
| 24 | East Loudoun needs open space + recreational activities  |
| 25 | More sports activities for kids; facilities; indoor swimming pools, tennis, lighted courts   |
| 26 | County needs more lighted athletic fields for kids and adults  |
| 27 | More turf fields and fields with lights  |
| 28 | Allowing athletic fields with lights in the floodplain as these are large flat areas that are not being used and could be.   |
| 29 | Indoor Recreational facility (similar to Ida Lee) in Western Loudoun. It is wonderful to have ball fields - but they are limited to seasonal use and limited ages - and indoor facility including a competition length pool would benefit all ages and be used year round. Also, schools could use facility for classes and teams  |
| 30 | Development of parks - balance of athletic facilities/fields and natural areas; accommodation of non-traditional spaces (cricket)  |
| 31 | Need upkeep on parks we already have; need to focus development in clusters  |
| 32 | (4) Parks? Joke. the ones that exist are too small and offer very little. I prefer Great Falls and Vienna, Wakefield Park, etc.  |
| 33 | Public equestrian facilities to serve world-class equestrian business National model   |
| 34 | Before the green spaces are developed we need to buy or set aside places for people to go such as parks, tree or forest reserves, dog parks, hiking trails, water parks, skating parks, and sports facilities,   |
| 35 | Variety of amenities is great  |
| 36 | New Pool in Sterling Park  |
| 37 | Maintain recreational use of Beaverdam Reservoir   |
| 38 | Create Beaver Creek Dam recreation opportunities   |
| 39 | Add skateboard, dirt bike trails to algonkian park like they have at lake fairfax  |
| 40 | Sterling - public outdoor pool with lap lanes  |

## 2.4 Support for More Teens Places & Programs (35)

*Public comments express a desire for the County to provide more places and programs for teens that are affordable, accessible, and fun.*

| <b>Table 23. Actual Public Comments – Support for More Teens Places &amp; Programs</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Activities for middle/high school age children (rec. centers)   |
| 2  | Activities for teens/teen content   |
| 3  | Available activities for teens and millennial population  |
| 4  | Have more teen activities in downtown Leesburg  |
| 5  | I think there should be more places for high schoolers to hangout. For example an age appropriate club. |

|    |  |
|----|--|
| 6  | I think we need to have more activities for teens in downtown not just for adults  |
| 7  | Make more places for teenagers to hang out in a safe but fun environment in Leesburg area  |
| 8  | More activities and facilities for preteens and young teens  |
| 9  | More programs for teens, after school, art classes, dances   |
| 10 | More teen centers and after school outlets for youth.  |
| 11 | Places for teenagers to hang out   |
| 12 | We need more things for Teens to do other than go to movies, like put in a teen only club or 18 and up club.   |
| 13 | When I (17 year old girl) have places to go and meet friends and do something other than watch a movie.  |
| 14 | Teen and young adult recreation; concern opportunities are too few; lack of budget   |
| 15 | Teen centers - safe education/active environment   |
| 16 | Teen club  |
| 17 | There are not enough teen hang outs.   |
| 18 | Community should provide stage for high school kids to perform and help schools to raise money for school.   |
| 19 | Affordable activity programming in places for kids county-wide   |
| 20 | More free teenage entertainment, like skate parks, and teen centers  |
| 21 | Need entertainment for kids; has to be affordable; maybe a better "Y" system; more activities  |
| 22 | Need more community activities for youth that are inexpensive, ie. community recreational centers  |
| 23 | More summer programs for kids (reduce price)   |
| 24 | Need more free indoor space for kids activities; needs to be policed   |
| 25 | Recreational amenities/activities for middle school and high school - maybe YMCA or YWCA   |
| 26 | Not many places to go for middle school children. The tweens get into vandalism. Rec centers, teen centers, park for them to play at (bike too)  |
| 27 | More green areas - for young people  |
| 28 | More shopping closer to Leesburg   |
| 29 | New businesses and hangouts in downtown Leesburg   |
| 30 | No longer rural around property on Evergreen Mills , south of Heritage HS; would like to see it developed because it has already changed; area for teen centers, rec centers, around her property, mixed use, expansion of town of Leesburg south. |
| 31 | Maybe a "teen center" at or near the community center instead of in the library. Also, the community center is expensive to use, which makes it less accessible.   |
| 32 | Comm. Centers - better ways to engage adolescents. Need more.  |
| 33 | Recreational facilities for youth-young adults. Ida Lee/Claude Moore/Indoor Rec facility (suggested by others in the group)  |
| 34 | No longer rural around property on Evergreen Mills , south of Heritage HS; would like to see it developed because it has already changed; area for teen centers, rec centers, around her property, mixed use, expansion of town of Leesburg south. |
| 35 | Create communities that invite young to live here for 40 years   |

## 2.5 Support for More Children's Places & Programs (27)

*Public comments express a desire for the County to provide more places and programs for children that are educational, fun, and family-friendly.*

| <b>Table 24. Actual Public Comments – Support for More Places and Programs for Children</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Building a community for the children, so they can stay in the community; understand what the children need  |
| 2   | Facilities for kids - sports and arts  |
| 3   | Increase camp programs for youth   |
| 4   | Library should have more educational programs for kids - robotics, chemistry, engineering, coding, physics, and more programs to promote non-fiction and how it can be used to make snow globes, von de graaff, bottle rockets, design paper airplanes, etc.   |
| 5   | Kids under 18-build another skate park closer to Sterling-more activities for kids   |
| 6   | More activity centers for youth  |
| 7   | More resources (activities for youth, children, adults) for community  |
| 8   | Not enough is being done for the youth - development is currently not balanced   |
| 9   | Not many places to go for middle school children. The tweens get into vandalism. Rec centers, teen centers, park for them to play at (bike too)  |
| 10  | Youth in western Loudoun County; nothing for them to do; provide opportunities; amenities and activities for kids, especially  |
| 11  | Cultivate healthy active children, improve walking to schools, school gardens, less junk food advertising  |
| 12  | More green areas - for young people  |
| 13  | Sports facilities for kids 247/ indoor/football, basketball  |
| 14  | South Riding - kids activities   |
| 15  | Kids have more activities in S. Riding   |
| 16  | Make it more family friendly with more fun stuff to do. Basically make it more like One Loudoun  |
| 17  | More community based/connection activities (e.g. Boy Scouts)   |
| 18  | When there's more to do for families   |
| 19  | Add more fun things to do both for adults and families (TopGolf, iFly, area great so far). My suggestions would be: indoor amusement park with traditional rides for kids and adults along with some virtual technology opportunities (like virtual roller coasters and virtual laser tag games with the latest virtual technology). Adding these fun things to do near One Loudoun and Loudoun Station would be great. The kind of things you find out Disney, Great Wolf, and Kalahari parks. Broadway at the Beach in Myrtle Beach offers attractions, restaurants, and shops - could get some great ideas from this place: <a href="http://www.broadwayatthebeach.com/">http://www.broadwayatthebeach.com/</a> |
| 20  | Prioritize family, environment and arts  |
| 21  | Enhance Sterling as a family environment, limit transient populations, control crime, create targeted business areas   |
| 22  | Kids under 18-build another skate park closer to Sterling-more activities for kids   |
| 23  | We need a place for unstructured recreation places for kids to be kids   |
| 24  | Parks and recreation - sports for kids - shortage of fields/grass/places to play - encourage rebirth of recreational/sports and less emphasis on travel sports   |
| 25  | Family friendly activity areas. Especially outdoors. Jungle gyms for adults and kids by plazas. Fun and fitness.   |
| 26  | Infill - Jungle gyms for adults and kids. By plazas. Need more fitness fun so you can do an activity and go shopping   |
| 27  | Sufficient affordable childcare to enable two-income families  |

## 2.6 Support for Natural Open Space in Parks (26)

*Participants prefer that parkland feature more natural areas, habitat for wildlife, and unimproved open space.*

| <b>Table 25. Actual Public Comments – Support for Natural Open Space in Parks</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | In parks we currently have improve habitats for wildlife (new parks as well)  |
| 2   | Protecting and preserving open space and native flora & fauna--increase parks, encourage open space   |
| 3   | Preserve land for open space and parks in Eastern Loudoun   |
| 4   | Preserve spaces that encourage recreation ex. Morven Park   |
| 5   | Open land needs to be saved in the eastern county and made available for public use.  |
| 6   | This county needs a more robust park system akin to Fairfax County. While I do see the need more ball fields with lights, I particularly think that more open space should be preserved with the park system and used for low impact things light hiking trails and/or a nature center.   |
| 7   | Infill - I would like to see parks, with lots of trees, trails to walk on, opportunity for wildlife, even streams and/or lakes.   |
| 8   | Suburban area - maturing neighborhoods - "no pocket parks". Infills - needs parks - design open space for environment natural vegetation - corridors of natural habitat   |
| 9   | There should be more open spaces/parks designated are unstructured (meaning not a "park" that consists of only of soccer or other sports fields), and lets people experience nature (Manassas park is a great example of mixed use with a lot of natural woods and open spaces).  |
| 10  | More parks, trails, and public recreation space needed.   |
| 11  | Need more parks to walk around, have a seat, read a book (dispersed)  |
| 12  | Need more recreation + open space   |
| 13  | Why are parks so manicured? Let green areas go natural  |
| 14  | Keep open areas, public facilities and parks  |
| 15  | More open space parks and quality schools, less shopping centers.   |
| 16  | PRCS - more than just ballfields; more natural areas/green space  |
| 17  | Develop "green corridors"-linked park systems, green space  |
| 18  | More green space. Developments need to provide more parks and green space. Commercial areas need to provide green buffers to provide a natural environment rather than a concrete parking lot view for roadways that were once scenic.  |
| 19  | I think the goals and objectives do move Loudoun in the right direction. As a resident of western Loudoun, I particularly resonate with the following items: 1.accessible and safe parks and recreations spaces, 2. multi-modal transportation with an emphasis on improved public transportation and safe biking options, 3. a stronger and more diverse rural economy, 4. sustain and grow green spaces 5. support for historic resources 6. helping people age in place. |
| 20  | Keep parks and open space available and preserved   |
| 21  | Protect public parks. Algonkian, Claude Moore and other parks should be absolutely off-limits for development.  |
| 22  | No dev. In our parks.   |
| 23  | Protect our parks and no more golf courses  |
| 24  | Don't change Claude Moore. Need green space and parks. Mark historic site at north end of Claude Moore (Telegraph Station) at top of hill.  |

|    |  |
|----|--|
| 25 | Arcola - stone springs - curve out green space - parks/recreation. Public recreation use - floodplain area |
| 26 | Hidden Lane Landfill should be left for passive uses, such as conservation, post remediation.              |

## 2.7 Support for More Dog Parks (20)

*According to public comments, dog parks are a commonly-desired amenity in County facilities.*

| <b>Table 26. Actual Public Comments – Support for More Dog Parks</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | 1. More dog parks   |
| 2  | 2. More dog parks   |
| 3  | Recreation options; more dog parks, especially on eastern end of county   |
| 4  | Privatization of some county parks i.e. dog parks, ballparks  |
| 5  | More dog parks; Sterling Golf and Swim Club is a good spot  |
| 6  | Dog parks - need more   |
| 7  | I would like to see a large dog park in or close to Algonkian Regional Park. Many people enjoy the trails back by the river and let their dogs off leash to enjoy some good exercise. My dog, Macie, was recently shot and killed by an individual that had very poor judgement in discharging his gun in a public park. The immediate community was outraged and many people fear for their animals now and are at a loss as to where they can adequately exercise their dogs in safety. There is also space at the Potomac Lakes Sports Plex. They built three horse shoe pits near the playground. In the past 15 years I have not witnessed anyone using them and I am in that park twice daily, each and every day. Why not use that space for a nice dog park?  |
| 8  | Dog parks are needed in the Eastern part of the county. As a resident who adopted a dog from the LoCo animal shelter, it concerns me that there are no public dog parks for dog owners to provide their dogs with the off leash exercise they need for their health (both the dog and the owners!). When you consider that the LoCo animal shelter accepts dogs from other jurisdictions/states for LoCo residents to adopt and care for, LoCo needs to provide the necessary amenities for these dogs and owners. Many of these dogs need off leash exercise and the typical 1/4 acre single family parcel of land, not to mention limited townhouse / condo lot sizes, is not enough space. Instead of spending loads of money on a new and improved LoCo animal shelter, how about spending some money on dog parks to help owners keep dogs healthy and out of the shelter (i.e. surrendered by owners because the dogs are not getting the proper exercise)? I am aware that Loudoun One has a dog park, but the signs at that park indicate it is for residents only. Cascades HOA has not been able to figure out how to put a dog park in Cascades. Meanwhile, adjacent to Cascades is a VERY LARGE park, Algonkian Regional Park managed by the Northern Virginia Regional Park Authority. Surely LoCo government and NVPA could find a way to add a dog park amenity. Remember the tragedy of the LoCo resident who was walking her dog off leash in Algonkian Park and the dog was shot and KILLED by a resident with a gun? A dog fenced dog park would provide a place for the off leash exercise dogs need. |
| 9  | Dog park  |
| 10   | I am a dog owner in Sterling Park and would love to have a dog park located somewhere close to Sterling Blvd.   |
| 11   | more dog parks  |
| 12   | More dog parks  |
| 13   | A dog park! But people need to scoop!   |
| 14   | More dog parks in Eastern Loudoun-enhanced safety for everyone  |

|    |   |
|----|---|
| 15 | Paid and registered dog parks (makes money)   |
| 16 | A few more dog parks with RULES (One Loudoun dog park is GREAT but does not have any rules.) More dog parks like the one in Leesburg would be a fantastic and much needed addition to our county. |
| 17 | Recreation options; more dog parks, especially on eastern end of county   |
| 18 | Privatization of some county parks i.e. dog parks, ballparks  |
| 19 | Recreation options; more dog parks, especially on eastern end of county   |
| 20 | Have more dog parks and recreational places like ide lee  |

## 2.8 Miscellaneous Comments about Parks & Recreation (17)

*These comments included miscellaneous parks and recreation topics such as funding, resources, maintenance, and the need for community gardens.*

| <b>Table 27. Actual Public Comments – Miscellaneous Comments about Parks &amp; Recreation</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Allocate more funding for parks; increase accessibility  |
| 2   | Invest in parks in E Loudoun   |
| 3   | Promote resources (parks, outdoor) in Eastern Loudoun. Regional Parks.   |
| 4   | Overhaul parks and rec. technology. Better scheduling. Have to go out of the county  |
| 5   | There is no need for new amenities - there are amenities you can get to.   |
| 6   | Have community sports club/league in summer and Winter for volleyball/baseball/basketball/tennis/cricket etc. FYI there are NO public volleyball courts in Loudoun county that are properly maintained.  |
| 7   | Triple A baseball - more fun and activity - increased curricular options through community centers for adults  |
| 8   | Want to see a co-op and community garden   |
| 9   | Encourage and promote wise skills of community, share knowledge--ex. Master gardeners  |
| 10  | better compost systems - provide location for compost drop off   |
| 11  | Community centers should have comm. gardens, sustainability, energy.   |
| 12  | Organic grocery stores, pick your own gardens, to offer truly organic foods at an affordable price. Too many Harris-Teeters.   |
| 13  | I feel Loudoun could use more community gardens and garden programs that provide a place for seniors, people with disabilities and people in need with an opportunity to learn how to grow their own food using a variety of traditional and nontraditional gardening methods. |
| 14  | Community gardens are needed   |
| 15  | More community gardens in Sterling-currently none, creatively using existing areas   |
| 16  | woefully short on public spaces, but expensive attractions abound, including Ida Lee, which collects fees for anyone outside of Leesburg. With very expensive tennis.  |
| 17  | Deterioration of Algonkian, over utilized under-maintained   |

# 3. Health, Social Services & Safety (50)

These comments pertain to public health, social services, and safety. A breakdown of the comments is provided in Figure 4 and Table 28. Tables 29-35 provide actual public comments on public health, social services and safety.

Figure 4. Health, Social Services, and Safety Public Comments

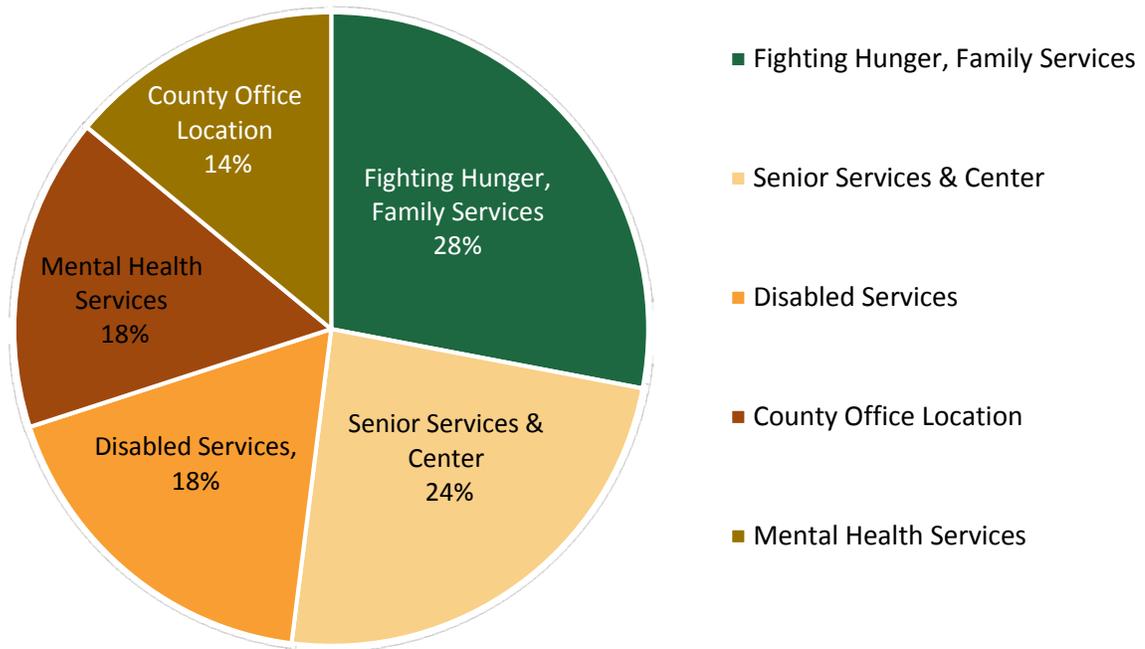


Table 28. Number of Public Comments about Health, Social Services, and Safety

| Topic   | Number of Comments | Percentage of Comments |
|---|--------------------|------------------------|
| <a href="#">Support for Fighting Hunger &amp; Family Services</a> | 14                 | 28%                    |
| <a href="#">Support for Senior Services &amp; Centers</a>         | 12                 | 24%                    |
| <a href="#">Support for Expanded Disabled Services</a>            | 9                  | 18%                    |
| <a href="#">Support for Expanded Mental Health Services</a>       | 8                  | 16%                    |
| <a href="#">Comments about County Office Location</a>             | 7                  | 14%                    |
| <b>TOTAL</b>  | <b>50</b>          | <b>100%</b>            |

## 3.1 Family Services & Fighting Hunger (14)

Public comments indicate that certain social services—including those designed to help people in need—have not kept up with County growth. Various recommendations are offered.

Table 29. Actual Public Comments – Fighting Hunger, Family Services

| # | Comment                             |
|---|-------------------------------------|
| 1 | Need food pantry pop-up in Sterling |

|    |   |
|----|---|
| 2  | The county will have a plan to limit food waste from restaurants and feed the needy   |
| 3  | Enhance network of services to support families   |
| 4  | Low-income services are getting behind, not keeping up with growth  |
| 5  | Incorporate language for execution, social serviced net, and crime prevention in goals somewhere to address social services.  |
| 6  | Vision, goals should consider proactive anticipation of services  |
| 7  | County to publicize volunteers to take individuals to dr. apt. (Loudoun Care Givers)  |
| 8  | Coordinate community service programs to more efficient serve the citizens  |
| 9  | Allocate educational and physical education spaces to accommodate a myriad of healthcare needs with our rising chronic disease population and childhood obesity epidemic                    |
| 10 | A non-profit center for better utilization of resources, Loudoun Care collocation   |
| 11 | Ministry to the homeless and underserved is inadequate as well as alcohol, drug abuse, and mentally ill.  |
| 12 | Need facilities for kids before development   |
| 13 | Social programs   |
| 14 | 3. Goals: Shape, Objective 2 & Support, Objective 3. Creating more opportunity and better systems for residents of varied income levels is an often overlooked and necessary consideration. |

### 3.2 Support Senior Services & Centers (12)

*Participants support the addition of more senior services and senior centers.*

| <b>Table 30. Actual Public Comments – Support for Senior Living</b> |  |
|---|--|
|   | <b>Comment</b>   |
| 1   | We need assisted living / long term care facilities in the west.                                   |
| 2   | The need for active adults. For 55 and over (Independent living type) with assisted living options |
| 3   | Senior housing for County  |
| 4   | Expand senior services.  |
| 5   | Integrate all ages, including senior housing/progressive care incentives                           |
| 6   | Keep senior services   |
| 7   | Needs of seniors and the aging are met and addresses   |
| 8   | More aging services  |
| 9   | Likes senior community   |
| 10  | Make provisions for seniors like senior centers, affordable senior housing                         |
| 11  | More senior communities; more senior centers   |
| 12  | Support aging, diverse community without associations (HOAs, etc.)                                 |

### 3.3 Support for Expanded Disabled Services (9)

*Participants request more services for those with differing abilities.*

**Table 31. Actual Public Comments – Support for Disabled Services**

|   | Comment   |
|---|---|
| 1 | Services to senior and disabled in place; encourage private entities  |
| 2 | More services for people with disabilities  |
| 3 | More disability services and increased funding  |
| 4 | Increase support for disabled children participating in early intervention; reduce the costs to families and increase services (you know - by raising taxes: unpopular but necessary)   |
| 5 | Adequately funded services for the mentally ill and disabled, including housing.  |
| 6 | Loudoun County needs to create adult daycares and provide assistance with adults having disabilities.   |
| 7 | Honestly if we make Loudoun County a friendly place for people in the special needs community, you will end up appealing to more than the specials needs, your platform reaches everyone who interacts with them. For instance, I have a son that is diagnosed with autism. He has come into contact with 6 case workers through the child find process alone. We have been in contact with over 10 school officials with education alone. He has had 8 medical professionals/therapists that have assisted in our journey. We have interacted with 3 law enforcement officials for Project Lifesaver for my son. We have over 12 family members that regularly see him. All of these people, live, work, and travel to Loudoun County every single day. He has touched so many people in our community. If the community accommodates people like my son you breakdown these barriers and discourage seclusion from ever entering our lives. Autism awareness and education is a must. Ensuring the special education program in Loudoun County is one of the best in the entire country is pivotal. This is something that Fairfax County is surpassing us by far. We can lead by example and I know we can do it. Businesses open sensory friendly hours or areas for their families. Community outreach to special education programs and classes to come and enjoy whatever makes Loudoun special would be huge. Highlighting those business that practice inclusion would be great as well. |
| 8 | We should have one bucket/handicap accessible swings at all of our parks.   |
| 9 | Youth (18+) w. intellectual disabilities day support  |

### 3.4 Support Mental Health Services (8)

*Public comments support the provision of expanded mental health services.*

**Table 32. Actual Public Comments – Support Mental Health Services**

|   | Comment  |
|---|--|
| 1 | Hospital beds for mental illness; short term residential options   |
| 2 | Expanded services and outreach for persons that are mentally ill or disabled   |
| 3 | Community services for mental health issues and more affordable. Need to have more responsiveness from County staff addressing mental health services. (Staff should not refer callers to neighboring jurisdiction). Pay mental health professionals competitively to retain staff.  |
| 4 | Provide mental health clinics and alcohol and drug programs that are easily accessible to public. More prevention programs. Low crime rate in all areas, more employment training programs and information technology programs in all high schools. More programs in elementary schools for children who are struggling so middle school and high school become easier for them. Playgrounds and parks in the area where single family homes are |
| 5 | Funding schools and mental health initiatives to the level needed to keep up with the growth and challenges is a major obstacle.   |
| 6 | Adequately funded services for the mentally ill and disabled, including housing.   |

|   |   |
|---|---|
| 7 | Community services for mental health issues and more affordable. Need to have more responsiveness from County staff addressing mental health services. (Staff should not refer callers to neighboring jurisdiction). Pay mental health professionals competitively to retain staff.   |
| 8 | The goals are a bit broad. It is not clear which are the highest priority or if they are equal priority. A MAJOR issue with Loudoun right now is the reputation of the school system and its role in our very high teen suicide rate, as well as the difficulty of getting basic services into the IEPs and 504s of kids with disabilities. (Our school system doesn't even allow kids who can't attend schools occasionally due to their disabilities (think recovering from chemo treatments and being well enough to attend school but not allowed to be around germs for a week or two) to use web technology to attend classes! Seriously, we are supposed to be a high tech corridor and other states do this (even some developing countries do this!), but we don't. We are losing businesses and families to other counties because of short-sighted policies like these that undercut our reputation, and if you don't think businesses that consider moving into the area consider this, think again! Along similar lines, our reputation as being a teenage suicide "cluster" as professionals refer to it, is harming our county in many ways. Corporate boards of directors are spreading the word that until our school board and county get serious about putting policies into place to help these kids once identified - not just focusing on teaching kids they don't have to get to that state - this is not a place to open a business or raise a family. Parental groups are sick of fighting the school system about this and I can only imagine the media coverage coming our way soon. |

### 3.5 County Office Locations (7)

Several public comments pertain to accessible and evenly distributed County facility and satellite office locations.

|   | <b>Comment</b>  |
|---|---|
| 1 | More locations to access public/county services   |
| 2 | Satellite social service offices  |
| 3 | Ensure the social services are spread equally through county  |
| 4 | Adding county government amenities near bus routes.   |
| 5 | For the Support section, I would add a goal of having a robust system of municipal or county services including, but not limited to, municipal internet, electric power, childcare and medical. These services should be designed to be self-funding (after initial "seed" investment of taxpayers' money) and target areas where commercial offerings are lacking or are unaffordable. |
| 6 | County services--i.e.. Postal service, reliable service to meet demand  |
| 7 | Consolidation of computer systems (taxes, citizen services)   |

## 4. Trails (73)

These public facilities and services comments pertain to trails. A breakdown of the comments is provided in Figure 5 and Table 36. Tables 37-41 provide actual public comments on trails.

Figure 5. Trails Public Comments

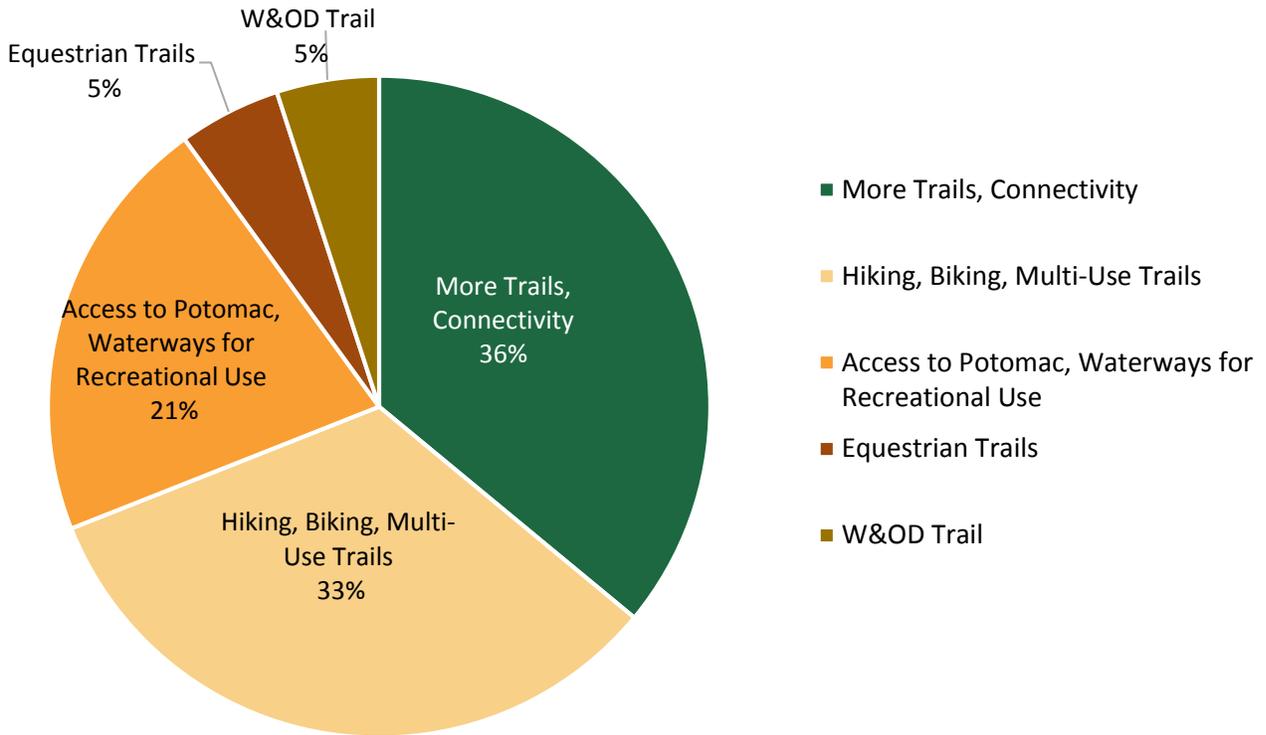


Table 34. Number of Public Comments about Trails

| Topic  | Number of Comments | Percentage of Comments |
|--|--------------------|------------------------|
| <a href="#">Support for More Trails, Connectivity</a>                              | 26                 | 36%                    |
| <a href="#">Specific Support for Hiking, Biking, Multi-Use Trails</a>              | 24                 | 33%                    |
| <a href="#">Support for Access to Potomac &amp; Waterways for Recreational Use</a> | 15                 | 21%                    |
| <a href="#">Specific Support for Equestrian Trails</a>                             | 4                  | 5%                     |
| <a href="#">Comments about W&amp;OD Trail</a>                                      | 4                  | 5%                     |
| <b>TOTAL</b>   | <b>73</b>          | <b>100%</b>            |

## 4.1 Support More Trails & Connectivity (26)

*Citing accessibility and recreational values, public comments express the desire for more trail facilities in the County and for more useful connections between existing pathways to procure meaningful connections between destinations.*

Table 35. Actual Public Comments – Support More Trails & Connectivity

|   | Comment  |
|---|--|
| 1 | Trails connection - metro areas - trail missing links should be addressed        |
| 2 | Connected comprehensive trail network - for example connections to Franklin Park |
| 3 | Extend and preserve equestrian trails-connect trails                             |

|    |   |
|----|---|
| 4  | System of parks, trails, open spaces - connect paths to ensure destination  |
| 5  | Overall general idea - identity & who we are. Connecting to open spaces need to connect important open spaces - parks, W&OD, don't isolate uses, natural spaces connect development. Recreation center connected by bike/ped & municipal spaces connect with recreational uses  |
| 6  | Make green space accessible, bike trails, hiking trails, open spaces and treed areas kept between neighborhoods and along roads.  |
| 7  | Expand trail networks and W&OD trail to Bluemont; interconnect with W&OD trails/new bikeways; provide options; more passive use parks; plan for bike connectivity at/near trail metro facilities; pedestrian connectivity, support NPS trail networks; see Fairfax County examples; includes equestrians, no public bike/equestrians; multi-use trails hikers |
| 8  | Bike trail at White's Ferry W&OD Trail; need adequate space for canoes, make trails accessible and space for pedestrians and bikes  |
| 9  | Easier access to W&OD Trail - easy access to biking/walking trails, etc.  |
| 10 | Expand some of WO&D with local serving trails, etc.   |
| 11 | W&OD should not be the only linear park   |
| 12 | Tie in Blue Ridge/Appalachian Trail heritage  |
| 13 | trail connection to Appalachian Trail   |
| 14 | Embrace Appalachian Trail   |
| 15 | Connect Potomac Heritage Trail.   |
| 16 | extend heritage trail   |
| 17 | Massive expansion of parks and trails - trail plan and coordinator needed/ <u>one specific Goose Creek Scenic Valley Trail</u>  |
| 18 | More trails, more bike opportunities  |
| 19 | Trails network not paralleling polluted highways  |
| 20 | The Chapman-Demary Trail is a park and outdoor classroom in Purcellville. At this time it is privately owned. I would like to see the county acquire this park and the land adjacent to it to protect and expand this wildlife sanctuary and outdoor classroom.   |
| 21 | Trail systems along Broad Run - extend to 1757 golf course and W&OD trail   |
| 22 | Fill the trail gap between Seneca Ridge MS and Dranesville Rd.  |
| 23 | Learn from VK about trail systems and see where they could be implemented   |
| 24 | Safe places where kids can play and parents can walk to (e.g. Seneca Ridge Trail), preserve, near new homes   |
| 25 | Broad Run Linear Park - with trails   |
| 26 | More parklands - walking and bike paths in natural settings; good school locations - walk to school   |

## 4.2 Support Hiking, Biking & Multi-Use Trails (24)

*Hiking, biking, and multi-use trails are broadly-supported in the public comments, as illustrated below.*

**Table 36. Actual Public Comments – Specific Support for Hiking, Biking, Multi-Use Trails**

|   | Comment  |
|---|--|
| 1 | Multi-purpose natural surface trail system(s) for: Hikers, bikers, horse-back riding.  |
| 2 | Create a larger network of bike and horse trails to encourage residents and visitors to get out of their cars and enjoy the beautiful surroundings. Link parks and conservation areas with trails to create another reason |

|    |   |
|----|---|
|    | for people to come out to Loudoun for recreation and tourism.   |
| 3  | More trails for hiking and biking   |
| 4  | Walking, hiking, cycling trails; nature in backyard   |
| 5  | Good scenic walking trails, scenic and pleasant   |
| 6  | Equestrian, bike, pedestrian paths for recreation and commutation   |
| 7  | Land based recreational activities...horseback riding trails, nature trails, hiking trails. Preserve/expand agri-businesses to maintain our natural resources, minimize impact to our land. |
| 8  | More open space for public use-multi-use trails   |
| 9  | Promote parks and trails - multi use  |
| 10 | Hiking and bike trails more accessible  |
| 11 | Robust outdoor recreation facilities; hiking trails   |
| 12 | Integrated hiking trail system  |
| 13 | More trails for hiking and biking   |
| 14 | Parks and green space for hiking and biking. Need more. Goose Creek would be great.   |
| 15 | Robust outdoor recreation facilities; hiking trails   |
| 16 | Strong emphasis on hiking trails needed   |
| 17 | Whites Ferry to Balls Bluff hike/bike trail   |
| 18 | Bike trails in Western Loudoun, for people to enjoy the rural areas   |
| 19 | Much more robust County wide bike trail system  |
| 20 | Maintain bike single track; natural biking trails (not paved)   |
| 21 | Bike paths and outdoor commercial (Restaurants and shopping) areas with community-gathering spots included in the design.   |
| 22 | Bike trails; connect trails (W&OD with CIO)   |
| 23 | Furthering bike trails  |
| 24 | Parks and green space for hiking and biking. Need more. Goose Creek would be great.   |

## 4.3 Support for Access to Potomac & Waterways for Recreational Use (15)

*Public comments support trail facilities along waterways and access to waterways for boating, fishing, and other recreational purposes.*

| <b>Table 37. Actual Public Comments – Support for Access to Potomac &amp; Waterways for Recreational Use</b> |  |
|--|--|
|  | <b>Comment</b>   |
| 1  | Boat ramps so canoes and kayaks can get access to the Potomac River.   |
| 2  | Provide more safe river access points to creeks in Loudoun and along Potomac River   |
| 3  | We need a rowing facility either on the reservoir or on the river. We need to support our high school crew athletes, but we also need to provide space and access for older adults to be able to row.                          |
| 4  | Want more access to Potomac, recreation of all kinds, at Mtn. ranges, reservoirs   |
| 5  | Develop more access to the Potomac River for business, as well as recreational use.  |
| 6  | I was at the meeting in Sterling, what I would like to add is, in the future is more public fishing access to Goose creek and the Potomac river and Broad run creek, and other creeks in the county. Not everyone owns a boat. |

|    |  |
|----|--|
| 7  | Goal shape is redundant. Need to mention telework, IT infrastructure. Ref compete - no way to legally access Potomac, goose creek  |
| 8  | Parks with water access  |
| 9  | better access to Potomac river   |
| 10 | We need to use the Potomac-rec & entertainment-under utilized  |
| 11 | We need a system of walking trails along the Potomac River. Work with the various homeowners associations for a daytime permitted use of riverside trails.   |
| 12 | Completed scenic route for the Potomac Heritage National Scenic Trail along the Potomac corridor in Loudoun County. Trails along Goose Creek, Broad Run, Sugarland Run. Established Loudoun Comprehensive Trails Plan and position of Trails Coordinator |
| 13 | Recreational Trails on stream valley corridors!  |
| 14 | Goose Creek hiking trail from Potomac to Beaver Dam  |
| 15 | Create Beaver Creek Dam recreation opportunities   |

## 4.4 Support for Equestrian Trails (4)

*Public comments specifically support equestrian trail facilities.*

| Table 38. Actual Public Comments – Support for Equestrian Trails |   |
|--|---|
|  | Comment   |
| 1  | Riding trails for horses; connect trails; paying more in taxes because property is in transition area and stuck in area surrounded by residential, noise, dust; can't sell property; too much density in their area |
| 2  | Keep equestrian trails and uses in mind   |
| 3  | Integrated Equestrian Trail - There are a number of commercial barns and parks that can be interconnected via trails. This would promote the equestrian industry in Loudoun.  |
| 4  | Would like to see more horse related options available - such as riding trails. These could exist on some of the rural roads, along/within the VDOT right of ways.  |

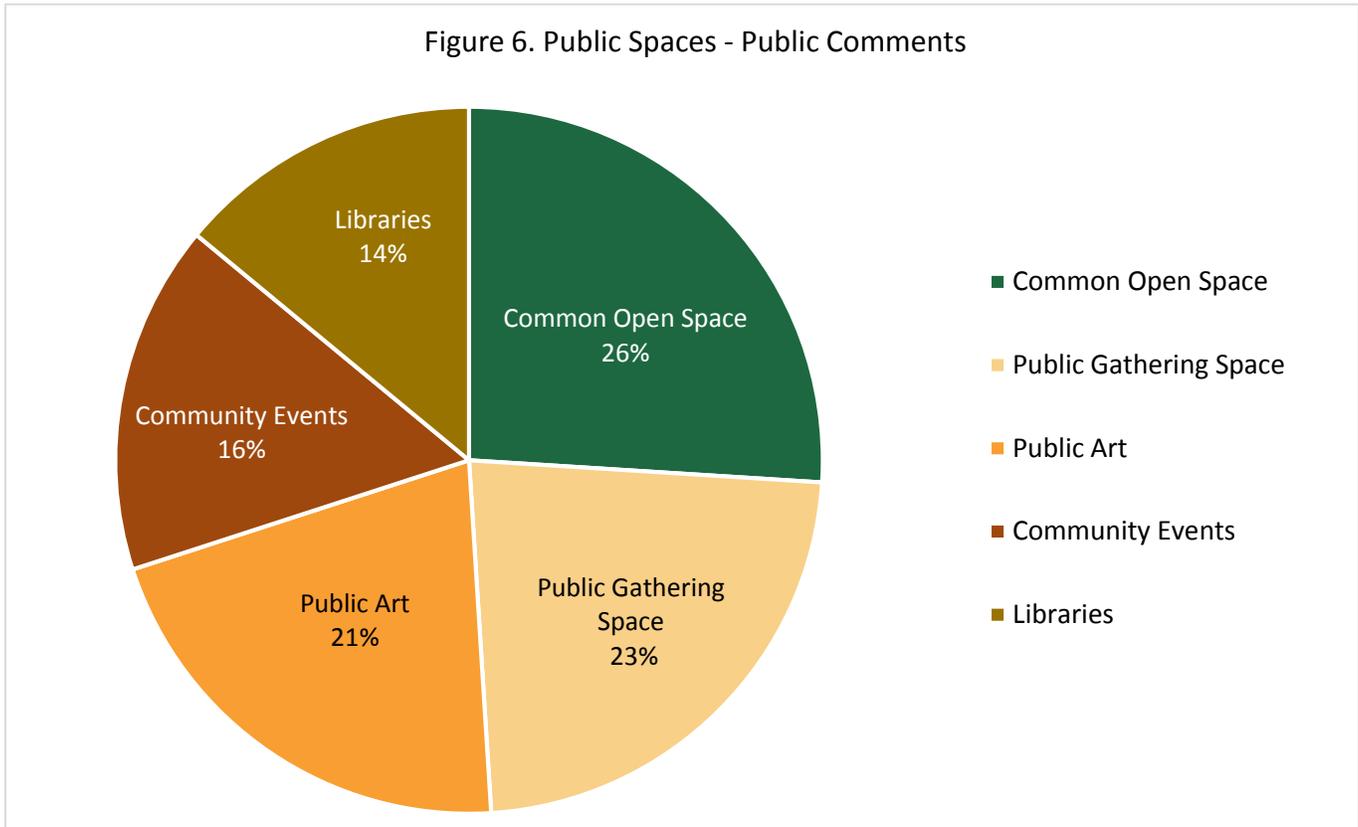
## 4.5 Comments about W&OD Trail (4)

*Respondents offered comments about the W&OD Trail.*

| Table 39. Actual Public Comments – W&OD Trail |  |
|---|--|
|   | Comment  |
| 1   | W&OD Trail; parking not adequate   |
| 2   | Security on trails; doesn't feel comfortable to go out by myself on WOD                  |
| 3   | Need for SAFE green spaces. W&OD trail is dangerous (bikes crossing Sterling Blvd)       |
| 4   | W&OD trail at Sterling Blvd. not safe. Needs safety, separate grade not enforced by S.O. |

# 5. Public Spaces (57)

Participants provided 57 comments about public spaces. A breakdown of the comments is provided in Figure 6 and Table 40. Tables 41-45 provide actual public comments on public spaces.



| Topic  | Number of Comments | Percentage of Comments |
|--|--------------------|------------------------|
| <a href="#">Support for More Common Open Space</a> | 15                 | 26%                    |
| <a href="#">Support for Public Art</a>             | 13                 | 23%                    |
| <a href="#">Support for Public Gathering Space</a> | 12                 | 21%                    |
| <a href="#">Support for More Community Events</a>  | 9                  | 16%                    |
| <a href="#">Support for Libraries</a>              | 8                  | 14%                    |
| <b>TOTAL</b>                                       | <b>57</b>          | <b>100%</b>            |

## 5.1 Support for More Common Open Space (15)

*Citing sense of community and recreational values, common open space or developed plazas are requested in commercial areas, and more open space is requested in residential areas.*

**Table 41. Actual Public Comments – Support for More Common Open Space**

|    | <b>Comment</b>  |
|----|---|
| 1  | Add more services to support residential areas in less dense areas such as indoor rec centers with pools, public or private, additional commercial including smart office space and multi-family housing, especially in more remote areas, and upgrade electronic infrastructure - i.e. internet and cable tv access  |
| 2  | Make sure there is outdoor community spaces in every mall. The playground and water features in the Village of Leesburg and One Loudoun are great. There is no such space at Goose Creek and other Ashburn plazas where grocery stores, gas stations, and restaurants are constantly going out of business. To prevent this we need to add areas for families and children to enjoy. This is critical for the success of our businesses and the future of our culture.  |
| 3  | Love the idea of making One Loudoun include a community space in order to get additional residential zoning. Replicate this! Maybe have them also create education space.   |
| 4  | For every residential development built, the builders must create a public-use park/recreational area in or near the development that has some local-culture significance. So much beautiful land is being replaced by cookie-cutter-style homes/condos/apartments -- the original appeal of the county is being ruined by development and the resulting traffic.   |
| 5  | When building, or rebuilding any area, reduce the area and space requirements for structures, and require more space for natural areas that can be continuous with other subdivisions. Require builders to create the parks, bike routes and trails to create continuous natural spaces. Minimize road construction by consolidating land usage in residential and business zones. In rural areas increase the proportion of open space to structures. Allow, or require residential structures to be very close together with wide open space, rather than sprawl over the landscape, (e.g. instead of requiring 100 homes to sprawl and clutter 1,000 acres, 100 homes on 25 acres and the other 975 acres are required to be open connected to continuous space), this requires much smaller road requirements and preserves the vistas. The same could be true for all zones. More activities, areas for entertainment connected to continuous natural areas. More dog parks. |
| 6  | Mandate developers leave open recreational area when applying to build new residential community. There is not enough recreational space for children in existing developments. A small playground/tennis court is insufficient. Children, for example, need a place to play tag.   |
| 7  | More gathering spaces to connect with neighbors/communities   |
| 8  | Provide more outdoor and gathering activities for residents   |
| 9  | Balance play and work, development with character   |
| 10 | For every residential development built, the builders must create a public-use park/recreational area in or near the development that has some local-culture significance. So much beautiful land is being replaced by cookie-cutter-style homes/condos/apartments -- the original appeal of the county is being ruined by development and the resulting traffic.   |
| 11 | Mandate developers leave open recreational area when applying to build new residential community. There is not enough recreational space for children in existing developments. A small playground/tennis court is insufficient. Children, for example, need a place to play tag.   |
| 12 | Have developers add parks before development/permits  |
| 13 | More should be done to connect outdoor spaces with activities for education as well. Our historic buildings should have a key group to preserve that is vibrant and engaging. More sidewalks will encouragement engagement and exercise in communities as well. Housing construction and retail construction should donate significant parks space or water recreation space back to community. Community centers and rental spaces should be more available. Reston isn't appropriate for all people working.  |
| 14 | More development follow through in park in Lovettsville   |
| 15 | Lack of common area for use of all residents in developments.   |

## 5.2 Support for Public Art (13)

*Public comments express general support for more public art in the County.*

| <b>Table 42. Actual Public Comments – Support for Public Art</b> |  |
|--|--|
|  | <b>Comment</b>   |
| 1  | An outdoor destination like Grounds for Sculpture in Hamilton, NJ. <a href="http://www.groundsfor Sculpture.org/">http://www.groundsfor Sculpture.org/</a>   |
| 2  | Art (sculptures)-more public art   |
| 3  | Arts & commerce should be in vision (regionally & globally attractive)   |
| 4  | Arts, music for all ages and facilities and programs   |
| 5  | Community space for public gatherings and art  |
| 6  | Encourage more arts friendly locations   |
| 7  | Highlight/expand public performing arts venues   |
| 8  | Interesting places to gather and do activities that are not 1) prohibitively expensive, 2) not focused solely on eating/drinking and 3) proximate to amenities (i.e., not isolated). Examples would include public parks adjacent to connected bike or walking trails; cultural centers for the exploration of art, music and history; playgrounds near food vendors; shaded outdoor areas for gathering and recreating (more urban park); a great outdoor shopping venue that is not broken up by roads; an urban/integrated community center or library for classes, gathering, etc. |
| 9  | Robust cultural arts venues; locate them in existing town centers.   |
| 10   | Support the arts. Arts venues, including public art  |
| 11   | There will be spaces available for the performing arts, perhaps a dedicated theater.   |
| 12   | (3) Art spaces? Just Franklin Park, and it has had its problems  |
| 13   | Add monuments; things of interest  |

## 5.3 Support for Public Gathering Space (12)

*Public comments express general support for more gathering spaces within the County to strengthen sense of community.*

| <b>Table 43. Actual Public Comments – Support for Public Gathering Space</b> |  |
|--|--|
|  | <b>Comment</b>   |
| 1  | Provide larger public areas/common open spaces (e.g. central park, for entertainment and public gathering spaces)  |
| 2  | Placemaking for social interaction (community)   |
| 3  | More gathering spaces to connect with neighbors/communities  |
| 4  | Additional public space (plazas, parks w/ sports facilities)   |
| 5  | 3. Public open spaces....more of them. Not ball fields which are unused for much of the time.  |
| 6  | Would like to see a change/halt on building construction, with an emphasis on retaining the land allowing only efforts for outdoor venues that bring people together. For example, what this county is lacking are things such as a dog park, an outdoor large concert area, an outdoor public pool (not a water park) or, if you ask my husband, a minor baseball field. Who approved that tacky top golf place, right along Rt 7! Shame! |
| 7  | Community areas where people can gather (plaza)  |

|    |  |
|----|--|
| 8  | Be an economic force: create public facilities in commerce areas for local vendors, like park pavilions, which can support famers, artisans, artists, etc.                                       |
| 9  | Keep open areas, public facilities and parks   |
| 10 | Create places that have a better sense of community, create gathering places   |
| 11 | Build an open commercial kitchen that residents of Loudoun County can rent out to bake/cook/teach others.  |
| 12 | Botanical Garden or artistic park space. Downtown Leesburg (and Loudoun in general) is bereft of public places that are beautiful to hang out and eat lunch in or host public outdoor events in. |

## 5.4 Support for More Community Events (9)

*Public comments support community events to strengthen sense of community and civic pride.*

**Table 44. Actual Public Comments – Support for More Community Events**

|   | Comment  |
|---|--|
| 1 | When the citizens of Loudoun are coming out and networking more in a social setting. Fostering a sense of community.           |
| 2 | Likes the various planned community events (concerts, etc.). Helps build "community" and support the businesses.               |
| 3 | More community events to bring neighbors together  |
| 4 | More community gatherings; places for events and more events   |
| 5 | Promote civic pride  |
| 6 | Public art; community festivals; more engagement with neighbors; opportunities to do so  |
| 7 | Community events. Not enough without alcohol   |
| 8 | Conduct meaningful, high quality events that bring the community together and bring visitors into the county to experience it. |
| 9 | A fun community.   |

## 5.5 Support for Libraries (8)

*Respondents express general support for more investment in libraries.*

**Table 45. Actual Public Comments – Libraries**

|   | Comment  |
|---|--|
| 1 | Where is the investment in library/community center in Sterling  |
| 2 | Consensus that library system is excellent-BUT-help inform about what is there   |
| 3 | More community centers/re centers; skating, library, public places   |
| 4 | Dale Myers idea: integrate parks and recs with schools and libraries   |
| 5 | Look at how we use libraries - save costs with other uses  |
| 6 | I read the document. It's a lot of happy vague talk that could apply to anyone, anywhere, and is useless without specifics. I would ignore this document and only focus on the actual actionable points. This is a GOAL. The one that I care about most is that the county should plan, in the next twenty years, to buy land in Sterling so we can have our OWN new library building, not a rental in a dump of a strip shopping center. We pay taxes for every other district in the county to own their own library, most of them extremely new |

|   |  |
|---|--|
|   | and costing many millions of dollars. Sterling ended up with the "budget rental" option, and had the opportunity for our own new library building stripped away. EVERY OTHER LIBRARY IN THE COUNTY IS OWNED BY THE COUNTY - EXCEPT STERLING. We pay millions for new libraries to be built all over, and we get a nice renovation in a dump. In twenty years there will be an opportunity for land to be bought. The county should budget and plan for this so that at least in TWENTY YEARS we might get a nice, new building like Cascades or Leesburg, instead of the leftovers.  |
| 7 | Maintain amenities - ballfields, hospitals, libraries. Pace is adequate now - must keep up, though   |
| 8 | Two innovative and increasingly popular movements that contribute to less waste and more sense of community: The Library of Things movement is emerging in communities around the world. These spaces give people access to a huge spectrum of items, from board games, party supplies and tennis rackets to saws, kitchen appliances, turntables, clothing and tents, without the burden of ownership. Also Repair Cafes: Repair Cafes are free meeting places and they're all about repairing things (together). In the place where a Repair Cafe is located, you'll find tools and materials to help you make any repairs you need. On clothes, furniture, electrical appliances, bicycles, crockery, appliances, toys, et cetera. You'll also find expert volunteers, with repair skills in all kinds of fields. |

## 6. Public Safety (40)

*These comments provide input about public safety. Comments speak to fire and rescue service, police services, and crime. Participants support that the provision of public safety facilities and services remains commensurate with population growth and request that fire stations be located closer to residential uses, according to these comments.*

**Table 46. Actual Public Comments – Public Safety**

| #  | Comment  |
|----|--|
| 1  | About "people feel connected" I would strongly recommend to make sure all the leasing offices in the county are extremely involved. It is not possible that they only collect our money but do not give anything in exchange. What I mean is they need to lead efforts to get people connected in all matters, for instance there is a Citizenship Police Academy program where the Sheriff Office holds weekly meetings for the community members to better understand what they do. The leasing offices should promote the participation of their lessors. I will regret for ever that I could not participate in one of the in person envision Loudon meetings. But please, I would like to be involved a little bit more on the development of the plan, especially from the agricultural and natural environmental parts. |
| 2  | Appreciate the law enforcement and judicial system   |
| 3  | Better snow removal-coordinate County, HOA, VDOT   |
| 4  | Concern of increase in crime in area   |
| 5  | Concerned with crime/safety in older neighborhoods   |
| 6  | Concerns about hunters/trespassers on property - address safety concerns   |
| 7  | Current law enforcement and fire, rescue facilities are inadequate   |
| 8  | Disaster preparedness - planning for major, critical events - transportation, hospitals, accommodating others coming our way   |
| 9  | Enhance neighborhood watch and community policing-Sterling Park area. Need to pay public safety mote to provide more coverage in Sterling Park and entire county because of growth.  |
| 10 | Enhance Sterling as a family environment, limit transient populations, control crime, create targeted business areas   |
| 11 | Ensure growth in public safety as growth in population occurs  |

|    |  |
|----|--|
| 12 | F&R should be located near development   |
| 13 | Greater investment in police force and public safety for crime prevention  |
| 14 | How about we have our police force focus on catching criminals and addressing crime instead of minor speed infractions and other activities just to line their pocketbooks.  |
| 15 | Increase law enforcement! Gang issues to be addressed  |
| 16 | Interaction between law enforcement and community on problems, like gangs  |
| 17 | Less crime in Sterling-Safeway shopping center and food lion.  |
| 18 | Lower the crime rate   |
| 19 | Maintain and make more robust the Community Service Officer program  |
| 20 | Make sure public safety assets and resources keep pace with growth or you cannot ensure a high quality of life for residents and visitors.   |
| 21 | Manage sheriffs to prevent crime rates as community grows  |
| 22 | New public safety facilities, such as fire stations, should remain county property and not given or leased for a token amount to volunteer organizations.  |
| 23 | No enforcement of codes, sheriff's office, even when reported parking front yard. MOAs are proactive. Need more enforcement.   |
| 24 | Preserve safety of community   |
| 25 | Protect safe communities   |
| 26 | Public safety - development in the County has outgrown the people being served   |
| 27 | Public safety - more fire stations closer to houses - do we have enough?   |
| 28 | Public safety resources (fire, police and emergency medical services) must keep pace with development and redevelopment or you will not be able to ensure and enhanced quality of life for residents or visitors.  |
| 29 | Public safety, especially in the Meadows across Ray Muth Park (more police presence)   |
| 30 | Public safety, good job, keep it up. (Low crime rate). Biggest threat to safety-traffic?   |
| 31 | Really need to get people to not park in the street during snow storms so that crews may clear our roads properly when we get really bad storms of 6 inches or more.   |
| 32 | Same situation ref: Aldie fire station - amenities, schools, F&R not factored.   |
| 33 | Sirens that detect robberies.  |
| 34 | Stop have Leesburg police department focus on petty crimes and focus on the bigger picture   |
| 35 | Study Sherriff's office-court-jails instead of deputies inc. firing policies   |
| 36 | The entire county has seen an increase in crime. We need a larger police force to slow this down.  |
| 37 | The items I saw underrepresented were education in support of preparation for the jobs in the county and public safety in regards to drug distribution and rehabilitation  |
| 38 | This seems quite comprehensive and I like the direction that in which Loudoun County is headed. Safety was mentioned numerous times and that is an objective I quite frankly hadn't thought about - took for granted. I like that I have the freedom to move about with peace of mind because the notion of safety has been afforded to me.  |
| 39 | Vastly improve relations between local law enforcement at all levels and the community. Encourage positive interactions including introduction and/or expansion of "outside the car" policing. Encourage police officers to revert to community standards in the area of grooming (as opposed to militaristic-style crew cuts). Reduce or eliminate use of "gotcha-style" speed traps and redirect those resources to traffic efforts that will actually save lives. |
| 40 | Why is our fire/safety volunteer   |

# Community Input Summary

## Chapter 13

### Private Recreation & Entertainment



# Private Recreation & Entertainment Uses Comments (199)

These public comments received during Rounds 1 and 2 of the Envision Loudoun public input sessions pertain to private recreation and entertainment uses. Figure 1 and Table 1 provide a breakdown of how many and what percentage of comments were received in connection with private recreation and entertainment uses.

Figure 1. Private Recreation And Entertainment Uses Public Comments

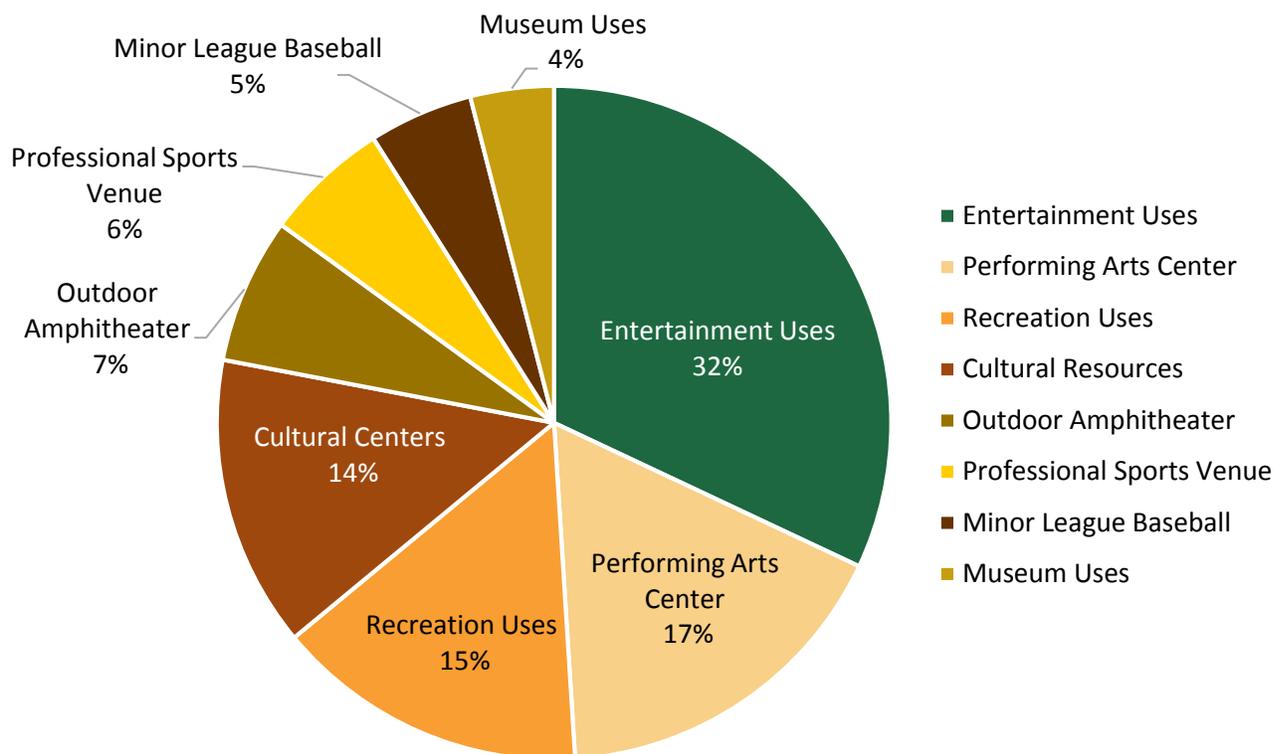


Table 1. Total Private Recreation and Entertainment Uses Public Comments

| Topic  | Number of Comments | Percentage of Comments |
|--|--------------------|------------------------|
| <a href="#">Support for Entertainment Uses</a>             | 65                 | 32%                    |
| <a href="#">Support for a Performing Arts Center</a>       | 34                 | 17%                    |
| <a href="#">Support for Recreational Uses</a>              | 30                 | 15%                    |
| <a href="#">Support for Cultural Centers</a>               | 28                 | 14%                    |
| <a href="#">Support or an Outdoor Amphitheater</a>         | 13                 | 7%                     |
| <a href="#">Comments about a Professional Sports Venue</a> | 12                 | 6%                     |
| <a href="#">Support for Minor League Baseball</a>          | 10                 | 5%                     |
| <a href="#">Support for Museums</a>                        | 7                  | 4%                     |
| <b>TOTAL</b>   | <b>199</b>         | <b>100%</b>            |

# 1. Support for Entertainment Venues (65)

*The plurality of comments encourage more options for entertainment, such as night-time economy and recreation uses, to attract young professionals. South Riding was noted specifically by several participants as an area needing more entertainment uses. Amenitized open space designed as entertainment venues was also encouraged.*

| <b>Table 2. Actual Public Comments – Support for Entertainment Venues</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Add more night life after 10 pm  |
| 2   | Affordable housing (night time economy) comp plan must be flexible to allow it to be able to respond to change market. Need technology workforce. Partner of industries, education, business, training.  |
| 3   | An amusement park so people can go there and it will help the economy  |
| 4   | Attract better quality restaurants and entertainment (music and night life) in South Riding area (south Riding area as "kid centric")  |
| 5   | Attract better quality restaurants and entertainment (music and night life) in South Riding area (south Riding area as "kid centric")  |
| 6   | Attracting more millennials (walkable communities, live, work, play)   |
| 7   | Be an economic force: create public facilities in commerce areas for local vendors, like park pavilions, which can support farmers, artisans, artists, etc.  |
| 8   | Connect: Our family travels into the DC limits for cultural events such as theater and music about 6-10x a year, we drive to the closest metro station and are happy to do so. Metro expansion is not a major concern to us. If we were to need to travel to DC daily we would have chosen a different residence location.   |
| 9   | Develop more entertainment opportunity in South Riding   |
| 10  | Distributed entertainment systems i.e. Live close circuit video broadcast to movie theater venues.   |
| 11  | Entertainment and commercial uses  |
| 12  | Entertainment complex or senior housing 55 and over (Lerner family).   |
| 13  | Entertainment is lacking around Leesburg Rte 7   |
| 14  | Escape room, and entertainment opportunities.  |
| 15  | Get Gen X and millennials before having kids for employment by having urban night life. Have urban along 28 in addition to metro area  |
| 16  | Go to any restaurant and ask for local wine or beer  |
| 17  | Great artists  |
| 18  | I am glad to see the development of more entertainment amenities in southeastern Loudoun county, and I just want to reiterate support for the proposed shopping/dining/movie theater development at Avonlea. Our closest movie theater to South Riding is Brambleton, and there are very few nicer restaurants to take out-of-town family to in the South Riding/Avonlea/Aldie area. The project seems to have been delayed for over a year, so I hope the construction continues to proceed. I know the county has limited power over private development, so this is mostly just a vote in support of the project in general. I am very happy with the widening and extension of Tall Cedars Parkway to Gum Springs Rd. Thank you for supporting the coming development and making our area more entertainment-friendly. |
| 19  | Improve Loudoun's entertainment, cultural and retail experiences in ways that attract workforce, and   |

| <b>Table 2. Actual Public Comments – Support for Entertainment Venues</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
|   | increase employment and economic opportunities, while also enhancing the sense of community throughout the County.  |
| 20  | Improved amenities (retail, public spaces)  |
| 21  | In commerce districts there should be more services, entertainment, restaurants.  |
| 22  | Increase efforts to enhance activity and nighttime economy in towns   |
| 23  | Interesting places to gather and do activities that are not 1) prohibitively expensive, 2) not focused solely on eating/drinking and 3) proximate to amenities (i.e., not isolated). Examples would include public parks adjacent to connected bike or walking trails; cultural centers for the exploration of art, music and history; playgrounds near food vendors; shaded outdoor areas for gathering and recreating (more urban park); a great outdoor shopping venue that is not broken up by roads; an urban/integrated community center or library for classes, gathering, etc.  |
| 24  | Interesting places to gather and do activities that are not 1) prohibitively expensive, 2) not focused solely on eating/drinking and 3) proximate to amenities (i.e., not isolated). Examples would include public parks adjacent to connected bike or walking trails; cultural centers for the exploration of art, music and history; playgrounds near food vendors; shaded outdoor areas for gathering and recreating (more urban park); a great outdoor shopping venue that is not broken up by roads; an urban/integrated community center or library for classes, gathering, etc.  |
| 25  | Let me preface this by saying that I will be leaving Loudoun in a week and that while I do feel that it has been good to me and my family for most part, I do fear what it is becoming. Secondly, yesterday marked that nth time that Loudoun was "crowned" the richest county in the nation. Of course, to put that another way, it's definitely one of the most expensive places to live. *While the draft addresses some vital issues (affordable housing, for one). there is really little here that addresses my demographic (25 to 35, single, self-employed), a group that could help drive Loudoun's economy but has been largely ignored, save for some recommendations c/o the Nighttime Economy Committee (which actually failed to employ anyone in this said age group). At the end of the day. Loudoun is in a bubble and all bubbles burst eventually. There's a lot more work to be done and even bigger decisions down the road. |
| 26  | Like how county has added entertainment and cultural activities/uses  |
| 27  | Make Loudoun less boring to Millennials   |
| 28  | Mixed use opps in Marketplace shopping center in Cascades. Nightlife options similar to One Loudoun   |
| 29  | More actual things to do besides shopping and movie theaters. My suggestion is to add more options for people and especially young adults and teenagers. Miniature golf, bowling, arcades, water park, minor league sport venue, roller rink, etc.  |
| 30  | More adult oriented recreation and entertainment (theaters and concert venues)  |
| 31  | More affordable housing, especially for county workers. More entertainment (that is also affordable).   |
| 32  | More daycare at businesses (more child-nursing friendly   |
| 33  | More entertainment options around Rt. 50  |
| 34  | More entertainment options-where people of all ages will want to come (Town Centers)  |
| 35  | More entertainment, keeps people invested in the county   |
| 36  | More events and entertainment not just kid focused. We have juvenile activities aplenty and adult activities seem to be alcohol related. We need something in the middle  |
| 37  | More fun things to do like ice-skating  |
| 38  | More live music, restaurants and around Silver Line   |
| 39  | More work play live community centers/communities live work and play like one Loudoun.  |
| 40  | Multi-generational activities for all residents (cross pollination of generations)  |
| 41  | Multiuse/entertainment development - live/work/play near One Loudoun  |

| <b>Table 2. Actual Public Comments – Support for Entertainment Venues</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 42  | Night life, entertainment in Loudoun. Fun! For everyone (families, singles)   |
| 43  | Night time economy to attract younger work force  |
| 44  | No gambling   |
| 45  | No night life in Loudoun county, need a variety of things for a variety of people.  |
| 46  | Pedestrian friendly entertainment district  |
| 47  | People will be going out more instead of staying at home  |
| 48  | Perception that entertainment doesn't boost and encourage local spending  |
| 49  | Places that attract young people - facilities, places to go, evenings   |
| 50  | Plan for more economically viable options (rec/cultural), uses like all by-night in AR1 and AR2 on large parcels  |
| 51  | Provide an ideal place to live through the seamless combination of upscale amenities (to include entertainment and shopping), access to those amenities (transportation options including a bridge across the Potomac), great housing, and a solid financial backing all tied together with technology.   |
| 52  | Provide larger public areas/common open spaces (e.g. central park, for entertainment and public gathering spaces)   |
| 53  | Provide more in-county destinations   |
| 54  | Support: In areas I've lived with a strong sense of community a few key things have existed: Walkable communities, community center, Arts & Music. Ashburn - namely in the Brambleton area has done well in increasing these items via the town center with farmers markets, art fairs and music... and plenty of sidewalks to get to and from the town center. Having centers like this spread out in approximately 1 hr walk radius across the more densely populated areas, we would likely see improvement. Town centers are for profit and pay taxes (at little cost to the county) however zoning changes may be needed to accommodate. |
| 55  | The western end needs to have more things to do besides alcohol related venues. A movie theater; an indoor pool; a bowling alley...any of these amenities will help.  |
| 56  | Theme park  |
| 57  | Unique offerings- food, services, activities. We need a park like Burke Lake in FFX, or Frying Pan Farm...places that attract people, esp. with the Metro coming. Why do so many people flock to Arlington or Falls Church-- food and shopping that you cannot find out here. Also need a way to advertise what we have to offer-- like wine country, etc. But keep building just homes and big box stores and there will be nothing special about this area but the traffic and expensive toll road!   |
| 58  | Want more entertainment, breweries, in suburban areas that are more industrialized.   |
| 59  | We need more nightlife options for lounge - A Gathering place - live music, great environment to relax and meet people.   |
| 60  | We need more things to do! More entertainment. Improve nighttime economy. More restaurants.   |
| 61  | We need to use the Potomac-rec & entertainment-under utilized   |
| 62  | We should have more restaurants, and we should have more attractions in our shopping centers such as miniature put-put courses.   |
| 63  | When people stay here to work and in their spare time, rather than leaving the county to work and play, as so many do.  |
| 64  | When we don't have to get into the car to enjoy/ to day to day tasks. (bike/walk to services/entertainment)   |
| 65  | Young people living in community (affordability, night life)  |

## 2. Support for a Performing Arts Center (34)

*A performing arts center—for concerts, community events, theater and other visual media—is widely-supported in the public comments.*

| <b>Table 3. Actual Public Comments – Support for a Performing Arts Center</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | A community theater.   |
| 2   | Add cultural amenities; Performing Arts Center   |
| 3   | Bring a world class performing arts center to one of the walkable districts. Leadership Loudoun 2007 had great recommendations for this. Make sure the area nearby is zoned for eclectic restaurants and shops. Make sure traffic and parking is well engineered.  |
| 4   | Build a performing arts center.  |
| 5   | Community event spaces (performing arts centers) and co-location work spaces; supporting zoning  |
| 6   | Create a community center that functions like a performing arts center   |
| 7   | Create facilities and programs for arts and culture (plays, theater, fairs)  |
| 8   | Cultural center for symphonies, operas, ballet - performing arts - needed  |
| 9   | Cultural venues - music, kids, plays, opportunity in eastern Loudoun   |
| 10  | Don't bring Redskins - they don't fit. Prefer performing arts/events center. Need business development housing.  |
| 11  | Entertainment venue (something big)  |
| 12  | Entertainment venue in E Loudoun like Wolf Trap (Stadium seating-sporting events, concerts)  |
| 13  | Establish performance arts center so residents don't have to fight their way in and out of dc to see accomplished performers. This could revitalize historic Leesburg  |
| 14  | Establishment of a performing arts center in Loudoun would greatly improve the quality of life in Loudoun. Perhaps near One Loudoun.   |
| 15  | For the most part the goals and objectives point Loudoun in the right direction. I strongly recommend greater emphasis on renewable, green energy, cost effective rapid transit and greater investment in the performing arts.   |
| 16  | Great breakdown of vision and goals. *I would like to see added planning decisions based on sustainable design practices (not necessarily 'green', but sustainable as adopting planning guidelines and directions that will be a long term benefit and value added to the community. *What will make this area unique for years to come? Now it seems to be leaning towards lots of housing and quick in & out shopping. Creating a sense of place and a flexible gathering area where community expression is welcome. (performing arts center with classrooms, outdoor theater, auditorium, recreational amenities with small Retail that encourages unique & boutique shops) *Base land use design on tried & true planning practices and other examples. |
| 17  | Have a concert hall  |
| 18  | Leesburg needs a public performing arts venue.   |
| 19  | Loudoun County needs a performing arts center in Leesburg and Eastern Loudoun. Theatre, dance, and other performing arts companies lack space for rehearsals and performances which were previously held in schools.   |
| 20  | Loudoun County should have a performing arts center to showcase the vibrant artists and musicians  |

|    |   |
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|    | already in our community, to become a magnet to attract new performers, and to encourage our next generation to participate in drama, music and art to develop their talent.                                    |
| 21 | More theater arts structures and linked soccer stadium. Need more facilities for big community events; performing arts center, culture amenities-indoor/outdoor   |
| 22 | Need a Center for the Arts with seating for 800-1200; ideally in Leesburg   |
| 23 | Need an arts center in Eastern Loudoun. Franklin Park too far   |
| 24 | Need concert hall to bring culture (support #4 and shape #4)  |
| 25 | Need cultural center or arts center   |
| 26 | Performance Arts Center   |
| 27 | Performing Art Center   |
| 28 | Performing arts center in the County (Leesburg area); outdoor/indoor  |
| 29 | Performing arts center/live theater venue   |
| 30 | Performing arts, eclectic, redevelop older neighborhoods  |
| 31 | Priorities need to include a performing arts center to provide a home for the symphony, a variety of regional theatre groups. Dance and chorale groups, near restaurants and public parking, a real destination |
| 32 | Provide performing arts centers (more than 1 because of County size)  |
| 33 | We need a large entertainment/concert venue. Franklin Park is too small for any of the performing arts groups in the county.  |
| 34 | We will have succeeded when Loudoun County has a performing arts center, established with a clear mission and empowered to achieve that mission.  |

### 3. Support for Recreational Uses (30)

*Citing quality of life concerns, public comments indicate a desire for enhanced and expanded private recreation use offerings, to include gyms, youth sports facilities, pools, and other uses.*

| <b>Table 4. Actual Public Comments – Support for Recreational Uses</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | A go cart place  |
| 2  | Better and bigger fitness center to this area  |
| 3  | Caleb Hertel no I plan to create a local Go-Kart place where people can go to have fun locally/  |
| 4  | Careful evaluation for demand of outdoor recreation facilities, specifically field space (youth and adult)   |
| 5  | Go karts Justin Wyker  |
| 6  | Goal- Shape: Objective 2. lack of affordable housing is a major problem. Objective 4. facilities and recreational amenities that are responsive to resident and consumer choices should be private not government-owned. |
| 7  | Have a water park.   |
| 8  | Have community sports club/league in summer and Winter for volleyball / baseball / basketball / tennis / cricket etc. FYI there are NO public volleyball courts in Loudoun county that are properly maintained.          |
| 9  | Horse riding places  |
| 10   | I just moved here less than 6 months ago I am a High School senior adding something to the Leesburg area would be incredibly beneficial to the kids and people around there something like a JCC would be great          |

|    |   |
|----|---|
|    | even though there is Ida Lee allowing kids to have something in Leesburg would be nice considering there is a plethora of unfortunate people in trailer homes connecting these people could lead to the growth of the area.   |
| 11 | I would love the idea of more go-cart parks and parks in general.   |
| 12 | Infill - Community pool   |
| 13 | Loudoun County needs a seven day / week full service YMCA.  |
| 14 | More fishing ponds  |
| 15 | More indoor pools   |
| 16 | More recreational facilities for younger kids   |
| 17 | More sports activities for kids; facilities; indoor swimming pools, tennis, lighted courts  |
| 18 | Multiple low-cost sports/rec centers accessible to the community  |
| 19 | Need more community activities for youth that are inexpensive, ie. community recreational centers   |
| 20 | Need more recreational uses in the Dulles South area. The addition to the Dulles South Recreation Center is highly anticipated, but many of the population in this area drive east into Fairfax for quality recreation indoor facilities- like the NZone in Chantilly.  |
| 21 | Need YMCA in Ashburn. There is no community focused gym except for the high cost ones in Brambleton and over by the post office (Lifetime and Sport and Health). This leaves the entire middle of Ashburn under-served. If not a YMCA another full-service gym.   |
| 22 | No longer rural around property on Evergreen Mills , south of Heritage HS; would like to see it developed because it has already changed; area for teen centers, rec centers, around her property, mixed use, expansion of town of Leesburg south.  |
| 23 | Not enough places for swimming in park facilities   |
| 24 | Not many places to go for middle school children. The tweens get into vandalism. Rec centers, teen centers, park for them to play at (bike too)   |
| 25 | Parks and recreation - sports for kids - shortage of fields/grass/places to play - encourage rebirth of recreational/sports and less emphasis on travel sports  |
| 26 | Success is not having to drive an hour to get to a place to rent canoes/kayaks 2. Success is when pedestrians can walk freely in the historic Leesburg area without waiting for traffic lights to cross the street.   |
| 27 | The vision, goals, and objectives are anodyne, "happy talk" pie-in-the-sky language that does not descend to the level of actual, actionable, metrics-based actions that should guide the future of the county. What are the constraints? The needs are for securing water resources, transportation funding, and the desires of current residents for retention of open space, extreme limits on new housing (with expansion of new housing along the Metro routes), and more trails, paths, and options for outdoor recreation and transit, plus better broadband to enable work-from-home options throughout the county. |
| 28 | Would like to see more service offerings, recreation offerings, entertainment - not just govt offerings   |
| 29 | Ymca  |
| 30 | YMCA or other affordable offerings for families to workout, learn to swim, camps for kids, etc.   |

## 4. Support for Cultural Centers (28)

*A general public sentiment is that the County should encourage a variety of cultural resources to include events, festivals, the arts, attractions, and facilities.*

| <b>Table 5. Actual Public Comments – Support for Cultural Centers</b> |   |
|---|---|
| #   | Comment   |
| 1   | add cultural centers to county  |
| 2   | Also, have the care to include culture, art, and promote human experiences in your communities rather than let's see how many people can be fit into a boring development as possible.  |
| 3   | An increased number of venues to promote cultural diversity   |
| 4   | Attract a major cultural venue (i.e. Strathmore)  |
| 5   | Attract cultural and art resources. Smaller like Franklin Park. Not large FedEx fields.   |
| 6   | Attract cultural resources and museums  |
| 7   | Build a more robust arts community to include performing art centers, museums; develop interpretive historic districts; leverage Loudoun County cultural arts and history   |
| 8   | Create arts and culture destinations  |
| 9   | Cultural attractions for events   |
| 10  | Cultural Destination: create cultural events and festivals by promoting concerts, international cuisines, sporting events and such.   |
| 11  | Culture? you have got to be kidding. Loudoun Symphony is still performing at schools.   |
| 12  | Dulles Expo Center as example for 606 station. Convention Center.   |
| 13  | For national grade entertainment, identifying logistical venue possibilities. ie. multiple major road systems to accept associated traffic and mass transportation.   |
| 14  | Increase major cultural events/concert/stadium venues/amphitheater etc.. And incorporate into developments  |
| 15  | More community theaters and cultural opportunities in Loudoun County.   |
| 16  | More cultural (theater etc.)  |
| 17  | More cultural facilities in the east, for music, art, and theater.  |
| 18  | More culturally diverse entertainment options for young professionals (Bars that don't play Top 40)   |
| 19  | More other culture - like theater; Cultural activities, ballet  |
| 20  | More theater arts structures and linked soccer stadium. Need more facilities for big community events; performing arts center, culture amenities-indoor/outdoor   |
| 21  | Need for cultural facilities (i.e. concert halls)   |
| 22  | Offer more cultural activities performing art centers, big scale sporting centers   |
| 23  | Prioritize family, environment and arts   |
| 24  | Support: 4 - would really like to see Loudoun devote more effort toward the arts. Look at Frederick and how much it's changed over the last ten years!  |
| 25  | Theatre and performing art district   |
| 26  | We need interested people with private funding to bring art, culture and the best food experiences to this area. Not franchise chains. Use other towns outside cities like Charleston, Boston and Vermont as models.  |
| 27  | We need to spend/utilize more resources to create a stronger, more supportive community for fine arts in the county.  |
| 28  | We will know we are successful when we have created a more well-rounded atmosphere to raise children in well as live through retirement, without having to move. We will be successful when we have a vibrant community that others will want to come to, to experience both the outdoors but also to be drawn into our arts community. |

## 5. Support for an Outdoor Amphitheater (13)

*Public comments support the development of an outdoor amphitheater in the County to provide a venue for large-scale outdoor concerts and civic activity.*

| <b>Table 6. Actual Public Comments – Support for an Outdoor Amphitheater</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | An outdoor amphitheater similar to Wolf Trap in Reston or Symphony Woods in Columbia    |
| 2  | Build an amphitheater   |
| 3  | Good paths in subdivisions, but not connected to others arts. Outdoor amphitheater      |
| 4  | Indoor/outdoor performing arts (i.e. Wolf Trap)   |
| 5  | Like Wolf Trap- some kind of venue  |
| 6  | Look at providing more music venues (ex. Amphitheater), like Reston Town Center         |
| 7  | More civic use of the outdoors amphitheaters, parks, bandshell/stage.                   |
| 8  | More venues for outdoor entertainment.  |
| 9  | Multi-purpose facility like Wolf trap   |
| 10   | Outdoor amphitheater.   |
| 11   | Outdoor music venue   |
| 12   | We need more entertainment options in the County. Similar venues to Wolf Trap, Stadium. |
| 13   | Wolf Trap in the rural area - performing arts center in the County                      |

## 6. Comments about a Professional Sports Venue (12)

*Half of respondents who commented on this issue support the establishment of a professional sports venue in the County. Half of those who commented do not support this initiative, citing concerns regarding fit, public subsidies, and congestion.*

| <b>Table 7. Actual Public Comments – Comments about Professional Sports Venue</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | Build Redskins Stadium in Loudoun County  |
| 2   | Do not put a football stadium in Loudoun County. Will Undermine the plan. Not good for overall county.  |
| 3   | Don't bring Redskins - they don't fit. Prefer performing arts/events center. Need business development housing.   |
| 4   | Good to have major sporting venue in the County   |
| 5   | I am completely opposed to public funding or subsidies in any form to support the construction of professional sports stadiums, including minor leagues in Loudoun One and most especially the Redskins anywhere in the County. |
| 6   | I want to manage congestion and development, as well as maintaining our integrity, by fighting any  |

|    |   |
|----|---|
|    | attempt to bring a Redskins stadium to Loudoun County. I am particularly opposed to any county efforts to promote Loudoun as a venue, and vehemently opposed to public tax dollars in any kind of financing scheme. |
| 7  | Need a stadium to draw people to Loudoun County   |
| 8  | No major sports complex   |
| 9  | Offer more cultural activities performing art centers, big scale sporting centers   |
| 10 | Quality of life - no redskins park  |
| 11 | Stadium to support events; sports and concerts, entertainment, graduations  |
| 12 | Will be sunk if we do not get a stadium by metro (Rt 606).  |

## 7.0 Support for Minor League Baseball (10)

*Public comments support the establishment of a minor league sports venue—namely, to accommodate a local baseball team—in the County.*

| <b>Table 8. Actual Public Comments – Support for Minor League Baseball</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Acquire the Loudoun hounds baseball team.   |
| 2  | Actually bring a minor league baseball team to One Loudoun.   |
| 3  | Affordable entertainment - baseball stadium, arts and cultural center, concerts                               |
| 4  | Bring a ballpark to one Loudoun - it brings community together  |
| 5  | Create one or two venues for minor league events. Minor league sporting events.                               |
| 6  | Increase major cultural events/concert/stadium venues/amphitheater etc. And incorporate into developments     |
| 7  | More Green Space! A baseball stadium would be nice.   |
| 8  | No ball fields - stadiums/major league, etc. Minor league multi-use   |
| 9  | Triple A baseball - more fun and activity - increased curricular options through community centers for adults |
| 10   | Would like mid-size family oriented entertainment venues like the smaller sports teams                        |

## 7. Support for Museums (7)

*Public comments support the development of museums within the County.*

| <b>Table 9. Actual Public Comments – Support for Museums</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Build an aquarium and zoo and wild life preserves.    |
| 2  | Children museums                                      |
| 3  | Develop and support Loudoun museums                   |
| 4  | More science learning centers to make things explode. |

|   |  |
|---|--|
| 5 | Museums or places to learn about things.                                 |
| 6 | Scenic museum  |
| 7 | See the children's science Museum open with public/private partnerships. |



# Community Input Summary

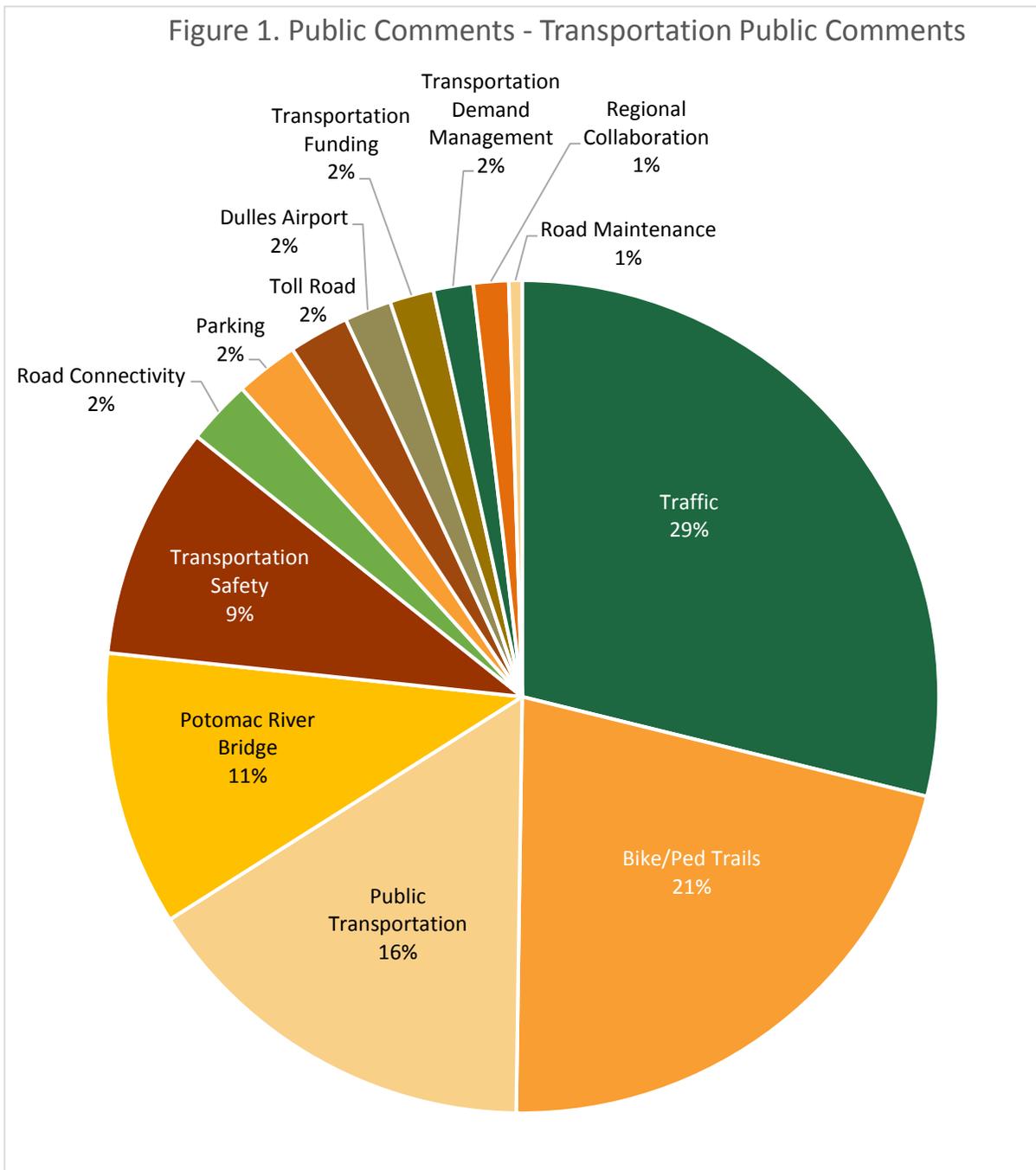
## Chapter 14

### Transportation



# Transportation Comments (1,753)

Approximately one-fourth of all public comments received during Rounds 1 and 2 of the Envision Loudoun public input sessions pertained to transportation. In the event that a comment is complex and provides input on more than one broad category, such comment appears in this document in multiple categories. Figure 1 and Table 1 provide a breakdown of how many and what percentage of comments were received in various broad transportation categories. Note that comments regarding paving rural roads are provided in the “Rural” comments section.

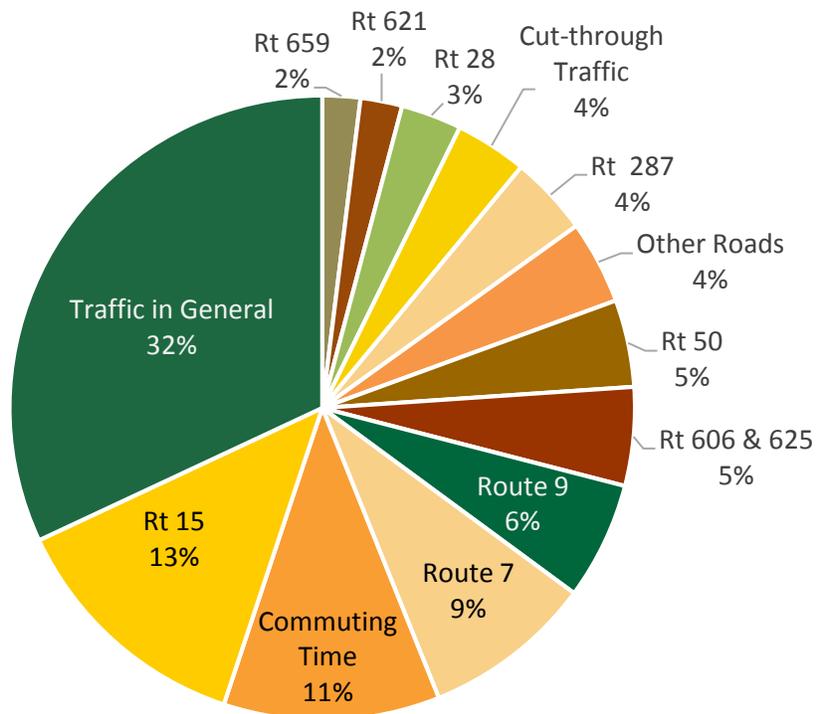


**Table 1. Total Transportation Public Comments**

| Topic  | Number of Transportation Comments | Percentage of Transportation Comments |
|--|-----------------------------------|---------------------------------------|
| <a href="#">Traffic</a>                          | 506                               | 29%                                   |
| <a href="#">Bike/Ped Trails</a>                  | 375                               | 21%                                   |
| <a href="#">Public Transportation</a>            | 277                               | 16%                                   |
| <a href="#">Potomac River Bridge</a>             | 186                               | 11%                                   |
| <a href="#">Transportation Safety</a>            | 159                               | 9%                                    |
| <a href="#">Road Connectivity</a>                | 44                                | 3%                                    |
| <a href="#">Parking</a>                          | 43                                | 2%                                    |
| <a href="#">Toll Road</a>                        | 41                                | 2%                                    |
| <a href="#">Dulles Airport</a>                   | 32                                | 2%                                    |
| <a href="#">Transportation Funding</a>           | 30                                | 2%                                    |
| <a href="#">Transportation Demand Management</a> | 27                                | 2%                                    |
| <a href="#">Regional Collaboration</a>           | 24                                | 1%                                    |
| <a href="#">Road Maintenance</a>                 | 9                                 | 1%                                    |
| <b>TOTAL</b>                                     | <b>1,753</b>                      | <b>100%</b>                           |

# 1. Concerns about Traffic (506)

Figure 2. Public Comments - General Concerns about Traffic, Commuting & Level of Service



The greatest percentage (29%) of transportation comments are concerns about traffic and level of service in general or on particular roadways, commuting time, and cut-through traffic related to commuter traffic. A breakdown of the traffic comments is provided in Figure 2 and Table 2. Tables 3-14 provide actual public comments on traffic, commuting, and level of service.

| <b>Topic</b>  | <b>Number of Comments</b> | <b>Percentage of Traffic Comments</b> |
|---|---------------------------|---------------------------------------|
| General Concerns about Traffic and Road Network Level of Service    | 163                       | 32%                                   |
| Route 15  | 66                        | 13%                                   |
| Concerns about Commuting Time                                       | 57                        | 11%                                   |
| Route 7 (Harry Byrd Highway)  | 45                        | 9%                                    |
| Route 9 (Charles Town Pike)   | 28                        | 6%                                    |
| Route 606 (Loudoun County Parkway/Old Ox Road) & 625 (Waxpool Road) | 26                        | 5%                                    |
| Route 50 (John Mosby Highway)                                       | 22                        | 4%                                    |
| Other Roads (Braddock Road, Sycolin Road, and other mentions)       | 22                        | 4%                                    |
| Route 287 (Berlin Turnpike)   | 21                        | 4%                                    |
| Concerns about Cut-through Traffic                                  | 19                        | 4%                                    |
| Route 28 (Sully Road)   | 16                        | 3%                                    |
| Route 621 (Evergreen Mills Road)                                    | 11                        | 2%                                    |
| Route 659 (Belmont Ridge Road)                                      | 10                        | 2%                                    |
| <b>TOTAL TRAFFIC COMMENTS</b>                                       | <b>506</b>                | <b>100%</b>                           |

## 1.1 General Traffic & Level of Service Concerns (163)

*Citing quality of life issues, public comments indicate widespread concerns about traffic congestion and road performance in the County. Respondents provided many comments expressing their general concerns about traffic.*

| <b>#</b> | <b>Comment</b>   |
|----------|--|
| 1        | "Enhance quality of life" where if traffic? Contradictory. There are trade-offs. QOC is already deficit.   |
| 2        | A great population influx leading to increased traffic in the eastern corridor 2. Development that is already approved that will lead to greater traffic coming to Loudoun for entertainment purposes, possibly during the same time that commuters are already in traffic. Route 7 between Sterling and Ashburn is a bottleneck, especially going east, and even with the newly opened roads west of 28.  |
| 3        | Abandon the Potomac river crossing idea (Maryland will not support it anyway), and focus on infrastructure improvements, such as overpasses versus traffic lights.   |
| 4        | Additional traffic is obviously a huge concern.  |
| 5        | Although the plan describes a path forward surrounding growth and prosperity, it makes no mention of reducing congestion, retaining the small town feel, retaining the trees/greens/brush necessary for a well-rounded ecosystem, and making sure people who've lived in the area for many years are not trampled on. This was not very well maintained when all of these data centers started popping up. |
| 6        | Area zoned for senior living - privately owned - don't have \$ to develop - what will happen. Turn into park with trails. Should that happen there - 250 units - too much traffic.   |
| 7        | Average commute will be less than an hour  |

| <b>Table 3. Actual Public Comments – Traffic &amp; Level of Service Concerns</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 8  | Balance - building with quality of life; traffic an issue   |
| 9  | Better roads and traffic management. Reduce rush hour bottle necks due to poorly designed traffic flow. For example: In morning rush hours, getting onto waxpool road from the Loudoun County parkway (North) is such a hassel and delays.  |
| 10   | Better traffic control; create traffic plan   |
| 11   | Bring people + places together - too frilly & watered down. Concern - dropped congestion relief - wording should be in there.   |
| 12   | Cheaper living, less traffic  |
| 13   | Check timing on lights on Loudoun County Parkway - lights are short cycled  |
| 14   | Combination of infill and stadiums generate influx of traffic and people need to be mindful in planning.  |
| 15   | Comprehensive traffic resolution, improve traffic congestion  |
| 16   | Congestion in general   |
| 17   | County shouldn't make decisions to reduce road capacity on the transportation plan, example: Belmont Ridge Road 6 lanes to 4 lanes  |
| 18   | Create alternative routes.  |
| 19   | Create more roads to reduce congestion; eliminate or significantly reduce the charges on the Dulles Toll road; create/bring back intercounty connectors; allow the creation of larger and more developments like One Loudoun. Since the population continues to grow, allow more development in the western portion of Loudoun. |
| 20   | Current traffic in dulles South has become ridiculous and added Housing is making it worse. New schools already over crowded and not able to accommodate incoming classes.  |
| 21   | Decrease traffic  |
| 22   | Decreased traffic.  |
| 23   | Do not turn Eastern Loudoun into a mini-Los Angeles. More traffic from out-of-state across new bridges is not what we need. Better connections within and to Fairfax, fewer barriers to bikers and pedestrians, and more reliable transit connections are what we need.   |
| 24   | Ease congestion - public transit; how do we improve?  |
| 25   | Ease congestion   |
| 26   | Ease traffic congestion and stop increasing residential development in the transition area west of South Riding.  |
| 27   | Eastern Loudoun, Arcola - Choked with traffic every morning, every evening. Need new bypass roadways to handle East West commuters. Need express buses that are convenient to county residents.   |
| 28   | Easy access to roads to get out of South Riding, more exit/entrance points  |
| 29   | Education is competitive here. Everything is expensive. Traffic is horrible.  |
| 30   | Ensure good traffic flow as we urbanize our area (not just roads)   |
| 31   | Ensure traffic studies are done for existing densities, including clustering. These studies may not have been done during rural re-mapping  |
| 32   | Feels like people come, take resources, and leave. Rt 7 is now like Rt 1 in Alexandria  |
| 33   | Fewer cul-de-sacs; city blocks allow to get through community, better traffic   |
| 34   | Find solution for traffic/alternative transport   |
| 35   | Find ways to limit traffic congestion and improve quality of travel and commute   |
| 36   | Fix existing traffic bottlenecks and address projected transportation issues caused by new development before or at the same time as new development occurs.  |
| 37   | Fix the many traffic bottlenecks!!!   |

**Table 3. Actual Public Comments – Traffic & Level of Service Concerns**

| #  | Comment  |
|----|--|
| 38 | Flexible housing with better trans & infrastructure.   |
| 39 | For roundabouts, we can measure how many cars pass an intersection before and after its conversion to a roundabout. An improvement over a set value (say, 5%) can be considered a success. We should also be easily able to find if we achieved any improvements in safety by looking at the accident numbers and severity. For municipal solar, we should set a target ROI and judge the success (or lack of it) by how close we are to it. For denser development: we should set goals for and track % of the population of these developments that uses public transit and % of the population with children in Loudoun public schools.   |
| 40 | For the most part I do agree with the Envision draft, although vague in specifics. Loudoun is currently one of the most successful counties in the USA. The Transition Policy that has been in place is one of the reasons. I have lived in Loudoun for 13 years, and have watched the traffic increase ten fold. Lets put high density development in areas where public transit and services are available. The last thing we need is more car on the road."A pastoral rural landscape that incorporates appropriate scale and design of homes, commercial uses, and recreational amenities."  |
| 41 | Get from wherever to go wherever in county hour you want   |
| 42 | High quality development, focus on traffic improvement north/south   |
| 43 | I am against the building of a new Bridge over the Potomac River into Loudoun county east of Goose Creek. I am also against how this will increase traffic, pollution and noise into an already heavily driven area. I have great concerns that it will only bring greatly increased traffic congestion into the region, and shortly after opening, Loudoun will be experiencing more gridlock and traffic problems, not less! It will totally destroy neighborhoods in its path, not to mention the devastating effect on individual homeowners. It will destroy some of our natural and historic assests! All these things point to the fact that it goes against many things offered in VISIONS, GOALS AND OBJECTIVES: namely : Sustain: strengthen natural and historic assets; Support: enhance quality of life. It is therefore a HUGE unnecessary and wasteful expense. |
| 44 | I want to manage congestion and development, as well as maintaining our integrity, by fighting any attempt to bring a Redskins stadium to Loudoun County. I am particularly opposed to any county efforts to promote Loudoun as a venue, and vehemently opposed to public tax dollars in any kind of financing scheme.   |
| 45 | Improve east/west traffic flow into western Loudoun.   |
| 46 | Improve road transportation to reduce congestion   |
| 47 | Improve roadways to eliminate bottlenecks countywide   |
| 48 | Improve traffic flow in eastern Loudoun county.  |
| 49 | Improve traffic flow; smarter roads (traffic circles) countywide   |
| 50 | Improvement in traffic congestion  |
| 51 | Improving traffic flow   |
| 52 | Keeping traffic area designs simple and uncluttered. Pedestrian friendly, parking garages with ev plugins a must and keep in mind that a comfortable inviting area is nether too big or too small and very functional.   |
| 53 | Lack of affordable housing, limited facilities, transportation clogs   |
| 54 | Landowner input. Might be surprised of the willingness to work with the county and development. Also traffic concerns, but that is always the concern no matter what is proposed. Technology based businesses would lessen workforce traffic to a small degree and inventive and flexible planning and design would be lessen impact if done right and done in an order that allows for development with minimal impact to traffic and lifestyles. Planning, planning planning much like location, location, location. They have to be one and the same in working together with all entities.   |
| 55 | Less congestive streets; utilize parallel highways; Round Hill and Lovettsville, especially  |

| <b>Table 3. Actual Public Comments – Traffic &amp; Level of Service Concerns</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 56   | 1. Less traffic  |
| 57   | 2. Less traffic  |
| 58   | 3. Less traffic  |
| 59   | Less traffic congestions, less fatalities, less accidents. Moving traffic, no gridlock.  |
| 60   | Less traffic problems  |
| 61   | Less traffic woes.   |
| 62   | Less traffic, preserved land to see around us, and support farmers to encourage farming and equine activities.   |
| 63   | Like swimming across ocean to get to Ashburn, can't drive there.   |
| 64   | Look at road segments where traffic is an issue - once traffic hits volume and becomes unsafe - improvements   |
| 65   | Loudoun County has grown tremendously of the last two decades. We are currently exceeding our ability to maintain a reliable infrastructure and need a comprehensive plan that provides tools to manage growth. prevents overcrowding in our schools, relieves traffic congestion, and protects our environment for future generations.  |
| 66   | Loudoun is a diamond in the rough of northern Virginia. Too often, development pressure, empowered by political money has left many residents behind, while forcing them to deal with increased traffic congestion, poorly planned development, and corporate first policies, especially regarding rural broadband. I support (1) careful planning for commercial and residential; (2) greater control of rural business economic development so it better respects and protects our historic landscapes; (3) innovative transportation planning to deal with the tremendous traffic problems; and (4) communications infrastructure that supports the entire county (licensing for cable and internet should require providers to cover the ENTIRE county). |
| 67   | Loudoun is growing too fast, outgrowing schools, roads, etc. Being on the list of fastest growing counties in the country is not a good thing. Falling on that list would be a good sign. Keep western Loudoun rural, we're succeeding as long as it stays rural.  |
| 68   | Lower traffic.   |
| 69   | Mitigate traffic congestion (ensure road capacity for uses - safety)   |
| 70   | More imagination solving transportation/land use/sustainability/water integrated   |
| 71   | More roads to reduce traffic   |
| 72   | More roads-too much traffic  |
| 73   | More traffic stops   |
| 74   | More traffic when working in roads   |
| 75   | Move people through Loudoun better   |
| 76   | My biggest concern for the county is the congestion problem, fixing the traffic.   |
| 77   | Need to look beyond Loudoun for sources of traffic   |
| 78   | No bridge between Eastern Loudoun and Montgomery County. Stop the madness. There is too much traffic today and this will make it worse. In addition, a beautiful, historic neighborhood will be ruined. If the Loudoun Board of supervisors want to improve the conditions in Loudoun, widen existing roads where we have issues or build more overpasses and eliminate more lights. Other things we could use is perhaps an outdoor theater to attract performers (musical and theatrical), a ball park for a minor league baseball team, more public swimming pools, and more parks.   |
| 79   | No more bumper to bumper traffic!  |
| 80   | No new traffic. No potomac bridge crossing. Greater preservation of green space, and wildlife. This area   |

| <b>Table 3. Actual Public Comments – Traffic &amp; Level of Service Concerns</b> |   |
|--|---|
| #  | Comment   |
|  | has seen an overwhelming amount of development over the last 30 years. Please stop.   |
| 81   | No traffic congestion   |
| 82   | No, this will just cause more traffic and congestion as a cut-through.  |
| 83   | Older communities will have transportation issues resolved  |
| 84   | Open up Shreve Mills density and widen road. Doesn't work as exit from major highway  |
| 85   | Our traffic is congested along some of our major corridors, Rte. 15, Rt. 7, and Rte. 28 to name a few. I believe constructing a bridge crossing between VA and MD will only add to our traffic problems. Particularly where Rte. 28 and Rte. 7 meet. There is already a back-up at the intersection. Adding yet another road there will only cause more of a bottleneck and back up on routes 7 and 28. I suggest using the funds for building a bridge to create ore flyovers, eliminating traffic lights, to provide a better flow. |
| 86   | Place stop lights/stop signs in appropriate locations (intersection of Fleetwood (new) and Evergreen Mills (light), intersection of Fleetwood and Everfield (sign))   |
| 87   | Place traffic lights at non-major intersections into blinking red/yellow from midnight to 5AM. You know how wasteful it is to sit at a light at 4:15AM when there is not another car for as far as the eye can see? Especially true for on-demand lights on Loudoun County Parkway, Evergreen Mills, Battlefield, etc.  |
| 88   | Preserve open space; traffic concerns; need a cap on development, at breaking point. More development takes away from beauty of Loudoun. Stay off moving development west. Slow down development, protect rural, keep transition area same; no high density.  |
| 89   | Public concerns - traffic, over population , rezoning, full time job keeping up with board & decisions (cumulative impacts)   |
| 90   | Pursue smart growth that mitigates traffic congestion   |
| 91   | Reduce congestion   |
| 92   | Reduce local congestion in Loudoun by improving intersections and local connector roads; create good access to metro stations including bike/pedestrian trails and walkways as well as parking and transit connections; help neighborhoods remain liveable by implementing proposed traffic calming options, improve east-west routes. No additional bridges are required.  |
| 93   | Regarding my road suggestion...Traffic congestion will diminish as flow is controlled by lights and increased lanes. Traffic accidents will also diminish. Regarding my performing arts and recreation center ideas...Revenues (which will take time to build) will increase as local ballet and companies/schools, orchestras and bands and visiting performers and lecturers fill seats and generate ticket sales. Our educated and sophisticated community is starving for this type of amenity.                                   |
| 94   | Road development to reduce traffic. gas station.  |
| 95   | Road traffic has increased-and reflectors/repainting stripping needs attention in E Loudoun.  |
| 96   | Rush hour won't look like 3 hours of bumper to bumper traffic   |
| 97   | Safety-w/ intersections; traffic lights to keep up with the growth  |
| 98   | Serious traffic congestion problems   |
| 99   | Shopping in Fairfax and living in Round Hill because of traffic   |
| 100  | Stadium traffic.  |
| 101  | Sterling-transportation   |
| 102  | Success when Fewer cars on the road running errands.  |
| 103  | Success when 80% or more of Loudoun County residents can take reliable, clean and safe public transportation to get work, school, and their activities.* 50% reduction in greenhouse gas emissions from personal transportation.* 80% reduction in traffic congestion.* Percentages are illustrative- detailed studies would be needed to determine indicator targets.  |

| <b>Table 3. Actual Public Comments – Traffic &amp; Level of Service Concerns</b> |  |
|--|--|
| #  | Comment  |
| 104  | Sustain businesses - close proximity to DC - Key to sustaining western Loudoun - less traffic/cars - 20 permits 1 du/acre  |
| 105  | The 4-way Stop intersection of Braddock Road and Supreme Drive needs to be a traffic circle (not a signal light) instead in order to move traffic better through that location.  |
| 106  | The challenge will be balancing the reason many people move here (looking for a nice quiet neighborhood) with the insane building of shopping areas that create traffic.   |
| 107  | There is going to need to be a change to level of service. The county has avoided tax increases to avoid this. The county will have to address this going forward.   |
| 108  | There really isnt a rush hour anymore, peaks have spread   |
| 109  | There will still be trees and parks. Less traffic congestion. Less pollution.  |
| 110  | Thinks issue is strictly volume. Only so many places traffic can go.   |
| 111  | To not be that much traffic  |
| 112  | Too much traffic for the roads   |
| 113  | Too much traffic for what's being developed  |
| 114  | Traffic  |
| 115  | Traffic bottlenecks for Ashburn are very concerning. There are not many alternate routes to enter Ashburn and all roads leading to Ashburn are already congested. Due to congestion on all roads, even a minor accident on waxpool or 28 we cannot come into Ashburn on time to pick kids from school/after school causing anxious moments whether we will reach in time to pick kids. The quality of life in Ashburn has fallen drastically due to traffic congestion issues and lack of alternate routes to reach Ashburn. The county is demonstrating a lack of concern towards public safety and quality of life issues for residents and focusing more on tax revenues. Loudoun County is in the midst of the transportation disaster due to lack of proper transportation planning and we are getting into a deeper mess with no options to resolve the issues with the kind of developments that have been approved recently. There is no concern whatsoever from the County officials to resolve the transportation issues. The population growth estimates are worrisome when we imagine what it will do to the already congested traffic issues. |
| 116  | Traffic concerns, rural heritage preservation; too much development & encroachment. Utilizing renewable energy sources, agricultural preservation - land use.  |
| 117  | Traffic congestion   |
| 118  | Traffic congestion along Pacific Boulevard at Waxpool Road, both northbound and southbound is terrible during morning and evening rush hours. It takes 8-10 series of stoplight changes for Pacific Boulevard commuters to gain access to Waxpool Road. It is just as bad at Loudoun County Parkway and Waxpool Road. Improvements must be made.   |
| 119  | Traffic congestion getting to major corridors  |
| 120  | Traffic control - moving from point A to point B - less congestion   |
| 121  | Traffic flow- It will take two cycles or less to get through any red light in the county. Current conditions : At 5 AM, the 12 mile commute from Taylorstown to bus lot at Leesburg Executive airport is 24 minutes. At 4:30PM: same commute in reverse 60+ minutes. Land Use: Percentage of forest acreage will increase over current levels. Schools- none exceed capacity 5 years after they are built. Yes, you can plan for increases in population way ahead of time.  |
| 122  | Traffic gridlock   |
| 123  | Traffic in Waterford Village will be reduced by two-thirds. Thirty-three percent of the owners of by-right building envelopes will surrender them in exchange for county tax breaks.   |
| 124  | Traffic is just awful. Maybe trolleys could be marketed towards people with more money. Seriously. Also, when developers are planning a parking lot, they need to be mindful of how easy and safe it will be to get  |

**Table 3. Actual Public Comments – Traffic & Level of Service Concerns**

| #   | Comment  |
|-----|--|
|     | in and out of a parking lot. Seriously, who designs these things? I, with absolutely no training could do so much better.  |
| 125 | Traffic issues and incomplete network need to be addressed and points west   |
| 126 | Traffic loads and delays have decreased  |
| 127 | Traffic on two-lane roads--northbound on Evergreen and Watson/add turning lane/widen   |
| 128 | Traffic will reced, even with more development   |
| 129 | Traffic! Always traffic. The more housing, the more cars on what used to be a peaceful country road.   |
| 130 | Traffic! Going west of route 7 is really challenging at the end of the day.  |
| 131 | Traffic-public transport, connectivity, Metro  |
| 132 | Transportation - more comprehensive plan; don't stop at Purcelville  |
| 133 | Transportation - without increase in density   |
| 134 | Transportation concerns.   |
| 135 | Transportation improve the Eastern Loudoun traffic problems (traffic too many cars). Plan for the future   |
| 136 | Transportation is an issue   |
| 137 | Transportation is key. Many people move to Loudoun in the hopes of getting away from all the traffic from Arlington and Fairfax County.  |
| 138 | Transportation should be better integrated into all goal statements rather than just "connect"   |
| 139 | Transportation system improvements   |
| 140 | Transportation/infrastructure - Business friendly (continue)   |
| 141 | Transportation/traffic: Need to improve intra- and inter-county movement and address the cost of 267.  |
| 142 | Turn the intersection of Frederic Dr and Sugarland Rd into a roundabout. The intersection sees heavy traffic during rush hour, a properly designed roundabout will improve flow and increase air quality due to reduced stop/start cycles.   |
| 143 | Turn the intersection of Frederic Dr and Sugarland Rd into a roundabout. The intersection sees heavy traffic during rush hour, a properly designed roundabout will improve flow and increase air quality due to reduced stop/start cycles.   |
| 144 | Upgrade intersection at Foggy Bottom Road and Snickersville Pike due to heavy usage by patrons to winery/brewery/farm venue  |
| 145 | Vision/goals don't talk enough about transportation/fostering a world class transportation system -> alleviating current congestion  |
| 146 | Want less congestion, slow growth, keep old Ashburn, more walks  |
| 147 | We are already way behind on this road development and will likely take years to do anything significant to give relief to those using Rt15.   |
| 148 | We are currently making great progress in Shape and Economic Force. Connect, Sustain, and Support would be the primary focus areas that I see could use improvement.   |
| 149 | We will have succeeded when Loudoun County does not plan in a vacuum. In other words, the County's plan considers development going on in surrounding counties in Maryland, Virginia, West Virginia and the District and how that development impacts the resources, traffic, etc. in Loudoun and vice versa. Most importantly, we will have succeeded when the counties work together to produce a sustainable community that makes smart use of all of our resources for the long-term. We will know we have succeeded when traffic is a non-issue rather than something newsworthy, and it takes an hour or under to drive from Loudoun County to DC during rush hour. We will know that we have succeeded when one part of the area does not dump "junk" in the water, air or land that another part of the area has to spend resources to remove. We will know we have succeeded when the County no longer approves development |

| <b>Table 3. Actual Public Comments – Traffic &amp; Level of Service Concerns</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
|  | that requires power that the citizens fight because it involves building power towers through their neighborhoods.   |
| 150  | We will know we've succeeded when the roads are not filled with traffic. When we all have organic local food to eat from farm stands, when our children are thriving and when the elders are not sick                    |
| 151  | We'll see transportation problems that don't induce traffic  |
| 152  | When congestion of the roads reduce.   |
| 153  | When fewer cars are on the road between here and Reston and D.C. And the shuttle service is set up and well used.  |
| 154  | When the youth of Loudoun will choose to stay, live and work because of the variety of facilities, ease of transportation and affordable housing   |
| 155  | When there is less traffic congestion!   |
| 156  | When traffic is less.  |
| 157  | When travel is reasonable time   |
| 158  | When we can drive east without facing ridiculous traffic or paying outrageous tolls  |
| 159  | When we can get places without scheduling an extra 45 minutes for travel time  |
| 160  | Willowsford resident says we need to limit growth because roads need to be first improved to handle current traffic.   |
| 161  | Yes, my comment is specially related to Connect: Bring people & places together. I would like to see better road development to reduce the congestion in brambleton area.  |
| 162  | You can get from anywhere to anywhere (at any time) in 45 min or less  |
| 163  | You will be able to sustain the quality with safety, traffic and most importantly education. Taxes will be able to pay for the quality services. Families will be more invested to remain in Loudoun or move to Loudoun. |

## 1.2 Concerns about Commuting Time (57)

*Citing quality of life issues, public comments indicate concerns about the time it takes to commute to and from work. Participants seek better commuting experiences. Specific mentions are better commuting options from Loudoun County to work centers in Tysons, Reston, and Washington, D. C. Others support attracting employment centers to Loudoun County to decrease the need to commute.*

| <b>Table 4. Actual Public Comments – Concerns about Commuting Time</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | Address the traffic; primarily the western Loudoun County; improve existing roads; a "pass through" County for WV, MD residents; improve commute through western |
| 2  | Average traffic speeds during rush hour will not average more than 5-7 MPH below the posted speed limits.  |
| 3  | Being able to commute from one part of the county to another safely and in a reasonable amount of time   |
| 4  | Better commuting; roads and metro  |
| 5  | Better transportation to D.C. commute time less than 1 hour. Less than 1 hour. Less time on road   |
| 6  | Bus transportation from South Riding-direct routes to Fairfax and DC instead of to Herndon first   |
| 7  | Commute lines decrease   |
| 8  | Complete the existing infrastructure (i.e. roads) in the County which is still not complete. Fund the  |

**Table 4. Actual Public Comments – Concerns about Commuting Time**

| #  | Comment  |
|----|--|
|    | transportation projects so the County can grow. Invest in the West by building a recreation center. Geographical this portion of the county does not have a rec center like the East and the town of Leesburg. Stop robbing Peter to pay Paul by equalizing the tax rate. Raise the rate by 1.5 cents to fund these projects along with funding raises for County employees. Stop relying on developers.   |
| 9  | Concerned about transportation to work places  |
| 10 | Connect: GET THIS RIGHT! Traffic and the inability to get around inhibits LC residents and workers from enjoying the benefits of all the SHAPE, COMPETE, SUSTAIN and SUPPORT initiatives. Provide options (tolls are OK) for transients and commuters (western counties, other state's residents) that entice them to stay off of the local parkways, boulevards and connectors.   |
| 11 | Connect: I live and work within a 15 mile radius. My employer is about 1/2 a mile into Fairfax County. Crossing the county line doubles my commute.  |
| 12 | Continue improving traffic flow of major county roads through installation of fly-overs/cloverleafs, etc. that enable removing red lights. This is improving commutes/travel; however, even with removal of red lights, my experience is that both Rt 28 and Rt 7 come to a halt (or crawl) at rush hours. Try driving from the Dulles Toll Road to Rt 28 north at rush hour (particularly after Labor Day); then imagine how much worse it would be if it also included traffic going to MD across the bridge being discussed.  |
| 13 | Discourage commuter route on rural road  |
| 14 | Ease congestion - public transit; how do we improve?   |
| 15 | Easier access to DC without driving car  |
| 16 | Find solution for traffic/alternative transport  |
| 17 | If the commute time decreases and less time on roads   |
| 18 | Improve public transportation in to D.C. From the south of the county where lots of new development is underway, e.g. Willowsford in Aldie   |
| 19 | Infrastructure - paying the greenway or being stuck in Route 28 traffic daily for all Loudoun commuters is a problem. We would likely put up with all the data center builds if this would improve - sad this is our compromise.   |
| 20 | Investing in Intelligent Transport systems, zoning more commercial land for offices and creating employment in the county, zoning for less condos to decrease traffic congestion as the roads are already at capacity or more..  |
| 21 | It takes too long to use Metro to go where you want to go (e.g.. DC) and parking options at metro are bad  |
| 22 | Many workers live in Western Loudoun and they have commuting concerns, We need other commuting routes to facilitate connection to work centers.  |
| 23 | Mass transit--eg. Have to walk a long way to bus, commute (long) to DC, no return bus  |
| 24 | Measure commuting patterns (in vs out patterns)  |
| 25 | More transit options, including a new VRE line connecting Eastern Loudoun to DC  |
| 26 | Most of us commute to Fairfax County or points east to work, as further development is being allowed in the County, many roadway links are incomplete or ineffective at handling traffic. My suggestion is that the County continue to allow for large developments to be carried out, but place a bigger emphasis on having the Developers provide the adequate roadway network upfront, rather than mid-way thru their project, or towards the end. At the end of the day, Developers will make money on their projects in Loudoun, so I would like to see the County have Developers provide the roadways as a benefit to the County (should be mutually beneficial for both parties). Some of this is already taking place, and I commend the County for it, but I think the County needs to be more aggressive in the negotiations with the Developers on infrastructure. My concern is mostly centered on Dulles South, as that is where my family resides. Many projects will be coming online in the next 5 years to improve the roadway network; however, by then there |

**Table 4. Actual Public Comments – Concerns about Commuting Time**

| #  | Comment   |
|----|---|
|    | will also be several thousands more people living there. We always appear to be chasing infrastructure, rather than taking a proactive approach to it. Thank you for the opportunity to provide feedback.   |
| 27 | Need express transportation to Ashburn from DC; need one (Nossyn to Tysons)   |
| 28 | Need more nighttime buses from DC/Metro well after 6pm for commuters  |
| 29 | No - does not address the growing traffic issues for anyone commuting towards DC  |
| 30 | Non-stop public transportation in high pedestrian areas; bus only lanes; streamline existing commutes   |
| 31 | People will be commuting to work without cars. There will be sidewalks everywhere. There will be less cars on the road.   |
| 32 | Please bring companies to our county so that the whole traffic need not go out to Fairfax County....it will help reduce congestion on roads.  |
| 33 | Provide commuting alternatives  |
| 34 | Provide solutions so people do not need to drive  |
| 35 | Public transit at entry points to county to reduce commuter traffic   |
| 36 | Public transportation drive 10 min = bus 2 1/2 hours  |
| 37 | Public transportation that connects to the DC metro area;   |
| 38 | Stronger transportation options and lesser commute time   |
| 39 | Success When i do not see ugly denuded developments can navigate route 7 at rush hour without needing 90 minutes to get somewhere Can see bees and butterflies thriving in the numerous native plants Can enjoy commute by mass ttansit from leesburg to tysons   |
| 40 | Success whenCan navigate route 7 at rush hour without needing 90 minutes to get somewhere Can enjoy commute by mass ttansit from leesburg to tysons   |
| 41 | There are not many employers in the County. Majority of the people commute to Herndon, Reston, Tysons, Arlington and DC for work. County should attract and zone for more offices in the County so residents can live and work within the County. There is a big uptick the number of accidents happening in the County and the quality of life in Ashburn area has fallen due to serious traffic issues. This will negatively affect the home prices and quality of life for residents. Even though Ashburn area has lot of trails, bike paths and parks, residents do not have time to enjoy them as they are spending lot of time in the car to pick kids and get back home. |
| 42 | There is enough congestion in Loudoun county and we do not need more. I don't want this county that I have lived in for 50 years to become a go-between for Rt 28 and I-270. NO NEW POTOMAC RIVER BRIDGE IN LOUDOUN. Project ID 24 NO This will make a very bad impact on our water supply, our beautiful county that transportation has already ruined. Don't do more.   |
| 43 | Traffic flow- It will take two cycles or less to get through any red light in the county. Current conditions : At 5 AM, the 12 mile commute from Taylorstown to bus lot at Leesburg Executive airport is 24 minutes. At 4:30PM: same commute in reverse 60+ minutes. Land Use: Percentage of forest acreage will increase over current levels.  |
| 44 | Transportation; work with WMATA and Fairfax County; express service direct from Lo Co to DC; look into Heathro and NJ transit systems as examples   |
| 45 | We need enhanced commuter options for those in Aldie/South Riding who travel to DC every day. As completion of the metro nears, those of us to the south continue to feel like an afterthought. The commuter bus is frequently full, has only a few times and most routes make unnecessary stops in Rosslyn.  |
| 46 | We will know because there will be less people on the buses and decrease time it takes to drop off and pick up people   |
| 47 | When average commute times go down  |
| 48 | When Eastern Loudoun County residents can travel during morning and evening rush hours.   |

**Table 4. Actual Public Comments – Concerns about Commuting Time**

| #  | Comment  |
|----|--|
| 49 | When fewer cars are on the road between here and Reston and D.C. And the shuttle service is set up and well used.  |
| 50 | When I can get home from school in under 10 minutes.   |
| 51 | When my commute time from Round Hill, VA to Tysons, VA is MUCH shorter, or I have options like the Metro. The bus does not work for me since I have to get myself from Round Hill to Purcellville where the bus station is.  |
| 52 | When people who work in the county can get to and from work in under 30 minutes.   |
| 53 | When the county has a more effective transportation plan and inter-modal ways of getting around and interacting within the county/community. Better commutes and less traffic tie ups either via wider roads, traffic circles or more bike/hike paths so people don't always have to use their car would be great.   |
| 54 | When VDOT and externally-developed statistics show a decrease in commute times vs what is seen now and has been seen in the past. The DC and LA metro areas have been known to have the worst traffic in the country, something everyone in this area is well aware of. I imagine decreased commute times, innovative approaches, etc. would make the news.  |
| 55 | When we maintain sustainable growth (i.e. housing) and traffic actually flows well. The commutes in this county are grueling and lower the quality of life.  |
| 56 | Yes, the goals seem to be generally consistent with my values, and those of other residents I know. I am concerned when I see the term "Infill"...this can often mean destruction of original homes in a community with replacement by much larger, location-inappropriate structures. Also, I am concerned that when I see "regional and statewide connectivity" that this does NOT include building a bridge to Maryland in Loudoun; despite NVTVA's sales pitch, rather than improving local Loudoun residents' commutes, the additional traffic brought through Loudoun from across the region (other VA counties and MD) will inundate primary and secondary roads in the county, and will spur increased commercial development. This county is overflowing with commercial development, and is blessed with one of the most vibrant and successful economies in the country, combined with a wonderful quality of life for its citizens. I don't want to see eastern Loudoun end up resembling Tysons Corner. |
| 57 | You will know when people are showing up to work on time and without worrying to have to walk.   |

## 1.3 Concerns about Commuter & Cut-through Traffic (19)

*These comments indicate concerns about commuter traffic traveling on rural roads and commuter traffic cutting through historic villages.*

**Table 5. Actual Public Comments – Concerns about Commuter & Cut-through Traffic**

| # | Comment   |
|---|---|
| 1 | County partner with VDOT to enforce residential cut-through program   |
| 2 | Cutting through rural villages. Manage commuter traffic   |
| 3 | Design solutions to mitigate/reduce cut-thru traffic in Waterford   |
| 4 | Discourage commuter route on rural road   |
| 5 | Eliminate traffic cutting through neighborhoods in eastern Loudoun, we are roads were designed and built many years ago before the huge growth. |
| 6 | Find some way to divert West VA commuters from using rt 9.  |

|    |   |
|----|---|
| 7  | Historic districts being used for commuter traffic. Historic villages aren't meant to support traffic   |
| 8  | I do not want this traffic going through my neighborhood, and I do not want to pay the taxes it's going to take to build it. No more pollution!!! not through my neighborhood, water ways, parks, etc. We pay enough road way taxes. Find another way.  |
| 9  | Keep the growth to areas that are able to handle the increased traffic. Moving into transition areas are creating a mess with traffic, accidents, wildlife, and water issues. (ie: Hwy 50 moving West between Stone Ridge and Gilbert Crossing) Do not allow high density building through this corridor, it can't handle what we have now and we're not totally built out yet!!  |
| 10 | Need a tunnel to remove non-local, through-traffic off of the streets of Hillsboro.   |
| 11 | No, we should not be cutting through neighborhoods to create more highways to carry more traffic. There are already too many roads/highways in Loudoun, contributing to more traffic, noise, and pollution. I do not want a new Potomac River bridge in Loudoun.  |
| 12 | No. Under the heading, "Sustain: strengthen natural and historic assets," there is no mention of the threat ever-increasing traffic volume poses to our historic villages. Without intervention, we risk becoming like Pennsylvania -- a state where many historic villages have become commuter cut-throughs and can no longer be safely enjoyed on foot. Loudoun should restrict its historic villages (except Hillsboro, which has already been overtaken by Rt. 9) to local traffic only and prohibit all commuter cut-through traffic. |
| 13 | Passing through traffic (commuters)   |
| 14 | Poor internet service, overburdened roads, minimal network of trails, onerous taxes and paperwork burdens on Western Loudoun property owners who want to preserve the land. Too easy for developers and large corporations (like AT&T) to push through huge changes to current land use and zoning without County scrutiny and pushback.  |
| 15 | Protect historic villages from commuter "cut-through" traffic   |
| 16 | Protect old Ashburn - traffic connectivity  |
| 17 | Roads in rural areas must not turn into mini highways. High speed traffic on small roads creates too much noise pollution.  |
| 18 | Traffic in Waterford Village will be reduced by two-thirds. Thirty-three percent of the owners of by-right building envelopes will surrender them in exchange for county tax breaks.  |
| 19 | We should not be cutting through neighborhoods to create more highways to carry more traffic. There are already too many roads/highways in Loudoun, contributing to more traffic, noise, and pollution. I do not want a new Potomac River bridge in Loudoun.  |

## 1.4 Concerns about Traffic & Level of Service on Route 7 (Harry Byrd Highway) (45)

*Public comments indicate concerns about traffic congestion and commuter traffic, particularly along Route 7. The following intersections were mentioned as underperforming: Routes 7/Route 690, Route 7/Route 28, Route 7/Route 287, Route 7/Route 15 Bypass.*

| # | Comment  |
|---|--|
| 1 | 10 minutes to Reston every day, any time of day [Route 7 & Route 28]   |
| 2 | 7 Bus P'ville-->Round Hill--concern about traffic-690 interchange  |
| 3 | Address Route 7 Bluemont East - Dangerous Road/ Safety issue/speed unreasonable (should be prioritized)      |
| 4 | Battlefield and 7 is not functioning well  |
| 5 | Concerned about increasing traffic on rt 7. please do not build a bridge across to MD; develop a little more |

**Table 6. Actual Public Comments – Concerns about Traffic & Level of Service on Route 7**

| #  | Comment  |
|----|--|
|    | around metro stations  |
| 6  | Congestion along Rt. 7(east bound lanes from west to east) increase in density concern   |
| 7  | Congestion on 7.   |
| 8  | Construct Rte. 690 and Rte. 7 interchange  |
| 9  | Continue improving traffic flow of major county roads through installation of fly-overs/cloverleaves, etc. that enable removing red lights. This is improving commutes/travel; however, even with removal of red lights, my experience is that both Rt 28 and Rt 7 come to a halt (or crawl) at rush hours. Try driving from the Dulles Toll Road to Rt 28 north at rush hour (particularly after Labor Day); then imagine how much worse it would be if it also included traffic going to MD across the bridge being discussed.   |
| 10 | Don't let Route 7 in E Loudoun become a Rockville Pike   |
| 11 | Eastbound route 7 is a morning disaster during the work-week. Traffic backs up all the way to Purcellville form the route 9 join. This must be fixed.  |
| 12 | FIX THE GREENWAY WESTBOUND EXIT RAMP ONTO ROUTE 7 BYPASS. The reason the Greenway exit ramp is always backed up is because people STOP at the bottom of it where they SHOULD INSTEAD be MERGING onto Rt 7 westbound bypass. VDOT needs to come install signage and paint a solid line at the beginning of the merge so people realize they have a whole lane to merge onto Rt 7 bypass westbound. This should have been addressed years ago!!!   |
| 13 | I'm writing to inform the Board of Supervisors that I am terrified by your plans to put a Potomac River crossing in the Countywide Transportation Plan. Our neighborhood, Broad Run Farms, appears to be squarely in your gunights for destruction of our home values, our Potomac River and Broad Run recreational access, our land and water, and our way of life. To what end?No impartial study that I am aware of has demonstrated actual need for a bridge to Maryland through Eastern Loudoun. No one questions the pressing needs for transportation improvements that really would make a difference for Loudoun County residents, however: these include easing east-west commuter traffic on Route 7, the toll road, and Waxpool Road, opening greater access to future Loudoun Metro stations (and participating in dedicated funding to improve Metro service), improving bus service throughout the county, and encouraging transit, biking and walking networks to key destinations and amenities. A bridge through Eastern Loudoun would threaten every one of these objectives, by pouring traffic onto an already massively congested Route 28 as well as Route 7, spurring housing development throughout the transition area, overloading the toll road and Route 66, and bringing enormous expenses to taxpayers for residential population growth.Please change your position and eliminate the Potomac River crossing from your plans for our county. Consider instead the far more realistic, practical, and affordable steps the Board could take to improve the quality of life for all Loudoun residents, with continuing improvements to existing roadways, interchanges, and intersections, more efficient access to existing and future Silver Line stations, more park and ride lots and better commuter and local bus service. |
| 14 | Improve access on Route 7 to make better commuter route.   |
| 15 | Improve Rt 7 Rt15 bypass interchange now that overpasses leading to this intersection are nearing completion it will become a choke point with only 1 lane to get onto the bypass. This interchange needs work to move the traffic in this area in a more efficient manner!  |
| 16 | Improve traffic flow, especially on Route 7, Route 15 and Route 28. Introduce robust mass transit, we have almost nothing, this keeps people in cars. Ensure land is set aside for natural parkland.   |
| 17 | Improvement to Rte. 690/Ret 7 interchange  |
| 18 | It would be very helpful if an exit from Dry Mill Road, connecting to the Rte 7 (and the Rte 15 Bypass) were built near the Woodburn Road intersection (Dry Mill Branch). This would eliminate the traffic that currently has to flow past the High School, or down Lee-Davis Rd. through all the neighborhoods and onto S.King Street in the Business District. Are there any plans or current discussions for this ?   |

**Table 6. Actual Public Comments – Concerns about Traffic & Level of Service on Route 7**

| #  | Comment   |
|----|---|
| 19 | Keeping Rt 7 open; traffic congestion   |
| 20 | Left turn signal and lane at 7 and 287, so people can go onto 7 West  |
| 21 | Lower "stress environment", mitigate traffic, esp. on Rte. 15 + Rt. 7   |
| 22 | MAKE ROUTE 7 EASTBOUND BETWEEN CLARKS GAP AND THE GREENWAY THREE LANES!!! Honestly, why was this not already done? Even the traffic surveys show that more traffic goes through this area during morning rush hour than goes westbound. THIS NEEDS TO BE DONE.  |
| 23 | Need more road capacity on rts. 7, 28 & 50. Traffic congestions.  |
| 24 | Office building for Rt 7/Rt 28 - generate a lot of traffic. Keep there.   |
| 25 | On the main roads, such as Rt. 7, Leesburg bypass and Rt. 28, widening and traffic flow enabling infrastructure changes that do not cause additional through traffic. No new Potomac River bridge should be built in Eastern Loudoun. This will generate additional congestion.   |
| 26 | Our traffic is congested along some of our major corridors, Rte. 15, Rt. 7, and Rte. 28 to name a few. I believe constructing a bridge crossing between VA and MD will only add to our traffic problems. Particularly where Rte. 28 and Rte. 7 meet. There is already a back-up at the intersection. Adding yet another road there will only cause more of a bottleneck and back up on routes 7 and 28. I suggest using the funds for building a bridge to create ore flyovers, eliminating traffic lights, to provide a better flow. |
| 27 | Reduction in traffic - more buses, bike paths and walking paths. Another road to take pressure off 7 & 9  |
| 28 | Relieve traffic along Rt 7 and Rt 625/640   |
| 29 | Remove lights between Algonkians on Rte 7.  |
| 30 | Route 7 is impossible (traffic). Need solution. Light Rapid, public transit, need short term. Affordable housing here?  |
| 31 | Route 7 should be more safe; address W&OD/287/Horst Road junction; safety as well   |
| 32 | Route 7, Leesburg East create roads to lessen the traffic   |
| 33 | Rt 7 east is still too congested - fixed west bound; fixed to go to WV; need east fix   |
| 34 | Rt 7 flows (no traffic jam)   |
| 35 | Rte. 7 eastbound-bottleneck at Rte. 9   |
| 36 | Serious planning of day does not have to involve Rt. 7 traffic  |
| 37 | Short term A left turn lane from Route 287 onto Route 7 westbound. Twice last week traffic was backed up to Patrick zhenry College due to people trying to turn left onto the bypass prevented by traffic coming south on Route 287. There is a inexpensive way to widen at the overpass without a major project  |
| 38 | Success when Can navigate route 7 at rush hour without needing 90 minutes to get somewhere Can enjoy commute by mass ttansit from leesburg to tysons  |
| 39 | Sugarland Run - Rt. 7 parallel roads are dangerous.   |
| 40 | The county is gridlocked and transportation network is flawed (7, 9, 287); not everyone can be rerouted through the villages and still maintain their rustic quality  |
| 41 | The transition and rural areas will remain primarily in open space and agricultural businesses. Views, historic landscapes and environmental preservation will be the focus in these areas. Commuters from West Virginia will find alternates to Rt 9 and Rt 7.   |
| 42 | Traffic! Going west of route 7 is really challenging at the end of the day.   |
| 43 | Turn lane on west bound US 7 at entrance to Williams Gap Rd.  |
| 44 | West of Hillsboro needs to be directed to Route 7 (E/W); dangerous  |
| 45 | When i do not see ugly denuded developments can navigate route 7 at rush hour without needing 90 minutes to get somewhere Can see bees and butterflies thriving in the numerous native plants Can enjoy commute by mass ttansit from leesburg to tysons   |

## 1.5 Concerns about Traffic & Level of Service on Route 9 (Charles Town Pike) (28)

*Respondents provided numerous comments about traffic congestion on Route 9. Specific areas of concern include the intersections of Route 9/Route 287 and Route 9/Route 7.*

| <b>Table 7. Actual Public Comments – Concerns about Traffic &amp; Level of Service on Route 9</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | 9 and 87 is not functioning well   |
| 2   | 9/287 transportation congestion To help traffic in Levettsville moving south/north   |
| 3   | Address the lack of transportation capacity in the Route 9 corridor and the Route 15 corridor north of Leesburg.   |
| 4   | 2. Avoid adding to the traffic situation which would detract from the desirability of Loudoun County. There is already too much traffic on Route 287 and Route 9. The small country roads are one of the main attractions that give western Loudoun county such a rural and peaceful feel. Adding to traffic on these small roads, creating a need for additional freeways or widening of roads should be avoided at all cost.   |
| 5   | Better connection (road) between 287 and 9 at Wheatland  |
| 6   | Build roads in Lovettsville and Waterford. Rout 9 and Rout 287 need to be a 4 lane road.Allow more mixed use communities in Lovettsville and Waterford.  |
| 7   | Circle at 287 and 9  |
| 8   | Find some way to divert West VA commuters from using rt 9.   |
| 9   | Fix roundabout at 9 at 7   |
| 10  | Historical villages and towns - Rt. 287 and Rt. 9 - commuter traffic - cut through historic sites - losing integrity of commuters  |
| 11  | Less traffic on route 9 and 15   |
| 12  | Make people follow the traffic and driving rules. There is so much congestion that it becomes infuriating when people do not follow traffic laws. Everyone wants to drive in the passing lane at whatever speed they want. People are now using the furthest right lane to pass. It is not safe and people should not drive slow in the passing lane. Please enforce traffic rules for sanity and safety. Driving west on Rt 9 was terrifying because people do this on a 65 mph road. Everyone is in whatever lane they want to be in which results in tailgating, weaving and extreme frustration. Not safe. |
| 13  | Need a round about at route 287 and route 9 and turn lanes.  |
| 14  | Open major corridor commuter routes instead of back roads (Snickererville and Rt. 9)   |
| 15  | Provide a way for residents of the apartment complex on the intersection of Cascades Pkwy and Rt.7 to reach nearby shopping areas without a car: on foot, bike or via public transport. It should boost both employment options and shopping convenience. I frequently see residents crossing four lanes of Cascades Pkwy, the need is there.  |
| 16  | Reduction in traffic - more buses, bike paths and walking paths. Another road to take pressure off 7 & 9   |
| 17  | Rout 9 and Rout 287 are unsafe and need to be expanded into 4 lane roads. Traffic will continue to increase over the years and something must be done.   |
| 18  | Route 9 improvements needed  |
| 19  | Route 9 safety at Route 7 eastbound  |
| 20  | Rte. 9 - hard to commute on from WV - works in Loudoun County - improve traffic flow   |
| 21  | Short term A left turn lane from Route 287 onto Route 7 westbound. Twice last week traffic was backed up to Patrick zhenry College due to people trying to turn left onto the bypass prevented by traffic coming south on Route 287. There is a inexpensive way to widen at the overpass without a major project   |

|    |  |
|----|--|
| 22 | Stop Rt. 9 traffic through Purcellville-congestion in terrible   |
| 23 | The county is gridlocked and transportation network is flawed (7, 9, 287); not everyone can be rerouted through the villages and still maintain their rustic quality |
| 24 | Traffic on Route 9 don't widen it. Traffic concerns.   |
| 25 | Traffic Rte. 9-too heavy-reroute to 340  |
| 26 | Transportation-9 and 287 West VA traffic needs fix-traffic circle  |
| 27 | Transportation-W Loudoun 287 and Route 9   |
| 28 | Will be able to drive on 287 and cross 9   |

## 1.6 Concerns about Traffic & Level of Service on Route 15 (James Monroe Highway/King Street) (66)

*Respondents provided numerous comments about Route 15's performance. While a few of the comments refer to Route 15 in general, most express strong concerns about traffic congestion north of Leesburg from Leesburg to Point of Rocks, Maryland.*

**Table 8. Actual Public Comments – Traffic Concerns on Route 15**

| #  | Comment   |
|----|---|
| 1  | Improve traffic flow, especially on Route 7, Route 15 and Route 28. Introduce robust mass transit, we have almost nothing, this keeps people in cars. Ensure land is set aside for natural parkland.  |
| 2  | 15 North of Leesburg - too much traffic   |
| 3  | Dangerous intersection Route 15 and Covettsville Road   |
| 4  | Expand route 15 in the area of Saddlebrook and Tutt Lane, to decrease traffic congestion.   |
| 5  | Expand Route 15 past Leesburg to decrease traffic to Lucketts and Maryland  |
| 6  | Expand Rt 15 through Point of Rocks including the bridge and connection to Rt70. Also need to put another passage across the Potomac River south of Point of Rocks  |
| 7  | Find a way to lessen the congestion on 15N. It takes me 45 minutes to get from lucketts to school in the AM.  |
| 8  | Fix route 15  |
| 9  | Fix route 15 N. of Leesburg   |
| 10 | Fix route 15!!!   |
| 11 | Fix US15 by adding another lane on each side to ease daily traffic congestion   |
| 12 | I live in Lucketts and I am currently a senior to Tuscarora High School. Everyday I drive back and forth to and from school. The traffic in the morning is not terrible (if you leave at the right time) but on the way home I will be stuck in traffic anywhere from 30 minutes to an hour. As much as I love living out in the country and having small farm backroads, its not only frustrating for me but for many drivers who want to get home at a reasonable hour. There are hundreds of people who commute from Maryland into Virginia to go to work, and the only way is though the 15 which gets really badly backed up. Either we expand the road or we make new ways to get to Lucketts and Maryland from Leesburg. |
| 13 | Improve 15 to accommodate traffic   |
| 14 | Improve Route 15 from Leesburg to Point of Rocks to eliminate the daily nightmare for travelers on that road. Sitting in traffic on Route 15 discourages tourists from visiting the area and supporting the businesses in Western Loudoun.  |
| 15 | Improve Rt 7 Rt15 bypass interchange now that overpasses leading to this intersection are nearing completion it will become a choke point with only 1 lane to get onto the bypass. This interchange needs   |

**Table 8. Actual Public Comments – Traffic Concerns on Route 15**

| #  | Comment  |
|----|--|
|    | work to move the traffic in this area in a more efficient manner!  |
| 16 | Improve traffic congestion along Rt. 15, north of Leesburg all the way to the Point of Rocks bridge in Maryland. Traffic is particularly bad between Point of Rocks and Leesburg going southbound weekday mornings between 6 am and 10 am and northbound between Leesburg and Point of Rocks weekday afternoons / evenings between 3:30 pm and 7:30 pm. Bottlenecks at White Ferry Road / Raspberry Falls and Lucketts stoplights exacerbate the problems and create gridlock. Nothing has been done to alleviate these problems, even though various studies have been conducted. A traffic circle at Whites Ferry would help reduce congestion, but no action has taken place. |
| 17 | Improve traffic flow, especially on Route 7, Route 15 and Route 28. Introduce robust mass transit, we have almost nothing, this keeps people in cars. Ensure land is set aside for natural parkland.   |
| 18 | Improvement to Route 15  |
| 19 | Improvements to intersections along Berlin Tnpk, especially at Rt 9 and the interchange for Rt 7. These areas cannot handle the current load of traffic at peak times and are getting worse. Traffic circles or turn lanes would be beneficial.  |
| 20 | Improving Rt 15 traffic flow - 15N backup thru Lucketts  |
| 21 | Infrastructure when it comes to our roads and public transportation. Currently our community is short of supporting residents that are without their own cars. Bus schedules need to be extended and work towards getting the train moved out in other parts of the county. Also a large effort on fixing the ever-growing congestion of traffic on Route 15 North pass Raspberryfalls.  |
| 22 | it is vital to expand 15 north to deal with the traffic north of leesburg  |
| 23 | Leesburg bypass backs-up in mornings; steer Leesburg traffic into separate lane  |
| 24 | Less congestion on Route 15  |
| 25 | Less traffic on route 9 and 15   |
| 26 | Lower "stress environment", mitigate traffic, esp. on Rte. 15 + Rt. 7  |
| 27 | More street lights-Augusta Drive, Algonkian Parkway, Rte. 15 (require new developers to include sufficient lighting)   |
| 28 | Need 15 widened because of traffic and widen bridge at Point of Rocks  |
| 29 | Need to address congestion on Rt. 15 N   |
| 30 | North and South Route 15 - Transportation concerns; Gilberts Corner East Route 50  |
| 31 | Northern route around Leesburg   |
| 32 | Our traffic is congested along some of our major corridors, Rte. 15, Rt. 7, and Rte. 28 to name a few. I believe constructing a bridge crossing between VA and MD will only add to our traffic problems. Particularly where Rte. 28 and Rte. 7 meet. There is already a back-up at the intersection. Adding yet another road there will only cause more of a bottleneck and back up on routes 7 and 28. I suggest using the funds for building a bridge to create ore flyovers, eliminating traffic lights, to provide a better flow.  |
| 33 | Plans to widen routes 15 & 9 not implemented. Would prefer making Loudoun a commuter destination, upgrading traffic corridors rather than developers additional housing areas  |
| 34 | Please make Battlefield Parkway a throughway and expand 15 north to avoid Leesburg. A bridge anywhere else will add congestion to an already congested Ashburn. I do not understand why 15 north is a wide road in Maryland while it is a major source of traffic in Virginia.   |
| 35 | Redesign Route 15 with roundabouts north of Leesburg which support that economy. To facilitate flow, access, and safety while preserving while maintaining historic/scenic assets.   |
| 36 | Reduce daily rush hour traffic back up on RT 15 north of Leesburg between outlet mall and Point of Rocks.  |
| 37 | Relieve transportation concerns on major road ways through Leesburg, particularly on 15 North toward Maryland.   |

**Table 8. Actual Public Comments – Traffic Concerns on Route 15**

| #  | Comment  |
|----|--|
| 38 | Route 15 between Point of Rocks and Lbg should be widened-4 lanes-more like a parkway-all the way to 66  |
| 39 | Route 15 corridor improvements; White's Ferry Road in in particular  |
| 40 | Route 15 is dangerous  |
| 41 | Route 15 needs to be four lanes throughout entire County; Loudoun is an exception on this)   |
| 42 | Route 15 North - improve traffic flow and function   |
| 43 | Route 15 north - traffic and safety concerns   |
| 44 | Route 15 north of Leesburg needs to be widened due to the EXTREME traffic problems in the afternoons. The Toll Road should be priced per exit - NO FLAT RATE because it is vital as the number of cars increases but is currently cost prohibitive for the early exits.  |
| 45 | Route 15 widening and traffic flow improvements.   |
| 46 | Route 15/Battlefield area has unsafe traffic and congestion; Ft. Evans North to Raspberry Falls  |
| 47 | Rt 15 - out of state traffic; 2 lanes; very congested; comes to our jobs - adverse to our quality of live  |
| 48 | Rte 15 and Braddock needs a traffic circle; address the traffic problem  |
| 49 | Rte. 15 dangerous road - widen it.   |
| 50 | Solution to Rt. 15 traffic; what is it?  |
| 51 | Solve the Route 15 problem! Installing 2-3 roundabouts would not impact residents as it would not require widening of the road, and would allow those that live outside of Route 15 to be able to get to / from home in a more appropriate amount of time. Route 15 is causing problems, not just for those who are already residents, but it is also greatly impacting NEW home purchases as the major traffic backlog discourages new and potential buyers in this segment of Loudoun County to continue their search. We hear often "I am not moving somewhere that I have to sit in traffic JUST to get home"! |
| 52 | Success when Traffic eases on route 15 north.  |
| 53 | The land around Rt 50 east of Rt 15 should be better planned to reduce access points, utilize service roads and secondary roads, provide services and retail in an efficient manner. As one of our congested East/West routes, transportation movement and efficiency should be the priority.  |
| 54 | The need to improve Rt. 15 north of Leesburg, Rt. 7 west of Leesburg, Rt. 9 town of Hillsboro. Bridge over Potomac.  |
| 55 | To reduce the daily back up on RT 15 the light at Raspberry Falls needs to be replaced with a traffic circle instead. Circles have helped on RT 7 west and at Gilberts Corner where 15 and 50 meet.  |
| 56 | To reduce traffic in the mornings at Tuscarora high school, you could build another entrance into the school. There could be an entrance for teachers and parents and then a different entrance for students. This would not only reduce traffic, but would also decrease the number of tardy students in the mornings.  |
| 57 | Traffic eases on route 15 north.   |
| 58 | Traffic on route 15  |
| 59 | When Rt 15 is not backed up for miles on a Friday evening heading north . Also when we can easily drive to Rockville from Sterling without having to use the Beltway or Point of Rocks passage.  |
| 60 | When serious commitments to improve the Route 9 and Route 15 corridors have been made.   |
| 61 | When there is less traffic congestion on US15.   |
| 62 | When traffic has been rerouted away from the geographic area north of leesburg, from the potomac river to lovettsville. When building new mass housing developments is moved to other areas that can tolerate the burden/ population density   |
| 63 | When you can drive up 15 without sitting in crazy traffic  |
| 64 | Widen 15 north of Leesburg to reduce traffic.  |

**Table 8. Actual Public Comments – Traffic Concerns on Route 15**

| #  | Comment   |
|----|---|
| 65 | Widen Route 15 as a realistic alternative to the Beltway. |
| 66 | Widen Rt. 15  |

## 1.7 Concerns about Traffic & Level of Service on Route 28 (Sully Road) (16)

*Public comments indicate concerns about traffic congestion on Route 28. Some commenters support increased road capacity to improve traffic flow.*

**Table 9. Actual Public Comments – Concerns about Traffic & Level of Service on Route 28**

| #  | Comment  |
|----|--|
| 1  | Connect commuters coming from west of 267 from Loudoun Valley, Brambleton, etc to rte 28 without going through waxpool in two places.Shellhorn to lockridge rd   |
| 2  | Continue improving traffic flow of major county roads through installation of fly-overs/cloverleaves, etc. that enable removing red lights. This is improving commutes/travel; however, even with removal of red lights, my experience is that both Rt 28 and Rt 7 come to a halt (or crawl) at rush hours. Try driving from the Dulles Toll Road to Rt 28 north at rush hour (particularly after Labor Day); then imagine how much worse it would be if it also included traffic going to MD across the bridge being discussed.   |
| 3  | Convert Rt. 28 to an interstate  |
| 4  | Improve traffic flow, especially on Route 7, Route 15 andRoute 28. Introduce robust mass transit, we have almost nothing, this keeps people in cars. Ensure land is set aside for natural parkland.  |
| 5  | Improve transportation on Rt. 7-east of 28 (too many stop lights, needs widening).   |
| 6  | Need more road capacity on rts. 7, 28 & 50. Traffic congestions.   |
| 7  | Office building for Rt 7/Rt 28 - generate a lot of traffic. Keep there.  |
| 8  | On the main roads, such as Rt. 7, Leesburg bypass and Rt. 28, widening and traffic flow enabling infrastructure changes that do not cause additional through traffic. No new Potomac River bridge should be built in Eastern Loudoun. This will generate additional congestion.  |
| 9  | Our traffic is congested along some of our major corridors, Rte. 15, Rt. 7, and Rte. 28 to name a few. I believe constructing a bridge crossing between VA and MD will only add to our traffic problems. Particularly where Rte. 28 and Rte. 7 meet. There is already a back-up at the intersection. Adding yet another road there will only cause more of a bottleneck and back up on routes 7 and 28. I suggest using the funds for building a bridge to create ore flyovers, eliminating traffic lights, to provide a better flow.  |
| 10 | Right now at the entrance into Ashburn from Route 28 the site is devastating. The site now looks like going into New York City from Jersey Turnpike. In my day this section was filled with huge oil filled drums - hundreds of thousands of gallons containers. No matter what time day steam came pouring off these contains boiling up into the atmosphere. Fron the top of this turnoff into Ashburn -- I now see the data centers - block and blocks of them along Waxpool and the old W&OD line steaming up into the atmosphere blocking the views of the magnificent Appalachians. What you have done -- you have succeeded pretty much in destroying a once lovely Virginia setting. |
| 11 | Rt 28 has traffic, how to aleviate.  |
| 12 | Rte. 50 and 28 standstills; improve the traffic congestion; don't build new homes without congestion address   |
| 13 | Traffic bottlenecks for Ashburn are very concerning. There are not many alternate routes to enter Ashburn and all roads leading to Ashburn are already congested. Due to congestion on all roads, even a minor   |

|    |   |
|----|---|
|    | accident on waxpool or 28 we cannot come into Ashburn on time to pick kids from school/after school causing anxious moments whether we will reach in time to pick kids. The quality of life in Ashburn has fallen drastically due to traffic congestion issues and lack of alternate routes to reach Ashburn. The county is demonstrating a lack of concern towards public safety and quality of life issues for residents and focusing more on tax revenues. Loudoun County is in the midst of the transportation disaster due to lack of proper transportation planning and we are getting into a deeper mess with no options to resolve the issues with the kind of developments that have been approved recently. There is no concern whatsoever from the County officials to resolve the transportation issues. The population growth estimates are worrisome when we imagine what it will do to the already congested traffic issues.   |
| 14 | Transportation along route 28   |
| 15 | Yes and no. I believe Loudoun, today, is still a great place. I believe we currently have a lot of the objectives that we are seeking. I particularly agree with objective #6, falling under SHAPE- adaptive reuse, and redevelopment of aging areas in a manner that complements and strengthens surrounding communities. NO NEW DEVELOPMENT OF ANY KIND- USE WHAT WE HAVE!!! Do not build more- meaning NO New Bridge Crossing – ANYWHERE Connect # 2-A reliable and efficient multi-modal transportation network that manages the travel demands of the County while maintaining fiscal and environmental sustainability. Our traffic is congested along some of our major corridors, Rte. 15, Rt. 7, and Rte. 28 to name a few. I believe constructing a bridge crossing between VA and MD will only add to our traffic problems. Particularly where Rte. 28 and Rte. 7 meet. There is already a back-up at the intersection. Adding yet another road there will only cause more of a bottleneck and back up on routes 7 and 28. I suggest using the funds for building a bridge to create ore flyovers, eliminating traffic lights, to provide a better flow. All objectives listed under Sustain suggest a bridge crossing is not what we need. Taken away will be some of our green infrastructure as well as privately and publicly protected open space. There are many historical buildings and areas along the river that will be compromised with the construction of a new bridge. Ground water will be polluted with increased traffic, and the air quality will be in jeopardy with the increased pollution caused by increased traffic. Support Ensure ALL residents enjoy a high quality of life- again will be compromised with a bridge crossing- A new bridge will either displace or destroy communities with character where families live and thrive. The Vibrant life enjoyed by those citizens living in effected communities will be gone. Families will either be forced to move outside of Eastern Loudoun to enjoy the lifestyle they have come to love. |
| 16 | Turn Route 28 into interstate that connects to Maryland and 270   |

## 1.8 Concerns about Traffic & Level of Service on Route 50 (John Mosby Highway) (22)

*These public comments indicate concerns regarding traffic on Route 50. Commenters suggest more traffic circles, fewer access points, and fewer traffic signals to manage traffic and improve traffic flow along this roadway.*

| # | Comment  |
|---|--|
| 1 | Alleviate the traffic congestion, i.e. Fix Route 50 make it limited access, add cloverleaves/grade separated interchanges                |
| 2 | Any development along Rt 50 should consider traffic implications and provide overall improvement to the east/west commute not worsen it. |
| 3 | Congestion on Rte 50 will be increased with 3 major new developments.  |

**Table 10. Actual Public Comments – Concerns about Traffic & Level of Service on Route 50**

| #  | Comment   |
|----|---|
| 4  | Develop transportation options from areas near 50 and Braddock to metro   |
| 5  | Expedite building of Cloverleaf on Route 50 and 606.  |
| 6  | Get rid of traffic lights on 50 and 7 - keep traffic moving   |
| 7  | Improve connections between 7 and 50, enhance connectivity, not just roads, between all parts of Loudoun  |
| 8  | Increase traffic flow on Route 50 and Braddock Road   |
| 9  | Limit access to Rt. 50 with interchanges, no signals  |
| 10 | Make Route 50 a more free flowing corridor by eliminating lights and access   |
| 11 | Need more road capacity on rts. 7, 28 & 50. Traffic congestions.  |
| 12 | Roundabouts are good; need one Lehnah and Route 50  |
| 13 | Route 50 cannot handle increased traffic so if more housing developments occur another major artery needs to be developed. Lee Hwy is taxed to the max.   |
| 14 | Rt. 50 traffic/accidents  |
| 15 | Rte 50 needs to be expanded to match the housing increase.  |
| 16 | Rte. 50 and 28 standstills; improve the traffic congestion; don't build new homes without congestion address  |
| 17 | The land around Rt 50 east of Rt 15 should be better planned to reduce access points, utilize service roads and secondary roads, provide services and retail in an efficient manner. As one of our congested East/West routes, transportation movement and efficiency should be the priority.   |
| 18 | Too vague - high density employment? What is the future? High rises. Goals objectives do not intersect. Conflicting goals/objectives - existing infrastructure Rt 50 - too jammed up - too many homes.  |
| 19 | Traffic both vehicular and pedestrian. In question 1 I believe I gave one option that seems to have been missed and that was to build pedestrian tunnels in the cost. Especially when you have a commerce section next to a community. It would help businesses succeed when there is better accessibility. Tall Cedars on the back side of these parcels should have a service access point. Again servicing the community to its south easily as well as on 50 and in time maybe restricting 50 access with a service road. |
| 20 | Transportation-monorail-along the metro area, in the Rte. 28-only in condensed area, not across the county  |
| 21 | When it doesn't take 30 mins to get from brambleton to rt 50.   |
| 22 | Widening Rd. 50. More consideration to development south of Rt. 50 to Ashburn/ Encourage and incorporate into County development  |

## 1.9 Concerns about Traffic & Level of Service on Route 287 (Berlin Turnpike) (21)

*These public comments indicate concerns regarding commuter traffic on Routes 287 and 9. Opinions are mixed regarding whether to maintain the roads as they are in order to retain the rural character of the roads and to discourage further commuter traffic or to improve the roads to better accommodate the traffic.*

**Table 11. Actual Public Comments – Concerns about Traffic & Level of Service on Route 287**

| # | Comment  |
|---|--|
| 1 | Avoid adding to the traffic situation which would detract from the desirability of Loudoun County. There |

**Table 11. Actual Public Comments – Concerns about Traffic & Level of Service on Route 287**

| #  | Comment   |
|----|---|
|    | is already too much traffic on Route 287 and Route 9. The small country roads are one of the main attractions that give western Loudoun county such a rural and peaceful feel. Adding to traffic on these small roads, creating a need for additional freeways or widening of roads should be avoided at all cost.  |
| 2  | 9 and 87 is not functioning well  |
| 3  | 9/287 transportation congestion To help traffic in Levettsville moving south/north  |
| 4  | Assess traffic issues and safety at intersections (Rt. 7 & 287) - Belmont Ridge and Croson (Waxpool and Pacific), Tall Cedars and Poland Rd., Waxpool and LoCo. Pkwy.   |
| 5  | Better connection (road) between 287 and 9 at Wheatland   |
| 6  | Build roads in Lovettsville and Waterford. Rout 9 and Rout 287 need to be a 4 lane road. Allow more mixed use communities in Lovettsville and Waterford.  |
| 7  | Circle at 287 and 9   |
| 8  | Frustrated because she's been fighting a losing battle - Develop Rt 287 near Wheatland - no infrastructure  |
| 9  | Getting on bypass 287 E is NOT a safe turn  |
| 10 | Historical villages and towns - Rt. 287 and Rt. 9 - commuter traffic - cut through historic sites - loosing integrity of commuters  |
| 11 | Purcellville area needs additional on/off ramps off Rt 7. The intesection of Route 7 and 287 needs help - traffic is always backing up under the overpass there!!!  |
| 12 | Rout 9 and Rout 287 are unsafe and need to be expanded into 4 lane roads. Traffic will continue to increase over the years and something must be done.  |
| 13 | Route 7 should be more safe; address W&OD/287/Horst Road junction; safety as well   |
| 14 | Sense of community - more in west; east more fractured. Need more defined connectivity between east + west education - accessibility to schools i.e. Lovettsville, distance affects quality of life ref. travel time. Traffic concerns at 287 & 9   |
| 15 | Short term A left turn lane fron Route 287 onto Route 7 westbound. Twice last week traffic was backed up to Patrick zhenry College due to people trying to turn left onto the bypass prevented by traffic coming south on Route 287. There is a inexpensive way to widen at the overpass without a major project  |
| 16 | The county is gridlocked and transportation network is flawed (7, 9, 287); not everyone can be rerouted through the villages and still maintain their rustic quality  |
| 17 | Transportation-9 and 287 West VA traffic needs fix-traffic circle   |
| 18 | Transportation-W Loudoun 287 and Route 9  |
| 19 | We need to develop Western Loudoun. West needs safe roads(287 and Rt.) you can't stop growth, so its time to start building. I don't understand people in West that don't want new roads. IT IS UNSAFE. SAFETY COMES FIRST. I don't understand people in West, they don't want growth, so they are willing to drive 20miles to the store on the UNSAFE ROADS. I don't get it. Please builddddddddddd in Western Loudoun. Its good for the economy and we need Safe roads. |
| 20 | Will be able to drive on 287 and cross 9  |
| 21 | You will succeed once you build safe roads in western Loudoun Rt. 9 and Rt. 287 need to be 4 lane for safety.   |

## 1.10 Concerns about Traffic & Level of Service on Route 606 (Loudoun County Parkway/Old Ox Road) & Route 625 (Waxpool Road) (26)

*Twenty-six comments express public concerns regarding traffic conditions along Loudoun*

*County Parkway and Waxpool Road.*

| <b>Table 12. Actual Public Comments – Concerns about Traffic &amp; Level of Service on Routes 606 and 625</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | 606 needs to connect west so that there is a east to west option south of the toll road.  |
| 2   | Add alternative roads connecting Loudoun County Parkway to Broderick Drive. By adding connective roads and presenting alternatives to Waxpool, you will alleviate the strain on the massive bottleneck that you have created at LoCo Pkwy and Waxpool.  |
| 3   | Add more lanes on Waxpool road to alleviate the congestion getting into Loudoun County Pkwy, or build an overpass from 28 directly into Loudoun County Pkwy to improve the traffic flow into the rest of Ashburn area.  |
| 4   | Alternative routes for heading east / west instead of Waxpool or the Greenway.  |
| 5   | Assess traffic issues and safety at intersections (Rt. 7 & 287) - Belmont Ridge and Croson (Waxpool and Pacific), Tall Cedars and Poland Rd., Waxpool and LoCo. Pkwy.   |
| 6   | Better traffic flow from Broderick onto Waxpool. I take the Loudoun Commuter buses and often have to wait 4 traffic light cycles, 16 minutes, to get onto Waxpool   |
| 7   | Connect commuters coming from west of 267 from Loudoun Valley, Brambleton, etc to rte 28 without going through waxpool in two places. Shellhorn to lockridge rd   |
| 8   | Ease traffic congestion on key streets like Waxpool and Loudoun County pkwy during peak hours.  |
| 9   | Finish Loudoun County Parkway between 606 and Ryan Road   |
| 10  | Finish Loudoun County Pkwy  |
| 11  | No one questions the pressing needs for transportation improvements that really would make a difference for Loudoun County residents, however: these include easing east-west commuter traffic on Route 7, the toll road, and Waxpool Road, opening greater access to future Loudoun Metro stations (and participating in dedicated funding to improve Metro service), improving bus service throughout the county, and encouraging transit, biking and walking networks to key destinations and amenities. A bridge through Eastern Loudoun would threaten every one of these objectives, by pouring traffic onto an already massively congested Route 28 as well as Route 7, spurring housing development throughout the transition area, overloading the toll road and Route 66, and bringing enormous expenses to taxpayers for residential population growth. Please change your position and eliminate the Potomac River crossing from your plans for our county. Consider instead the far more realistic, practical, and affordable steps the Board could take to improve the quality of life for all Loudoun residents, with continuing improvements to existing roadways, interchanges, and intersections, more efficient access to existing and future Silver Line stations, more park and ride lots and better commuter and local bus service. |
| 12  | Improve N/S/ Old Ox Road.   |
| 13  | Improving Loudoun County Parkway and Waxpool intersection   |
| 14  | Link Old Ox Road to Ashburn (another east/west transportation solutions)  |
| 15  | LoCo Parkway-needs to be major highway and straight thru like 28  |
| 16  | Loudoun Co. Parkway and Waxpool (N. on L.C.P.)- do not turn from middle lane not respected/enforced   |
| 17  | Loudoun would be better served if there was a better connection between South Riding to Ashburn/Brambleton. Taking 606 is just too congested!   |
| 18  | Make Loudoun County Parkway similar to Fairfax County Parkway - bike lanes here - mirror efforts  |
| 19  | Metro parking at 606 - south side of greenway (606 station draws catchment from the south)  |
| 20  | Relieve traffic along Rt 7 and Rt 625/640   |
| 21  | Roads - Loudoun County Parkway; tunnel under road for pool; need affordable housing; revisit transition policy area   |
| 22  | Route 606 needs to be widened as it has a heavy flow of traffic from the Toll Road to South Riding.   |

**Table 12. Actual Public Comments – Concerns about Traffic & Level of Service on Routes 606 and 625**

| #  | Comment  |
|----|--|
| 23 | Traffic congestion along Pacific Boulevard at Waxpool Road, both northbound and southbound is terrible during morning and evening rush hours. It takes 8-10 series of stoplight changes for Pacific Boulevard commuters to gain access to Waxpool Road. It is just as bad at Loudoun County Parkway and Waxpool Road. Improvements must be made.     |
| 24 | Traffic off loaded from Waxpool Rd and another alternative to the Greedway is complete   |
| 25 | Transportation plan should allow for routes to be create parallel to the Dulles Greenway, connecting Lockridge Road and Prentice Road with Loudoun County Parkway, taking congestion off of Waxpool Road and Pacific Boulevard. These roads would go over Broad Run and through Commercial development areas to connect with Loudoun County Parkway. |
| 26 | Waxpool Road/Loudoun County Parkway - too many accidents   |

## 1.11 Concerns about Traffic & Level of Service on Route 621 (Evergreen Mills Road) (11)

*Eleven public comments express concerns about traffic conditions along Evergreen Mills Road (Route 621).*

**Table 13. Actual Public Comments – Concerns about Traffic & Level of Service on Route 621**

| #  | Comment   |
|----|---|
| 1  | Evergreen and Belmont Ridge-improve traffic flow, finish Loudoun County Parkway   |
| 2  | Evergreen and Watson--needs a light/traffic circle/roundabout to improve  |
| 3  | Evergreen Mills Road - west to Belmont Ridge Road - right thru only   |
| 4  | Evergreen Mills Road and Watson Road should be moved to Suburban and Route 15 should be the transition area. Evergreen and Watson already have the infrastructure and area to be Suburban, especially with the Metro coming in to Ashburn - it will be a hub for commuters.     |
| 5  | Widen Evergreen Mills Road.   |
| 6  | Widen/improve evergreen mill  |
| 7  | We need more roads around the Brambleton area. Specifically Evergreen Mills Road/Belmont Ridge road area is always congested. New houses are being built but infrastructure of the roads are not improving at the same pace. It makes life coming into/out of Brambleton tough. |
| 8  | Place stop lights/stop signs in appropriate locations (intersection of Fleetwood (new) and Evergreen Mills (light), intersection of Fleetwood and Everfield (sign))   |
| 9  | Traffic on two-lane roads--northbound on Evergreen and Watson/add turning lane/widen  |
| 10 | The \$ turn on Watson Rd. needs to be re-engineered (Evergreen Watson intersection)   |
| 11 | Transportation/infrastructure for everyone on mill rd.  |

## 1.12 Concerns about Traffic & Level of Service on Route 659 (Belmont Ridge Road) (10)

*Respondents provided ten comments expressing concerns about traffic along Belmont Ridge Road (Route 659).*



| <b>Table 14. Actual Public Comments – Concerns about Traffic &amp; Level of Service on Route 659</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Intersection Belmont Ridge/North Star at high school needs improved   |
| 2  | Maintain Belmont Ridge Road as a 4-lane road for future   |
| 3  | Route 5/Belmont Ridge and Evergreen Mills Road - road don't keep up with traffic; don't give up any revisions on the plan   |
| 4  | Traffic enforcement for construction vehicles on Belmont Ridge Road.  |
| 5  | We need more roads around the Brambleton area. Specifically Evergreen Mills Road/Belmont Ridge road area is always congested. New houses are being built but infrastructure of the roads are not improving at the same pace. It makes life coming into/out of Brambleton tough. |
| 6  | Widen Belmont Ridge Road between Sycolin Rd and Croson Rd.  |
| 7  | Widen Belmont Ridge Road to 4 lanes between Shreveport Drive and Evergreen Mills Road. Widen Evergreen Mills road to 4 lanes between Ryan Road and Loudoun County Parkway.  |
| 8  | County shouldn't make decisions to reduce road capacity on the transportation plan, example: Belmont Ridge Road 6 lanes to 4 lanes  |
| 9  | Assess traffic issues and safety at intersections (Rt. 7 & 287) - Belmont Ridge and Croson (Waxpool and Pacific), Tall Cedars and Poland Rd., Waxpool and LoCo. Pkwy.   |
| 10   | Evergreen and Belmont Ridge-improve traffic flow, finish Loudoun County Parkway   |

### 1.13 Concerns about Traffic & Level of Service on Other Named Roads (22)

*Twenty-two comments express concerns about traffic and levels of services along other named roads, including the Dulles Greenway, Braddock Road, and Sycolin Road.*

| <b>Table 15. Actual Public Comments – Concerns about Traffic &amp; Level of Service on Other Named Roads</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | Better access to Dulles highway from the west  |
| 2  | Better transportation in the Dulles Corridor. It needs to be promoted and useful. Users and non users need to be educated on how to use it.  |
| 3  | 620 be widened to support 3 lanes each way. This might provide a parkway for local residents to access the neighborhoods in SE Loudoun as well as relieving some of the traffic on Rt. 50 which can be considered as a primary parkway for visiting or thru traffic  |
| 4  | Avoiding commercial use on Braddock Road, which creates another Route 50. It seems to slowly be happening with little concern for residents wants and needs. Keep Loudoun beautiful!   |
| 5  | Braddock and Supreme Drive road needs a traffic circle; bad choke point  |
| 6  | Braddock R. is a mess. Improve transportation  |
| 7  | Braddock road at least four lanes  |
| 8  | Develop transportation options from areas near 50 and Braddock to metro  |
| 9  | FIX THE GREENWAY WESTBOUND EXIT RAMP ONTO ROUTE 7 BYPASS. The reason the Greenway exit ramp is always backed up is because people STOP at the bottom of it where they SHOULD INSTEAD be MERGING onto Rt 7 westbound bypass. VDOT needs to come install signage and paint a solid line at the beginning of the merge so people realize they have a whole lane to merge onto Rt 7 bypass westbound. This should have been addressed years ago!!! |

**Table 15. Actual Public Comments – Concerns about Traffic & Level of Service on Other Named Roads**

| #  | Comment   |
|----|---|
| 10 | Foxcroft road   |
| 11 | Increase traffic flow on Route 50 and Braddock Road   |
| 12 | Need to widen Sycolin Road from 2 to 4 lanes.   |
| 13 | Road improvements near Stone Tower Winery   |
| 14 | Rte 15 and Braddock needs a traffic circle; address the traffic problem   |
| 15 | Rte 653 County road; town has not moved forward to annex piece of land to; trucks going too fast; sign for slow 15 mph/hidden driveway; overturned trucks on street have damaged property; trash trucks won't go on road' mailbox issue |
| 16 | Rte. 690 southern exit - should not go down scenic/unimproved Tranquility Road  |
| 17 | Success When traffic is not bottlenecked at the end/entrance of rt 267 (The Greenway).  |
| 18 | The 4-way Stop intersection of Braddock Road and Supreme Drive needs to be a traffic circle (not a signal light) instead in order to move traffic better through that location.   |
| 19 | The Sycolin Road pathway between Ashburn and the Loudoun Airport should be expanded into a four lane road, free from tolls, and surrounded by retail establishments and restaurants   |
| 20 | Too many additional cars trying to turn onto Davis Drive where there are no lights (from Belfort Park Drive or Tippet Hill)   |
| 21 | Traffic on Syclon Road; hire police to work intersections, which is inefficient; expand roads to keep traffic moving  |
| 22 | Widening Braddock   |

## 2. Road Connectivity (44)

*Participants expressed concerns about missing links in the road network. There is support for additional east-west connectivity and additional north-south connectivity.*

**Table 16. Actual Public Comments – Road Connectivity**

| #  | Comment  |
|----|--|
| 1  | Address transportation - missing links, be sure to address/improve   |
| 2  | Address travelling not only in the county but through the county   |
| 3  | Better connectivity for all areas of the county  |
| 4  | Better east/west connectivity  |
| 5  | Better east/west transportation connecting, so that infrastructure can catch   |
| 6  | Better north/south access (transportation)   |
| 7  | Better north-south connection (roads)  |
| 8  | Better road connectivity   |
| 9  | Brambelton was built without a high traffic direct access to Fairfax (without tolls). This creates strain on the roads surrounding the area, without the consideration that they may be the primary commuter route for those areas. We need to prioritize the connections between 50, 267, 28, and 620 |
| 10 | Community has great places - but not connected by roads  |
| 11 | Connect missing road links - continue process  |
| 12 | Connect Riverside Parkway to ease traffic on route 7.  |

**Table 16. Actual Public Comments – Road Connectivity**

| #  | Comment  |
|----|--|
| 13 | Connect to region via north/south connector roads (e.g. Northstar Blvd.)   |
| 14 | Connecting Dulles town center/One Loudoun/outlet malls   |
| 15 | Connections on private land.   |
| 16 | Continuity of network in transition area! (repeat)   |
| 17 | Creating/reinforcing connectors through social ways, transportation network and in our built environment   |
| 18 | Dulles is a big impediment to N/S and E/W conveyance. Transportation options through the airport property?   |
| 19 | Easy connectibility to all of Northern VA  |
| 20 | Finish Mission Road links to make traffic better   |
| 21 | Focus on east-west traffic. This is where the "core" of our transportation issues are.   |
| 22 | Goals - support - encourage greater connectivity among community and its residential and families  |
| 23 | Improve connections between 7 and 50, enhance connectivity, not just roads, between all parts of Loudoun   |
| 24 | Infill - Make sure neighborhood roads connect well to a network of secondary roads, and that secondary roads connect well with the needs of primary roads.   |
| 25 | Lovettsville and Waterford need a 4 lane highway that connects to Rt. 7. Reason for this is because the population keeps increasing and the single lane roads are becoming unsafe. I understand we want to preserve history but I think safe roads should be our priority.   |
| 26 | Modern connectivity needed   |
| 27 | More East West Driving Alternatives between Ashburn and Rte 28   |
| 28 | More road connections in Loudoun   |
| 29 | More transportation interaction between eastern and western Loudoun. (Better integration of east and west - economy)   |
| 30 | N/S, E/W parkways to connect county  |
| 31 | North-South commuting is inhibited   |
| 32 | Objective 4.Integration with neighboring jurisdictions to improve regional and statewide connectivity and to attract residents and businesses to Loudoun County.   |
| 33 | One challenge is connectivity of the communities in Dulles South. We need to identify alternative routes for connectivity  |
| 34 | Planting the seeds - you get what you plant - do one data center, get 25 of them. Don't waste land or use it inefficiently. Many things went by-right. Road connection problems. No proffers. Have commercial inappropriate places.  |
| 35 | Protect old Ashburn - traffic connectivity   |
| 36 | Roads with same name but not connected   |
| 37 | Sense of community - more in west; east more fractured. Need more defined connectivity between east + west education - accessibility to schools i.e. Lovettsville, distance affects quality of life ref. travel time. Traffic concerns at 287 & 9  |
| 38 | Should really look for ways to literally connect the various communities/developments. I understand that within the Transportation plan there is talk of connecting/finishing bike and walking trails. Widening/connecting roads (e.g. like finally finishing the connection for the Loudoun County Parkway) will be great to easy traffic concerns.               |
| 39 | Specifically object to Goal: Connect, Objective 4 integration with neighboring jurisdictions "improve" connectivity to attract new residents to Loudoun. We have enough growth to manage already without making this an objective. I assume Goal: Connect, Objective 4 refers to ill-advised Bi-County Parkway with Prince William County which I strongly oppose. |
| 40 | The vision statement seem overstated since some of the connectivity to major highways are running at   |

**Table 16. Actual Public Comments – Road Connectivity**

| #  | Comment   |
|----|---|
|    | slow pace, amount of time, gas usage wasted in a signal during peak hours are enormous. Also, no major shopping areas are nearby, we need to reach out either Sterling, Leesburg or Chantilly. Unlike other township where we lived or within NOVA, there are no street lights, it becomes lousy after evening hours. I got this complaint even from visitors from out of state/town. Major hurdle is hard water and hope this will get rectified at some point. Strategic Planning and longevity is vital, at least five years advance planning is required in terms of roads, transportation. Otherwise, schools, wellbeing programs are among potential for high growth. |
| 41 | Top level objective does cover areas of concern; need to ensure connectivity and have balance throughout the county/roadwork. Growth parallel with transportation & the objectives together - be able to move "around" development and not just within  |
| 42 | Transportation reaches entire county  |
| 43 | Want to improve connection of transportation to north and south   |
| 44 | What does Brambleton want to be. Look at suburban and connect 20 little sections and communities. Connect those centers with trails and transportation. Connect the little pockets. Look at how people move from pocket to pocket.  |

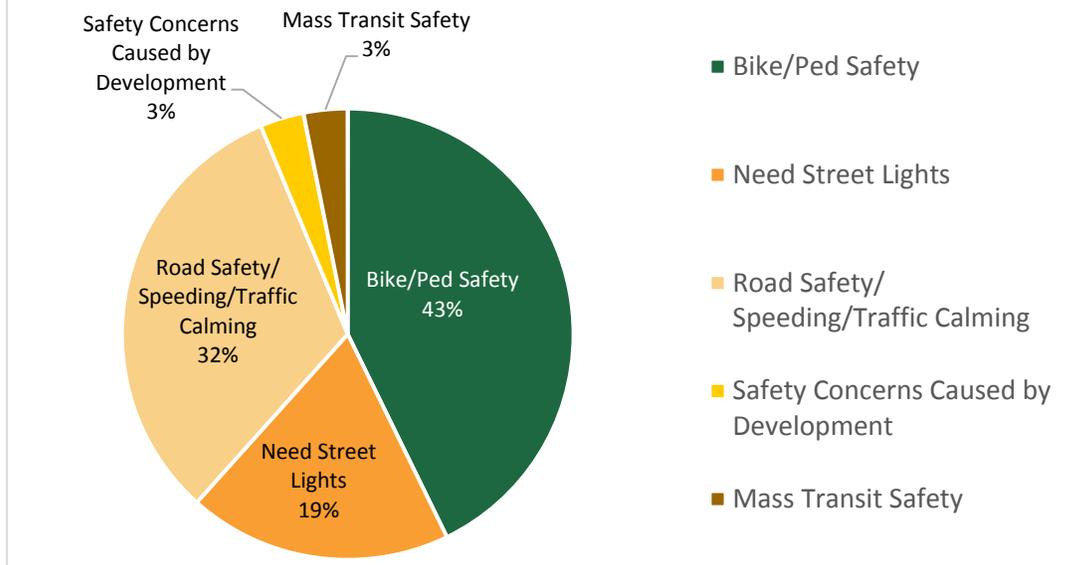
### 3. Transportation Safety (159)

*Public comments convey the importance of transportation safety. Of concern is the need for street lighting and traffic calming measures to ensure the safety of drivers, pedestrians, and cyclists. Another concern is vehicle and bicycle conflicts.*

**Table 17. Number of Bicycle and Pedestrian Public Comments**

| Topic                               | Number of Comments | Percentages of Transportation Safety Comments |
|-------------------------------------|--------------------|---|
| Cyclist & Pedestrian Safety         | 68                 | 43%   |
| Need More Street Lights             | 30                 | 19%   |
| Road/Driver Safety                  | 51                 | 32%   |
| Safety Concerns Tied by Development | 5                  | 3%  |
| Mass Transit Safety                 | 5                  | 3%  |
| <b>TOTAL</b>                        | <b>159</b>         | <b>100%</b>                                   |

Figure 3. Transportation Safety - Public Comments



### 3.1 Concerns about Pedestrian & Cyclist Safety (68)

*These comments support ensuring pedestrian and cyclist safety throughout the County. Comments indicate support for safe trails, bike paths, sidewalks, and crosswalks throughout the County. Several comments indicate concern about driver/cyclist conflicts along the Washington and Old Dominion (W&OD) Trail. Several commenters support expanding or improving bike/ped paths or shoulders in rural areas. Others support installing more crosswalks in Sterling and along Route 7. Some commenters support building pedestrian bridges over major roads and the Dulles Greenway to ensure walking and biking safety.*

**Table 18. Actual Public Comments on Pedestrian and Cyclist Safety**

| # | Comment   |
|---|---|
| 1 | All new roads need to include a *safe* bike lane. Safe bike lanes should be added to all existing roads.  |
| 2 | Bicycling for transportation, plan already been written, safe paths to be into W&OD, access to metro station; funding for paths; list of 600 cyclists; bike to work; implement full plan; lanes have not been added and trails are ending with no access for continuity |
| 3 | Bicycles dangerous in the Wes   |
| 4 | Bike lanes in Algonkian (No safe way to Claude Moore Dulles Town Center)  |
| 5 | Bike lanes to make biking to work safe and continuation of trails around more urban areas to enable pedestrian and biking around Loudoun. Traffic calming measures (like roundabouts) near "town centers" in the various developments.                                  |
| 6 | Bike lanes to make biking to work safe and continuation of trails around more urban areas to enable pedestrian and biking around Loudoun. Traffic calming measures (like roundabouts) near "town centers" in the various developments.                                  |
| 7 | Bike trails on/along 287, 9, etc. to keep bicyclists from being on road; safety for them  |
| 8 | Connect: Our family would enjoy the ability to walk to grocery, shopping, etc. safe walk zones and commercial development mixed with residential would be preferable.   |
| 9 | Define bike paths (rural roads have bicyclists, unsafe)   |

**Table 18. Actual Public Comments on Pedestrian and Cyclist Safety**

| #  | Comment  |
|----|--|
| 10 | Emphasize pedestrian safety and pedestrian-friendly design sidewalks and development   |
| 11 | Encourage better bike lanes. Syctonin Road crosses over greenway, unsafe routes  |
| 12 | Establish connected trails, all along, including equestrian, so people can safely walk to places; avoid going in car   |
| 13 | Foot and bicycle traffic in Loudoun. Should be able to travel safely. Crosswalks at intersections are dangerous.   |
| 14 | Goal connect: more discussion + emphasis on pedestrian safety + access   |
| 15 | I believe the vision, goals, and objectives are more on a broad sense than anything specific. To me it looks like too much to accomplish. These are good and hopefully in future we will get specific projects that are in line with these goals. One of the most important things to me in transportation. So, putting everything aside a robust transportation system (roads, highways, public transportation, and trails) is paramount in a success of a county. Following are my suggestions: 1. Interconnect the traffic signal systems to have smooth traffic progression 2. Try to implement a county bus system. I am pretty sure this could be accomplished if it is thought through 3. Develop trails and bikeways. In Loudoun county we really lack those 4. In the new developments, try to put county roads first (as straight as possible, rather than curvy roads) and then have developer develop the area. By looking at google maps, it appears the county has been making this mistake again and again by annexing area for development and leaving it on the developer to develop the alignment of roads. In that way all the roads are designed with curves, etc. 5. Since there a tons of new areas being developed, lots of construction trucks travel on the roads during peak hours making it even worse for regular office going people. Banning construction trucks during rush hours will have a safe and fast traffic progression during rush hours, making the residers super happy...Thanks |
| 16 | I think the goals and objectives do move Loudoun in the right direction. As a resident of western Loudoun, I particularly resonate with the following items: 1.accessible and safe parks and recreations spaces, 2. multi-modal transportation with an emphasis on improved public transportation and safe biking options, 3. a stronger and more diverse rural economy, 4.sustain and grow green spaces 5. support for historic resources 6. helping people age in place.   |
| 17 | Improve shoulders on Western Loudoun roads to enhance cyclist safety (without widening road or changing topography)  |
| 18 | Look at major intersections for safe bike/ped crossings: Drainsville, Augusta/Sterling, Pot. View, NOVA Campus. Palisades Pkwy, Countryside Blvd.  |
| 19 | Make proper maintenance and safety conditions of existing roads a higher priority with bike and walking paths a required amenity to improve safety and increase a sense of community.  |
| 20 | Make the county pedestrian friendly (east and west). Trail and sidewalk connectivity, as well as innovative pedestrian safety improvements (e.g. glow in the dark striping, audible signal devices for pedestrians, etc.)  |
| 21 | Making bike lanes, making roads safer  |
| 22 | More Safer crosswalks and side walks   |
| 23 | Near Adams Center - need sidewalk for safety issue #16 and crosswalk   |
| 24 | Need bike lanes along some of the rural roads, blind curves dangerous for cyclists and drivers   |
| 25 | Need crosswalks all along 7 (Sterling, Lansdowne) and walking bridges. Very dangerous, no connectivity.  |
| 26 | Need more walking trails, safer pedestrian access.   |
| 27 | Need safe biking and bus connectivity to silverline and metro area   |
| 28 | Need to change the lights to reflect typical driving laws in the rest of the state for the STRAIGHT-RIGHT and LEFT turn lane configurations. Also would like to see some changes to the commercial booming of  |

**Table 18. Actual Public Comments on Pedestrian and Cyclist Safety**

| #  | Comment   |
|----|---|
|    | shipping and storage facilities that seem to be growing. Would also like to see some increased street lighting and occasional lights on the W&OD. I know it technically closes at dusk, but when dusk is 4 pm in the winter I sometimes get trapped on it as it gets dark and it feels incredibly unsafe. Just a streetlight at the trail entrances/exits would be helpful, as Fairfax does. Also in addition to the W&OD; PLEASE PLEASE change the Sterling Blvd W&OD crossover to a light or pedestrian friendly walkway. |
| 29 | Need to find safe travel for cyclists   |
| 30 | No where to cross the road, more emphasis on pedestrian safety/road crossings   |
| 31 | Old Ashburn - no sidewalks, no safety connection, narrow roads  |
| 32 | Pay attention, walkability, encourage safety pedestrians/bicycle, plan roads w/ these facilities  |
| 33 | Pedestrian safety and lighting needed, crosswalks. Need a Starbucks here. Farmers market at Sterling Park Mall (run down)   |
| 34 | Pedestrian safety and walkability in rural areas and villages-quality of life issue   |
| 35 | Pedestrian safety, safer for children, walkable communities   |
| 36 | People will know they can walk and bike safely  |
| 37 | Please revisit pedestrian cross walks throughout the county. People driving tend not to stop their vehicles until they are in or past the cross walks (especially in right turn lanes) which is extremely dangerous. There needs to be better lighting at crosswalks in busy areas. Darkly lit roads are dangerous for people on foot.  |
| 38 | Priority! Just put up the share the ride signs and look at ped traffic to make sure the walking trails are safe and connected.  |
| 39 | Provide a way to cross Rt.7 near a Catholic Church on foot/bike. People are doing it daily, in rush hour traffic. It is both unsafe and inconvenient. A bridge or a tunnel would work best.   |
| 40 | Provide safe pedestrian access across roadways.   |
| 41 | Quality of life would improve, [success when] I feel safe walking on my road  |
| 42 | Regarding transportation, please plan for pedestrian safety. We live less than 2 miles away from Dulles Town Center, but there is no safe way for my non-driving teenagers to walk or bike there. Adding safe pedestrian crossings across route 7 would increase the quality of life and promote local economic development.  |
| 43 | Road attention in western Loudoun; unable to safely pass cyclist on roads; look to improve lane character and maintain safety   |
| 44 | Robust, integrated, safe, interconnected bike network   |
| 45 | Safe access for bikes/peds  |
| 46 | Safe bike and walk trail connect Bluemont to Purcellville   |
| 47 | Safe crossings for pedestrians to cross streets; marked and well lit  |
| 48 | Safe pedestrian crossings should be addressed before development occurs rather than retroactively - should be continuously improved; retrofits too difficult.   |
| 49 | Safety on roads, crossing larger roads  |
| 50 | Share the Road signs are inexpensive and would have an immediate effect on the safety of drivers and cyclists. This is one of the most cost-effective ways to educate the public. I don't see any significant obstacles and would be happy to help support the addition of strategically placed Share the Road signs on some of the more popular cycling routes.  |
| 51 | Strengthen the downtowns of towns and make Loudoun more safely interconnected for pedestrians and cyclists (RT 7)   |
| 52 | Success when People will know they can walk and bike safely   |
| 53 | The biggest obstacle pedestrian/biking access to Innovation station is getting people safely across Route 606, which extremely congested during much of the day. I am thinking a bridge or tunnel would do the  |

**Table 18. Actual Public Comments on Pedestrian and Cyclist Safety**

| #  | Comment   |
|----|---|
|    | trick.  |
| 54 | Transportation in Loudoun to include low-cost safe walking biking and bussing to local businesses and transportation.   |
| 55 | Transportation is what helps build communities like Eastern Loudoun. As we become more urban, we need to encourage our citizens to get out of our cars and live more active lifestyles. We need to encourage our businesses to participate in this effort as well. Providing access to and accessibility to safe and reliable transportation alternatives will be critical to this effort. As a resident of Ashburn I have seen buses, but the locations of stops and routes are difficult to decode and do not integrate with non-park and ride options. 1. The first step to fix this is to integrate our bus system routes and schedules with Google Maps and other apps so people can get better explore and use those alternatives. 2. Next make sure we have safe bike and walking routes to these locations from our neighborhoods. This includes sidewalks and crosswalks at locations that make sense to the walker, biker and driver. I have observed improvements of this nature at the Hay Rd entrance to Stone Bridge High School.3. Make sure there is an updated map of walking trails, and publish it. Include transit options and commercial destinations on the trail map.4.We need to work with Fairfax County (and Metro in 2020) and other transit providers to pull together information and systems to provide a more seamless network for people living and working on either side of county borders. |
| 56 | Unsafe bike/ped traffic on roads  |
| 57 | W&OD trail and Sterling Blvd. Intersection is dangerous, Add bridge. Flashing lights not an answer  |
| 58 | Walking trails adjacent to bicycle trails for safety of walkers and bikers  |
| 59 | We need a pedestrian and bike bridge over route 7 near the malls and NOVA. This area has recently increased the number of stores and many families have to drive or dare traffic just to cross route 7 now. I saw a family pushing a stroller across 6 lanes of traffic last week.  |
| 60 | We need to plan to connect the commerce districts with surrounding neighborhoods with safe pedestrian access. My neighborhood is less than 2 miles away from Dulles Town Center, but there is no safe way for us to walk or bike there. None of the intersections with stoplights have crosswalks. A pedestrian bridge or tunnel to cross Route 7 would open up community opportunities to my teenagers who do not drive. They could more easily access part-time employment and spend that money while socializing with friends. Without pedestrian access to cross Route 7, they are limited.   |
| 61 | We'll see safer roads. Bikes and cars travelling safe   |
| 62 | Well thought-out trails - safety issues, esp. for people who live in area.  |
| 63 | When citizens feel safe when walking or biking.   |
| 64 | When people can ride their bikes safely to school and work and restaurants. Overpasses or underpasses on all major roads just like Reston   |
| 65 | When people could walk or bike safely between all points in the county.   |
| 66 | When you turn neighborhood roads into major thoroughfares, you need to build up and over pedestrian walkways. Too many people are getting hit because previous non major streets are being turned into major streets. Thanks :)   |
| 67 | All new roads need to include a *safe* bike lane. Safe bike lanes should be added to all existing roads.  |
| 68 | Bicycling for transportation, plan already been written, safe paths to be into W&OD, access to metro station; funding for paths; list of 600 cyclists; bike to work; implement full plan; lanes have not been added and trails are ending with no access for continuity   |

## 3.2 Support More Street Lights to Improve Transportation Safety (30)

*These comments indicate that there is a public concern regarding the lack of street lighting along major roadways throughout the County, at major intersections, and along the W&OD trail. Public comments express public safety concerns for both drivers and pedestrians due to dim or no street lighting.*

| <b>Table 19. Actual Public Comments on the Need for More Street Lights</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Unlike other township where we lived or within NOVA, there are no street lights, it becomes lousy after evening hours. I got this complaint even from visitors from out of state/town.  |
| 2  | Add streetlights to major roads. So much of Loudoun is dark and dangerous for drivers with high speed limits.   |
| 3  | Automatic street and car lights.  |
| 4  | Close off downtown Leesburg as a pedestrian only area and widen the sidewalks. Widening the sidewalk minimally was a waste of money and it still is not easy or safe to walk on the other side of the street, especially with children. In the map I refer to closing the parts of King Street to traffic and not the cross streets but having good lights for pedestrians to cross there.  |
| 5  | Funding is a major challenge, but lighting should be part of any road improvement projects funded by the county and state.  |
| 6  | Improve lighting on major thoroughfares - Rt 7, E/W, Rt. 28   |
| 7  | Improve the lighting on Belmont Ridge road right above the Greenway, this area is too dark and narrow.  |
| 8  | Install more street lights at the congested 4-way intersections.  |
| 9  | Install Street lights. Even in under developed countries have street lights but surprised to see that in USA this basic need for citizens is missing. It will be great to have these installed in Loudoun county  |
| 10   | Lack of lighting on roads - safety improvements   |
| 11   | Making sidewalks pedestrian friendly; sidewalks; biking; lighting; nature trails; sidewalks don't connect   |
| 12   | More lamppost, better lighting, reflective markers along major transportation routes  |
| 13   | More street lighting, W. Church St. off Sterling Blvd, improve security/safety in Sterling/Eastern Loudoun  |
| 14   | More street lighting-intersections especially in Sterling Park. But have inward downward lights.  |
| 15   | More street lights-Augusta Drive, Algonkian Parkway, Rte. 15 (require new developers to include sufficient lighting)  |
| 16   | More streetlights on major roads will lead to fewer accidents and lives saved.  |
| 17   | Natural lighting at night - residential + business  |
| 18   | Need better services like street lights   |
| 19   | Need more street lights for pedestrians   |
| 20   | Need to add/enhance lighting in older areas (sterling) to enhance livability  |
| 21   | Need to change the lights to reflect typical driving laws in the rest of the state for the STRAIGHT-RIGHT and LEFT turn lane configurations. Also would like to see some changes to the commercial booming of shipping and storage facilities that seem to be growing. Would also like to see some increased street lighting and occasional lights on the W&OD. I know it technically closes at dusk, but when dusk is 4 pm in the winter I sometimes get trapped on it as it gets dark and it feels incredibly unsafe. Just a streetlight at the trail entrances/exits would be helpful, as Fairfax does. Also in addition to the W&OD; PLEASE PLEASE change the Sterling Blvd W&OD crossover to a light or pedestrian friendly walkway. |

**Table 19. Actual Public Comments on the Need for More Street Lights**

| #  | Comment  |
|----|--|
| 22 | Obviously new businesses are being built right now that don't align with our suggestions. The traffic lights and any additional lighting on the W&OD would be mostly a funding, maintenance and policy change.   |
| 23 | Pedestrian safety and lighting needed, crosswalks. Need a Starbucks here. Farmers market at Sterling Park Mall (run down)  |
| 24 | Please revisit pedestrian cross walks throughout the county. People driving tend not to stop their vehicles until they are in or past the cross walks (especially in right turn lanes) which is extremely dangerous. There needs to be better lighting at crosswalks in busy areas. Darkly lit roads are dangerous for people on foot.   |
| 25 | Regarding my road suggestion...Traffic congestion will diminish as flow is controlled by lights and increased lanes. Traffic accidents will also diminish. Regarding my performing arts and recreation center ideas... Revenues (which will take time to build) will increase as local ballet and companies/schools, orchestras and bands and visiting performers and lecturers fill seats and generate ticket sales. Our educated and sophisticated community is starving for this type of amenity. |
| 26 | Require language be added to real estate documents that tells people buying in the Rural Area NOT to expect paved roads, sidewalks, street lighting and other suburban amenities.  |
| 27 | Safe crossings for pedestrians to cross streets; marked and well lit   |
| 28 | Solar powered street lights and traffic  |
| 29 | Street lighting on i.e. Haye Rd., Evergreen Mill, etc. throughout the County   |
| 30 | Sustain objective #7 - want it to be more specific. Re: lighting - don't wait for state. Need it in the plan. #1 - only one mention of wildlife - need to recognize animal needs   |

### 3.3 Concerns about Road Safety/Speeding/Traffic Calming (51)

*Several participants expressed concerns about driver safety in general on the Loudoun County road network. Several comments were made about safety concerns on rural roads. Specifically named roads include the following: Route 7, Route 9, Route 15, Route 287, Sterling Boulevard, Loudoun County Parkway, and Waxpool Road. Some comments express concerns regarding the need for enforcement of existing traffic laws, including vehicles following speed limits and construction vehicles adhering to traffic laws.*

**Table 20. Actual Public Comments – Concern for Road Safety/Speeding/Traffic Calming**

| # | Comment  |
|---|--|
| 1 | Build better roads that service western Loudoun. Roads are currently very unsafe.  |
| 2 | 1. When there is more balance in development throughout the county 2. When traffic calming methods are included in road design 3. High quality of schools, public safety and other services are maintained as the county grows         |
| 3 | Bike lanes to make biking to work safe and continuation of trails around more urban areas to enable pedestrian and biking around Loudoun. Traffic calming measures (like roundabouts) near "town centers" in the various developments. |
| 4 | Continue with road improvements and safety   |
| 5 | Economic force - even to sites near residences. Drunk drivers on the rural road, loud music  |
| 6 | Enforcement of speed limits  |
| 7 | Evergreen and Watson--needs a light/traffic circle/roundabout to improve   |

**Table 20. Actual Public Comments – Concern for Road Safety/Speeding/Traffic Calming**

| #  | Comment  |
|----|--|
| 8  | Getting on bypass 287 E is NOT a safe turn   |
| 9  | Gilbert Corner traffic circles   |
| 10 | Glad I don't have to commute... before you approve another subdivision, build every road! 3rd Xing, North Star, Rt. 15, Arcola. Fleetwood is dangerous at night (pave in place, trees proximate to road)   |
| 11 | Improve shoulders on Western Loudoun roads to enhance cyclist safety (without widening road or changing topography)  |
| 12 | Increase police presence on commuter routes during non-rush hour/ western Loudoun County region  |
| 13 | Its hard to build roads in west because people only care about preserving history. What everyone should care about is safety the population is increasing and we need roads, the roads we have now are not safe.   |
| 14 | Lovettsville and Waterford need a 4 lane highway that connects to Rt. 7. Reason for this is because the population keeps increasing and the single lane roads are becoming unsafe. I understand we want to preserve history but I think safe roads should be our priority.   |
| 15 | Maintain direct access to hospitals via transportation (emergency purposes primary concern)  |
| 16 | Make people follow the traffic and driving rules. There is so much congestion that it becomes infuriating when people do not follow traffic laws. Everyone wants to drive in the passing lane at whatever speed they want. People are now using the furthest right lane to pass. It is not safe and people should not drive slow in the passing lane. Please enforce traffic rules for sanity and safety. Driving west on Rt 9 was terrifying because people do this on a 65 mph road. Everyone is in whatever lane they want to be in which results in tailgating, weaving and extreme frustration. Not safe. |
| 17 | Need a round about at route 287 and route 9 and turn lanes.  |
| 18 | Need bike lanes along some of the rural roads, blind curves dangerous for cyclists and drivers   |
| 19 | Need for speed bumps or speed limit signs on Greenthorn Avenue. Speed limit is 25 and most drivers go 40- enforcement issue also on public road  |
| 20 | Need to consider traffic calming and visual impacts of traffic corridors   |
| 21 | Objective connect #1, #2 : most densely populated area in sterling park, Newberry -> no safe routes, lack of parking, transit issues   |
| 22 | Pedestrian safety and walkability in rural areas and villages-quality of life issue  |
| 23 | Program to discourage flow of traffic from areas where traffic doesn't need to go/traffic calming measures (trees, diversions to slow or discourage traffic)   |
| 24 | Prohibit rural businesses in residential areas that produce noise and drunk driving on rural roads   |
| 25 | Redesign Route 15 with roundabouts north of Leesburg which support that economy. To facilitate flow, access, and safety while preserving while maintaining historic/scenic assets.   |
| 26 | Reduce local congestion in Loudoun by improving intersections and local connector roads; create good access to metro stations including bike/pedestrian trails and walkways as well as parking and transit connections; help neighborhoods remain liveable by implementing proposed traffic calming options, improve east-west routes. No additional bridges are required.   |
| 27 | Road attention in western Loudoun; unable to safely pass cyclist on roads; look to improve lane character and maintain safety  |
| 28 | Roads are dangerous, dilapidated - for example St. Louis-Paxton Road   |
| 29 | Roundabouts are good; need one Lehnah and Route 50   |
| 30 | Route 15 north - traffic and safety concerns   |
| 31 | Route 15/Battlefield area has unsafe traffic and congestion; Ft. Evans North to Raspberry Falls  |
| 32 | Route 7 should be more safe; address W&OD/287/Horst Road junction; safety as well  |
| 33 | Route 9 safety at Route 7 eastbound  |

**Table 20. Actual Public Comments – Concern for Road Safety/Speeding/Traffic Calming**

| #  | Comment   |
|----|---|
| 34 | Safety-w/ intersections; traffic lights to keep up with the growth  |
| 35 | Serious problems on rural roads   |
| 36 | Slow traffic down   |
| 37 | Solve the Route 15 problem! Installing 2-3 roundabouts would not impact residents as it would not require widening of the road, and would allow those that live outside of Route 15 to be able to get to / from home in a more appropriate amount of time. Route 15 is causing problems, not just for those who are already residents, but it is also greatly impacting NEW home purchases as the major traffic backlog discourages new and potential buyers in this segment of Loudoun County to continue their search. We hear often "I am not moving somewhere that I have to sit in traffic JUST to get home"!  |
| 38 | Sterling blvd -> very unsafe  |
| 39 | There are not many employers in the County. Majority of the people commute to Herndon, Reston, Tysons, Arlington and DC for work. County should attract and zone for more offices in the County so residents can live and work within the County. There is a big uptick the number of accidents happening in the County and the quality of life in Ashburn area has fallen due to serious traffic issues. This will negatively affect the home prices and quality of life for residents. Even though Ashburn area has lot of trails, bike paths and parks, residents do not have time to enjoy them as they are spending lot of time in the car to pick kids and get back home. |
| 40 | Traffic calming - slow down traffic, but not increase flow  |
| 41 | Traffic calming is needed for secondary and rural roads   |
| 42 | Traffic circle at Raspberry Falls   |
| 43 | Traffic enforcement for construction vehicles on Belmont Ridge Road.  |
| 44 | Traffic on Syclon Road; hire police to work intersections, which is inefficient; expand roads to keep traffic moving  |
| 45 | Turn the intersection of Frederic Dr and Sugarland Rd into a roundabout. The intersection sees heavy traffic during rush hour, a properly designed roundabout will improve flow and increase air quality due to reduced stop/start cycles.  |
| 46 | Warpool Road/Loudoun County Parkway - too many accidents  |
| 47 | We need to develop Western Loudoun. West needs safe roads (287 and Rt.) you can't stop growth, so its time to start building. I don't understand people in West that don't want new roads. IT IS UNSAFE. SAFETY COMES FIRST. I don't understand people in West, they don't want growth, so they are willing to drive 20miles to the store on the UNSAFE ROADS. I don't get it. Please builddddddddddd in Western Loudoun. Its good for the economy and we need Safe roads.  |
| 48 | West of Hillsboro needs to be directed to Route 7 (E/W); dangerous  |
| 49 | Western Loudoun wine trail/breweries marketing to vehicular traffic need to have safe transportation option   |
| 50 | Western Loudoun--bicyclists using roads are a hazard, don't follow rules of the road  |
| 51 | You will succeed once you build safe roads in western Loudoun Rt. 9 and Rt. 287 need to be 4 lane for safety.   |

### 3.4 Concerns about Safety Associated with Development (5)

*These participants expressed concerns regarding the safety concerns associated with growth and development and construction.*

**Table 21. Actual Public Comments – Concerns About Safety Associated with Development**

|   | Comment  |
|---|--|
| 1 | Growth leads to move safety concerns, internet traffic, move employment, etc. Need to be proactive resources to maintain existing safety the county enjoys.  |
| 2 | Need to manage impacts of growth with focus in transport environment and safety  |
| 3 | Safety, traffic, construction concerns in all areas - environmental impacts as well due to construction  |
| 4 | Traffic bottlenecks for Ashburn are very concerning. There are not many alternate routes to enter Ashburn and all roads leading to Ashburn are already congested. Due to congestion on all roads, even a minor accident on waxpool or 28 we cannot come into Ashburn on time to pick kids from school/after school causing anxious moments whether we will reach in time to pick kids. The quality of life in Ashburn has fallen drastically due to traffic congestion issues and lack of alternate routes to reach Ashburn. The county is demonstrating a lack of concern towards public safety and quality of life issues for residents and focusing more on tax revenues. Loudoun County is in the midst of the transportation disaster due to lack of proper transportation planning and we are getting into a deeper mess with no options to resolve the issues with the kind of developments that have been approved recently. There is no concern whatsoever from the County officials to resolve the transportation issues. The population growth estimates are worrisome when we imagine what it will do to the already congested traffic issues. |
| 5 | [Success when] You will be able to sustain the quality with safety, traffic and most importantly education. Taxes will be able to pay for the quality services. Families will be more invested to remain in Loudoun or move to Loudoun.  |

### 3.5 Concerns about Mass Transit (Rail/Bus) Safety (5)

*Five comments express general concerns about safety on buses and Metrorail trains and safety while waiting for these services.*

**Table 22. Actual Public Comments – Concerns about Mass Transit Safety**

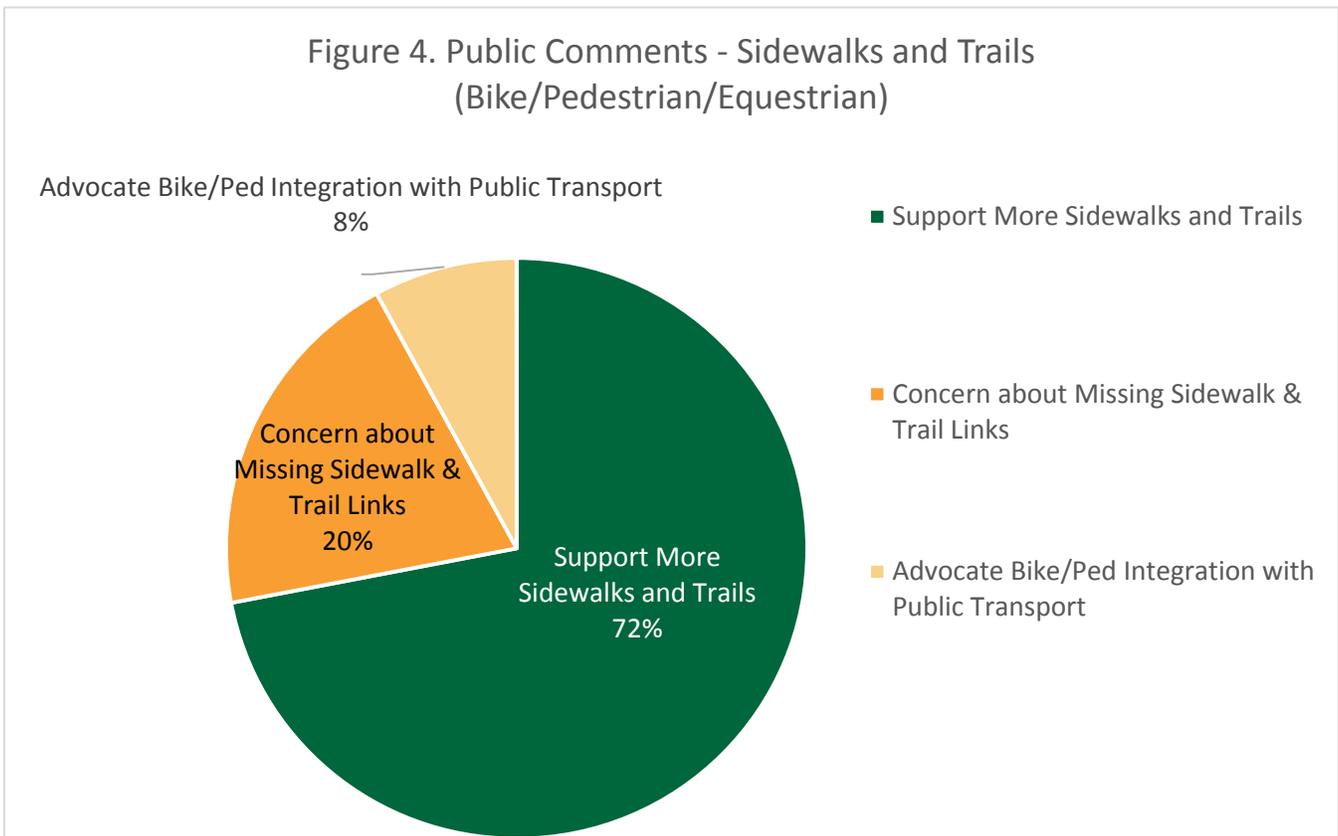
| # | Comment   |
|---|---|
| 1 | Safety on mass transit-eg. Call boxes   |
| 2 | Safe, efficient, affordable metro system; light rail along W&OD   |
| 3 | Safety standards, codes of practice, assessment tools, and training, as well as research into Intelligent Transport Systems (ITSs) will be needed. In addition, a new class of vehicle will be required to provide independent local mobility for those who live in more suburban/rural area and those who can no longer drive an automobile. |
| 4 | Transportation in Loudoun to include low-cost safe walking biking and bussing to local businesses and transportation.   |
| 5 | Need consistent, reliable, widely-access transport to work -> some very dangerous spots waiting for transit, dangerous to cross Rt 7 - walk across from class to lunch opportunity - ensure safe and different transportation options - have safe crossings of major corridors  |

## 4. Bike/Ped (375)

*In these comments, respondents support for more sidewalks and bike and equestrian trails. Comments reflect a desire for walkable communities, healthier lifestyles, and alternatives to*

driving. Respondents have a strong desire to walk or ride a bike to shopping, parks, and recreational areas.

| Topic  | Number of Comments | Percentage of Bike/Ped Comments |
|--|--------------------|---------------------------------|
| Support More Sidewalks and Trails                        | 270                | 72%                             |
| Support Sidewalk and Trail Connectivity                  | 75                 | 20%                             |
| Advocate Bike/Ped Integration with Public Transportation | 30                 | 8%                              |
| <b>TOTAL</b>   | <b>375</b>         | <b>100%</b>                     |



## 4.1 Support More Sidewalks & Bike/Pedestrian/Equestrian Trails (270)

Based on these comments, widespread support exists for more sidewalks and trails for pedestrians, cyclists, and horse riders. Needs are expressed Countywide. Comments specifically mention the need for: a trail like the W&OD Trail in the southern portion of the County (South Riding/Chantilly), sidewalks providing access to the W&OD trail, bike/equestrian trails in rural portions of the County, bike paths along Routes 9 and 287, bike/ped trails along Route 7 in Sterling, and bike/ped trails to Dulles Town Center.

**Table 24. Actual Public Comments – Support for More Sidewalks & Trails (Bike/Pedestrian/Equestrian)**

| #  | Comment   |
|----|---|
| 1  | Dulles South region needs a Bike Trail like the WOD.  |
| 2  | Loudoun County needs to be more environmentally friendly. There needs to be a drastic increase in public transportation, bike share, pedestrian streets, public walkways, carpool incentives, solar panel and wind power tax rebates.   |
| 3  | A larger network of walking and biking trails that interconnect the county via parks and public use land. Allow people/families to walk and bike without fear of cars and truck traffic. This would encourage and enable more exercise and more community interaction. Enabling biking to the new metro stops from all over the county would reduce traffic and carbon emissions. |
| 4  | Alternative transportation (cycling, buses), in Western Loudoun   |
| 5  | Better bike trails & connect with other trails  |
| 6  | Better public transportation and better bicycle transportation lanes  |
| 7  | Better/safer intersections on W&OD Trail  |
| 8  | Bicycle system - look at Escondido, CA  |
| 9  | Bicycles dangerous in the West  |
| 10 | Bicycling for transportation, plan already been written, safe paths to be into W&OD, access to metro station; funding for paths; list of 600 cyclists; bike to work; implement full plan; lanes have not been added and trails are ending with no access for continuity   |
| 11 | Bicycling for transportation, plan already been written, safe paths to be into W&OD, access to metro station; funding for paths; list of 600 cyclists; bike to work; implement full plan; lanes have not been added and trails are ending with no access for continuity   |
| 12 | Bike - speeds in the lane when there aren't enough shoulder   |
| 13 | Bike friendly - need ability to park at work at home, too   |
| 14 | Bike infrastructure   |
| 15 | Bike lanes everywhere, especially along major corridor and bike access to metro and W&OD +28  |
| 16 | Bike lanes in Algonkian (No safe way to Claude Moore Dulles Town Center)  |
| 17 | Bike lanes on route 7.  |
| 18 | Bike lanes to make biking to work safe and continuation of trails around more urban areas to enable pedestrian and biking around Loudoun. Traffic calming measures (like roundabouts) near "town centers" in the various developments.  |
| 19 | Bike lanes will be present.   |
| 20 | Bike Loudoun - bike and pedestrian plan; bikeable routes; extend W&OD   |
| 21 | Bike sharing, bike lanes, electric bikes, increased bicycle mobility  |
| 22 | Bike trails in south Loudoun  |
| 23 | Bike trails in Western Loudoun, for people to enjoy the rural areas   |
| 24 | Bike trails on/along 287, 9, etc. to keep bicyclists from being on road; safety for them  |
| 25 | Bike/ped master plan-maximizing existing right of way, shoulders, signage   |
| 26 | Bike/walk mixture continuously without fear of safety   |
| 27 | Biking is not addressed well enough under connect. Focus on areas surrounding and bike trails.  |
| 28 | Bridge over Sterling Blvd at W&OD   |
| 29 | Build bike lanes with most new roads. Example have it on Claiborne.   |
| 30 | Build bike paths alongside roads to make biking around the county more feasible and less dangerous. Increase public bus routes or install a streetcar line along route 7.   |

**Table 24. Actual Public Comments – Support for More Sidewalks & Trails (Bike/Pedestrian/Equestrian)**

| #  | Comment   |
|----|---|
| 31 | Build more sidewalks and bike lanes to encourage walking and biking instead of driving.   |
| 32 | Build side walk roads and bicycle lanes along route 7, especially in Sterling.  |
| 33 | Clean corridors at Movement (car and bike); main routes identification  |
| 34 | Code designate scenic roads to create network of bicycle trails   |
| 35 | Code designate scenic roads to create network of bicycle trails   |
| 36 | Communities connected by bike paths   |
| 37 | Concerned about balance/density - trees - have we putting back the right trees that are natural. Walkability & bike lanes need to be enriched with roads  |
| 38 | Connect bike trails (W&OA connect to C&O trail)   |
| 39 | Connect objective # 1 - multimodal - bike paths & lanes are more recreational in use, not for transit.  |
| 40 | CONNECT, Objectives 4, 5, 6, 7 - Care must be taken to avoid growth that negatively impacts the living and working environment for the residents of Loudoun by creating more traffic congestion. Too much growth too fast will lead to sprawl and negative consequences like increased traffic and overcrowding. "Over-connecting" neighborhoods and regions can result in increased traffic and overcrowding. Qualitative should be the focus rather than quantitative. Increase transportation efficiencies and choices without increasing transportation volume. More or better access to mass transit, more pedestrian and bike paths, and electric vehicle recharging stations. Avoid at all costs creating excessive traffic inlets such as allowing a new Potomac River bridge to connect to Route 28, which would irreversibly destroy our way of life in Loudoun County. |
| 41 | Connect: 2. Include words such as "Energy efficient transportation networks that favor mass transit, biking networks, and pedestrian travel."   |
| 42 | Connect: Our family would enjoy the ability to walk to grocery, shopping, etc. safe walk zones and commercial development mixed with residential would be preferable.   |
| 43 | Connecting bike trails network (cascades, countryside, Dulles Town center)  |
| 44 | Connectivity between neighborhoods, communities through bike and pedestrian trails; reduce traffic; bike lanes for example  |
| 45 | Continue emphasis on walkable communities   |
| 46 | Continue to facilitate and encourage car pooling, commuter bus usage, bicycling, and remote work.   |
| 47 | Cost of shuttle and making bike paths, commitment even during light rider periods   |
| 48 | County transportation plan; bike map/trails map (Fairfax County Comprehensive Plan; need 3 maps). Only look at road map when planning   |
| 49 | Create a bike plan/coordinate with Fairfax County; use money  |
| 50 | Create bike lanes along Algonkian Parkway and Countryside Blvd. There is a fair number of bike riders in the summer. Existing paths are inadequate as they put pedestrians and cyclists on a same narrow path.  |
| 51 | Create designated bike paths leading to the park and ride lot on Atlantic Blvd near Dulles Mall. There are several residential areas (including apartment complexes) within easy biking distance from it.   |
| 52 | Create designated bike paths leading to park and ride lots  |
| 53 | Create expanded bicycle network   |
| 54 | Create walkable town centers where you can live without a car   |
| 55 | Cycling is a big activity in the Dulles South area, and growing bigger every year. This area is in dire need of a trail, like the W&OD trail, perhaps from Chantilly/South Riding west thru Middleburg up to Round Hill/Purcellville area connecting to the W&OD Trail Head .   |
| 56 | Cyclist and car interaction-W&OD and Sterling Blvd. crossing major issue. Improve crossing and possible education (public service announcement, etc.). Take lesson from Herndon and Fairfax Co. (Eldon Street by  |

**Table 24. Actual Public Comments – Support for More Sidewalks & Trails (Bike/Pedestrian/Equestrian)**

| #  | Comment   |
|----|---|
|    | Murphy's Funeral Home)  |
| 57 | Dangerous walking areas.  |
| 58 | Define bike paths (rural roads have bicyclists, unsafe)   |
| 59 | Developing pedestrian walkways in Round Hill, along with limited destinations in town (e.g., a coffee shop, a bookstore, etc.)  |
| 60 | DIAAH to DNTC direct connection for buses; bike lanes at DNTC   |
| 61 | Elevate or tunnel the bike paths. Too much traffic in this area to have the bike path crossing so many major roads in Loudoun.  |
| 62 | Emphasize multimodal transportation in the northeast quadrant of the county.  |
| 63 | Emphasize pedestrian safety and pedestrian-friendly design sidewalks and development  |
| 64 | Encourage better bike lanes. Syctonin Road crosses over greenway, unsafe routes   |
| 65 | Endorse plans being dev for bike & ped paths off the roads connecting wineries, breweries, connecting all these great assets  |
| 66 | Enhance bike path functionality-young people want to use it   |
| 67 | Ensure transportation mobility allows residents, workers, and shoppers the ability to move around the County. The transportation system needs to have options over different modes (walking, biking, transit) to maintain the quality of life.  |
| 68 | Establish connected trails, all along, including equestrian, so people can safely walk to places; avoid going in car  |
| 69 | Evaluate/be friendly toward bike lanes; bike trails   |
| 70 | Expand bike paths into western areas especially Waterford and Lovettsville. Bikers and motorists are at risk along Clarks Gap Road and Milltown Road which are popular bike routes.   |
| 71 | Finding dedicated bikeways - but I'm sure with some interconnections to W&OD trail, local community trails and some dedicated lanes on roads and some new trails for bikes it's achievable in phases. Ride-shares and bikerentals could be next step.   |
| 72 | Foot and bicycle traffic in Loudoun. Should be able to travel safely. Crosswalks at intersections are dangerous.  |
| 73 | Goal - connect 1 - cross major highways for pedestrians   |
| 74 | Goal connect: multi-use trails invest for horses, bikes, pedestrians + in Potomac heritage trail  |
| 75 | Goal- Connect: Objectives 1-3 Loudoun Transit commuter buses are great, but other "multi-modal transportation network" is difficult, if not impossible to do "efficiently... While maintaining fiscal...sustainability."  |
| 76 | Goals bring people together and public health needs and transportation need tied together to keep people healthy (quality of life). Walk, live, play communities.   |
| 77 | Good - good framework - need to deal with transportation west to east - need to account for/deal with people who don't take care of environment. Need \$ for environment - need bike lanes, bike opportunities.. Need more quick hit opportunities - not so far down the road. Econ dev. very important - careful on JLMA, keep rural roads rural |
| 78 | Have more "Bike Friendly" routes. This would dramatically improve traffic conditions on local roads easing traffic from home to commuter parking lots and home to grocery stores. It would usher a whole new lifestyle that could so much differentiate Loudoun from other counties.  |
| 79 | Have more bike paths and pedestrian friendly transporttion  |
| 80 | Having horse/walking trails along some of the rural roads throughout the western part of the county.  |
| 81 | Healthy populations need to be active. Loudoun needs to be pedestrian and bike friendly in its planning. So far we are terrible at this.  |

**Table 24. Actual Public Comments – Support for More Sidewalks & Trails (Bike/Pedestrian/Equestrian)**

| #   | Comment   |
|-----|---|
| 82  | Historic Aldie, on John Mosby hwy needs a sidewalk  |
| 83  | Hold onto or increase parks and green spaces and protect them with permanent conservation easements. Create walkable space and community rather than just having narrow sidewalks along busy roadways.  |
| 84  | I believe the vision, goals, and objectives are more on a broad sense than anything specific. To me it looks like too much to accomplish. These are good and hopefully in future we will get specific projects that are in line with these goals. One of the most important things to me in transportation. So, putting everything aside a robust transportation system (roads, highways, public transportation, and trails) is paramount in a success of a county. Following are my suggestions: 1. Interconnect the traffic signal systems to have smooth traffic progression 2. Try to implement a county bus system. I am pretty sure this could be accomplished if it is thought through 3. Develop trails and bikeways. In Loudoun county we really lack those 4. In the new developments, try to put county roads first (as straight as possible, rather than curvy roads) and then have developer develop the area. By looking at google maps, it appears the county has been making this mistake again and again by annexing area for development and leaving it on the developer to develop the alignment of roads. In that way all the roads are designed with curves, etc. 5. Since there a tons of new areas being developed, lots of construction trucks travel on the roads during peak hours making it even worse for regular office going people. Banning construction trucks during rush hours will have a safe and fast traffic progression during rush hours, making the residers super happy... Thanks |
| 85  | I think the goals and objectives do move Loudoun in the right direction. As a resident of western Loudoun, I particularly resonate with the following items: 1.accessible and safe parks and recreations spaces, 2. multi-modal transportation with an emphasis on improved public transportation and safe biking options, 3. a stronger and more diverse rural economy, 4.sustain and grow green spaces 5. support for historic resources 6. helping people age in place.  |
| 86  | Improve pedestrian facilities in towns and improve bicycle lanes throughout county.   |
| 87  | Improve shoulders on Western Loudoun roads to enhance cyclist safety (without widening road or changing topography)   |
| 88  | In urban areas, make them pedestrian and bike friendly; provide pocket parks so people can park and walk and provide frequent and convenient public transportation  |
| 89  | Increase available options to transportation beyond cars, i.e.. Bike lanes, public transportation   |
| 90  | Increase cycling routes   |
| 91  | Increase multi-modal connectivity to W&OD trail; bike lanes.  |
| 92  | Increase multi-modal transportation to reduce car usage; increase bike routes, etc.   |
| 93  | Increase walkable communities   |
| 94  | Infill - Bike Trails, walking trails, sidewalks and open space as well as increased public transport.   |
| 95  | Infill - Walkable communities.  |
| 96  | Installing sidewalks in existing areas and requiring non-profits to support the community by adding sidewalks.  |
| 97  | Integrated, interconnected bike trails.   |
| 98  | Interconnected trail network connecting W&OD  |
| 99  | Invest more in bike paths and public transportation. All cities and many suburbs are doing it. And stop building these crazy highways everywhere. There is now a five lane stretch going one direction out of our development (Lansdowne) with 1000 houses. This is crazy. Pavement creates runoff and traps heat. We need more green space and less pavement.  |
| 100 | Investment into quality of life enhancements, community development, pedestrian/bicycle transportation networks, and frequent and reliable mass transportation options are expensive and not often supported by special interests. The County leadership must commit to long term investment and funding to realize   |

**Table 24. Actual Public Comments – Support for More Sidewalks & Trails (Bike/Pedestrian/Equestrian)**

| #   | Comment   |
|-----|---|
|     | this vision.  |
| 101 | Keep community feel and walkability   |
| 102 | Keeping traffic area designs simple and uncluttered. Pedestrian friendly, parking garages with ev plugins a must and keep in mind that a comfortable inviting area is nether too big or too small and very functional.  |
| 103 | Limit strip malls - they are an eyesore and encourage driving instead of walking, making traffic that much worse. Build town centers like Reston, not glorified malls like Dulles. Build pedestrian bridges across routes 7 and 50.   |
| 104 | Link all communities with walking and biking trails. the trails should be double wide, not narrow. This will allow all of us to be out doors more and to ride bikes/walk to the stores, rather than take our cars, promoting healthy active lifestyles.   |
| 105 | Look at limiting bike traffic on congested, winding, and high speed roads   |
| 106 | Loudoun should create a beautiful walking community.  |
| 107 | Made more side walks, bridges so people that do not have a car can cross the streets  |
| 108 | Make communities more walker and biker friendly   |
| 109 | Make county more welcoming to seniors-crosswalks, walkability, connectivity   |
| 110 | Make more ped/bike friendly   |
| 111 | Make proper maintenance and safety conditions of existing roads a higher priority with bike and walking paths a required amenity to improve safety and increase a sense of community.   |
| 112 | Make roads safe for a variety of uses (horses, bikes, runners, cars, etc.)  |
| 113 | Make the county more walk-friendly with neighborhood shops and restaurants within walking distance of homes (mixed residences with commercial areas).   |
| 114 | Make the county pedestrian friendly (east and west). Trail and sidewalk connectivity, as well as innovative pedestrian safety improvements (e.g. glow in the dark striping, audible signal devices for pedestrians, etc.)   |
| 115 | Making bike lanes, making roads safer   |
| 116 | Making town center areas more pedestrian friendly - no car access; farm market  |
| 117 | Money and tax base. Developers who want to develop it all and leave us, the citizens, with the bills for the infrastructure such as fire,police, schools, and transportation More challenges: getting metro through Leesburg and on to Purcellville Keep the country dirt roads-slows down the traffic and does not cost much to maintain Develop bike paths with under and overpasses to get more bikes in and out of the towns for local commuters. |
| 118 | More ability to walk and live in same area so don't have to commute. Higher paying jobs near homes so don't have to commute to District   |
| 119 | More autonomous vehicles, bikes, etc more mixed use, open space with office; more dense so allow more open space  |
| 120 | More bike lanes   |
| 121 | More bike lanes for the purpose of transportation, rather than pure recreation - especially along Ashburn Village Blvd to the Silver Line station and along Waxpool.  |
| 122 | More bike lanes, Sterling, make continuous connections, connect gaps in network, both commuting and recreation  |
| 123 | More bike lanes. Ex: Snickersville  |
| 124 | More bike trails and sidewalks  |
| 125 | More bike/ped train networks (similar to Fairfax)   |
| 126 | More biking, especially to Metro for connecting communities; socially and for transit   |
| 127 | More emphasis on public transportation and more inclusion of bike trails. More interconnectivity for  |

**Table 24. Actual Public Comments – Support for More Sidewalks & Trails (Bike/Pedestrian/Equestrian)**

| #   | Comment   |
|-----|---|
|     | walking and biking between communities.   |
| 128 | More pedestrian-friendly, walk-able areas. Another bridge in this area will just make traffic worse.  |
| 129 | More rural bike lanes/paths to and from western towns; network around #31 South   |
| 130 | More Safer crosswalks and side walks  |
| 131 | More sidewalks in Sterling  |
| 132 | More trails and interconnectivity throughout the county. Natural trails for hiking and biking.  |
| 133 | More trails and ways to get around without cars. Be more pedestrian friendly.   |
| 134 | More walkability, less reliance on driving to get around. A mix of housing options for all incomes near town/urban centers.   |
| 135 | More walkable communities   |
| 136 | More walkable lakes, open space etc. accessible without car   |
| 137 | More walkable/bikeable communities; not rely on cars as much  |
| 138 | More walking and biking paths near river and river crossings.   |
| 139 | More walking paths  |
| 140 | More work with bike/ped plan - areas of off road trails; Appalachia area - Potomac River  |
| 141 | Multimodal transportation - pedestrian, bus, metro  |
| 142 | Multimodal transportation alternatives such as bike trails, interconnected for where people live and work   |
| 143 | Must work on sidewalks - no connection, only one side - need to cross -stop it  |
| 144 | Near Adams Center - need sidewalk for safety issue #16 and crosswalk  |
| 145 | Need bicycle/trail in rural areas (scenery, curvy roads)  |
| 146 | Need bike lanes along some of the rural roads, blind curves dangerous for cyclists and drivers  |
| 147 | Need crosswalks all along 7 (Sterling, Lansdowne) and walking bridges. Very dangerous, no connectivity.   |
| 148 | Need more connectivity, likes re-use of space, walkability to a downtown Ashburn  |
| 149 | Need more walking trails, safer pedestrian access.  |
| 150 | Need sidewalk and crosswalks.   |
| 151 | Need sidewalks to community center  |
| 152 | Need to change the lights to reflect typical driving laws in the rest of the state for the STRAIGHT-RIGHT and LEFT turn lane configurations. Also would like to see some changes to the commercial booming of shipping and storage facilities that seem to be growing. Would also like to see some increased street lighting and occasional lights on the W&OD. I know it technically closes at dusk, but when dusk is 4 pm in the winter I sometimes get trapped on it as it gets dark and it feels incredibly unsafe. Just a streetlight at the trail entrances/exits would be helpful, as Fairfax does. Also in addition to the W&OD; PLEASE PLEASE change the Sterling Blvd W&OD crossover to a light or pedestrian friendly walkway. |
| 153 | Need to consider trails by affordable housing - for walking biking  |
| 154 | Need to emphasize active transportation   |
| 155 | Need to find safe travel for cyclists   |
| 156 | Need to provide more amenities at transit stops -> shelters, benches, sidewalks. Encourage more exercise + active lifestyle   |
| 157 | Need to tie communities into commercial development (pedestrian paths, tunnels and roads)   |
| 158 | New development should be walkable w/ support services  |
| 159 | No bike lanes. Bus stops there.   |
| 160 | No bike/pedestrian connection in and around Brambleton Golf Course  |
| 161 | No more roads without bike lanes.   |

**Table 24. Actual Public Comments – Support for More Sidewalks & Trails (Bike/Pedestrian/Equestrian)**

| #   | Comment  |
|-----|--|
| 162 | No ped path. No access to Cascades.  |
| 163 | No room to pass bicyclists with 4 feet   |
| 164 | No where to cross the road, more emphasis on pedestrian safety/road crossings  |
| 165 | Objective connect #1: bridge over sterling blvd over W&OD trail  |
| 166 | Old Ashburn - no sidewalks, no safety connection, narrow roads   |
| 167 | Outlet malls - encourage pedestrian traffic and support it - allow for mixed use (bike paths) mass transit - link commuter buses and reduce car traffic and encourage mass transit   |
| 168 | Paved pedestrian pathways!   |
| 169 | Pay attention, walkability, encourage safety pedestrians/bicycle, plan roads w/ these facilities   |
| 170 | Ped. friendly  |
| 171 | Pedestrian arches over busy intersections.   |
| 172 | Pedestrian bridge  |
| 173 | Pedestrian bridge over roads. Crosswalks. Crossing not at grade.   |
| 174 | Pedestrian bridge over Sterling Blvd. and W&OD Trail   |
| 175 | Pedestrian bridge Rte. 15, Ft. Evans   |
| 176 | Pedestrian bridges for trails-dense areas  |
| 177 | Pedestrian bridges over major roadways.  |
| 178 | Pedestrian connections in Brambleton   |
| 179 | Pedestrian connectivity  |
| 180 | Pedestrian friendly=more walkable connections between communities and areas (Route 7)  |
| 181 | Pedestrian orientation - greenspace to create community  |
| 182 | Pedestrian path needed   |
| 183 | Pedestrian pathway between the Sterling Park homes and the assisted living facility is becoming run down and needs maintenance and repaving. There is no other sidewalk in this area to reach the shops at Cascades Overlook, and occasionally people who do not know about this pathway WALK ALONG ROUTE 7 IN TRAFFIC.                |
| 184 | Pedestrian safety and lighting needed, crosswalks. Need a Starbucks here. Farmers market at Sterling Park Mall (run down)  |
| 185 | Pedestrian safety and walkability in rural areas and villages-quality of life issue  |
| 186 | Pedestrian safety, safer for children, walkable communities  |
| 187 | People can get where they want to go without a car.  |
| 188 | People will be commuting to work without cars. There will be sidewalks everywhere. There will be less cars on the road.  |
| 189 | People will know they can walk and bike safely   |
| 190 | Please make Loudoun County as walk/bike friendly as possible. Please continue to build as many trails, paths, and walkways as possible. Even low cost informal trails on public land would be great.   |
| 191 | Please revisit pedestrian cross walks throughout the county. People driving tend not to stop their vehicles until they are in or past the cross walks (especially in right turn lanes) which is extremely dangerous. There needs to be better lighting at crosswalks in busy areas. Darkly lit roads are dangerous for people on foot. |
| 192 | Preserve small town feel with sidewalks , parks, landscaping, bike lanes   |
| 193 | Preserving historic places means walkable and accessible   |
| 194 | Pressure from land developers, and demands for increased housing. Specifically, for the idea about adding bike lanes and wide shoulders on the roads, a major obstacle are the attitudes of riders and local drivers.  |

**Table 24. Actual Public Comments – Support for More Sidewalks & Trails (Bike/Pedestrian/Equestrian)**

| #   | Comment   |
|-----|---|
|     | This can be improved with improved road availability and usage, coupled with a desire to attract active tourists to the area to support local businesses and keep Western Loudoun rural.  |
| 195 | Prioritization (get the small things done, low-hanging fruit eg. Sidewalk connections, pavement   |
| 196 | Problem with roads in western Loudoun for bikes (ex. Snickerville Road)   |
| 197 | Provide a way to cross Rt.7 near a Catholic Church on foot/bike. People are doing it daily, in rush hour traffic. It is both unsafe and inconvenient. A bridge or a tunnel would work best.   |
| 198 | Provide bike lanes all over, including along 50 into the wine country.  |
| 199 | Provide safe pedestrian access across roadways.   |
| 200 | Provide sidewalks and bus stops at low income housing--the Greens at Cascade  |
| 201 | Put "Share the roads" with bike signs on roads in Leesburg and Purcellville.  |
| 202 | Put sidewalks on Ashburn Village Boulevard between Romans Drive and Shellhorn Road.   |
| 203 | Reduce local congestion in Loudoun by improving intersections and local connector roads; create good access to metro stations including bike/pedestrian trails and walkways as well as parking and transit connections; help neighborhoods remain liveable by implementing proposed traffic calming options, improve east-west routes. No additional bridges are required.                |
| 204 | Reduction in traffic - more buses, bike paths and walking paths. Another road to take pressure off 7 & 9  |
| 205 | Regarding transportation, please plan for pedestrian safety. We live less than 2 miles away from Dulles Town Center, but there is no safe way for my non-driving teenagers to walk or bike there. Adding safe pedestrian crossings across route 7 would increase the quality of life and promote local economic development.  |
| 206 | Requirement of office parks to provide shower facilities and trails to encourage bikers to walk in  |
| 207 | Road attention in western Loudoun; unable to safely pass cyclist on roads; look to improve lane character and maintain safety   |
| 208 | Robust, integrated , safe interconnecting walking path network  |
| 209 | Russel Branch Rd.:Please complete paved path for pedestrians.Additionally, there is a bus stop on this Road (on the side where the apt are) and to get to it an individual must climb over the guard rail or walk all the way around it. Bad design. I saw the bus drop a man off with a walker and he had to walk in the street to get around the guard rail to get to the path...crazy. |
| 210 | Russel Branch Road...connecting bike/walking paths. The crosswalk at Russel Branch and Ashburn Village Blvd has no path after the crosswalk in the road...Bus stop has a guardrail between it and the walking path...   |
| 211 | Seeing ground breaking on new parks with dog parks. Seeing ground breaking on traffic relieving Potomac River crossing. More sidewalks to allow pedestrian traffic to reduce numbers of cars for short trips.   |
| 212 | Share the Road signs are inexpensive and would have an immediate effect on the safety of drivers and cyclists. This is one of the most cost-effective ways to educate the public. I don't see any significant obstacles and would be happy to help support the addition of strategically placed Share the Road signs on some of the more popular cycling routes.                          |
| 213 | Share the Road signs will make for safer roads benefitting drivers and cyclists alike. Making Loudoun County a cycling-friendly community will enhance Loudoun's appeal by demonstrating a proactive approach to supporting active and healthy lifestyles.  |
| 214 | Shoulders on roads as they are improved; not only bicycles, but also runners, walkers, horseback  |
| 215 | Sidewalk along Church Rd from W. Holly to Magnolia.   |
| 216 | Sidewalk connections, connected neighborhoods, no strip mall kind of thing. Town center concept to invite walking transit.  |

**Table 24. Actual Public Comments – Support for More Sidewalks & Trails (Bike/Pedestrian/Equestrian)**

| #   | Comment   |
|-----|---|
| 217 | Sidewalks and over paths. Many in Sterling, Ashburn, Brambleton areas have a hard time with main roads as you cannot cross or in some cases even walk to them. I would walk, bike or jog to some stores, businesses, etc to help reduce traffic if there were sidewalks   |
| 218 | Sterling Blvd. bike trail   |
| 219 | Sterling-bike paths   |
| 220 | Support goal : Runners, cyclists and walkers on the W&OD. Too many activities for W&OD  |
| 221 | Support: In areas I've lived with a strong sense of community a few key things have existed: Walkable communities, community center, Arts & Music. Ashburn - namely in the Brambleton area has done well in increasing these items via the town center with farmers markets, art fairs and music... and plenty of sidewalks to get to and from the town center. Having centers like this spread out in approximately 1 hr walk radius across the more densely populated areas, we would likely see improvement. Town centers are for profit and pay taxes (at little cost to the county) however zoning changes may be needed to accomodate.  |
| 222 | Too car dependent - can't walk to rec centers even in urban areas   |
| 223 | Town of Leesburg - Area with walking mall w/o cars. Pedestrian only area (not personal property restrictions)   |
| 224 | Traffic both vehicular and pedestrian. In question 1 I believe I gave one option that seems to have been missed and that was to build pedestrian tunnels in the cost. Especially when you have a commerce section next to a community. It would help businesses succeed when there is better accessibility. Tall Cedars on the back side of these parcels should have a service access point. Again servicing the community to its south easily as well as on 50 and in time maybe restricting 50 access with a service road.   |
| 225 | Trail that go around the rural area. Equestrian as well as biking + walking   |
| 226 | Trails - more dirt - informal   |
| 227 | Transportation is what helps build communities like Eastern Loudoun. As we become more urban, we need to encourage our citizens to get out of our cars and live more active lifestyles. We need to encourage our businesses to participate in this effort as well. Providing access to and accessibility to safe and reliable transportation alternatives will be critical to this effort. As a resident of Ashburn I have seen buses, but the locations of stops and routes are difficult to decode and do not integrate with non-park and ride options. 1. The first step to fix this is to integrate our bus system routes and schedules with Google Maps and other apps so people can get better explore and use those alternatives. 2. Next make sure we have safe bike and walking routes to these locations from our neighborhoods. This includes sidewalks and crosswalks at locations that make sense to the walker, biker and driver. I have observed improvements of this nature at the Hay Rd entrance to Stone Bridge High School.3. Make sure there is an updated map of walking trails, and publish it. Include transit options and commercial destinations on the trail map.4.We need to work with Fairfax County (and Metro in 2020) and other transit providers to pull together information and systems to provide a more seamless network for people living and working on either side of county borders. |
| 228 | Transportation: want human quality of life in county, development that accounts for all types of people, bicycles, cars, public transportation  |
| 229 | Tree buffer historic + cultural areas. Connect with pedestrian access; emphasize historic resources, preserving historic resources - dev a more robust historic preservation/interpretation programs countrywide.   |
| 230 | Two county-wide east-west + north-south bike trails   |
| 231 | Use riparian set back for amenities like mountain bike trails   |
| 232 | Utilize power easements for walking and bike paths (under power lines)  |

**Table 24. Actual Public Comments – Support for More Sidewalks & Trails (Bike/Pedestrian/Equestrian)**

| #   | Comment   |
|-----|---|
| 233 | Very little mountain bike trails in LC - Bike tourism is good for economy/tourism   |
| 234 | W&OD -> overtaken by cyclist. More bike paths. No accessibility for cyclist.  |
| 235 | W&OD is used by affordable housing commuters to get to/from work. Inaccessible.   |
| 236 | Walkability - need broadlands has, not Ashburn - connections  |
| 237 | Walkability score increase which would lessen traffic congestion (increase sidewalks)   |
| 238 | Walkability, too much growth, preserve green space  |
| 239 | Walkable communities  |
| 240 | Walkable/bikeable community to reduce pollution   |
| 241 | Walking trails adjacent to bicycle trails for safety of walkers and bikers  |
| 242 | Walking trails along scenic rivers. Longer vision for the county's CIP.   |
| 243 | Walking trails throughout county like in Williamsford   |
| 244 | Want greater connection between schools and their communities, pedestrian path from Whites Ferry rt. To Tuscarora HS  |
| 245 | Want greater connection between schools and their communities, through walking and biking paths across RT 7 and RT 15   |
| 246 | Want less congestion, slow growth, keep old Ashburn, more walks   |
| 247 | We could definitely use more bicycle infrastructure in downtown Leesburg, such as racks, bike lanes, etc, and educating people about their use.   |
| 248 | We need a pedestrian and bike bridge over route 7 near the malls and NOVA. This area has recently increased the number of stores and many families have to drive or dare traffic just to cross route 7 now. I saw a family pushing a stroller across 6 lanes of traffic last week.  |
| 249 | We need dedicated pedestrian/bike trails from Sterling and Sterling Park to the Innovation Metro Station. Really, we need to make Sterling more desirable to younger people and this would help. It seems that Loudoun has big plans along these lines for the Ashburn stations.  |
| 250 | We need more bike lanes. We need north/south connection to W&OD Trail. Activate the bike areas.   |
| 251 | We need to add bike lanes and/or wide shoulders on country roads. This will help promote tourism in Western Loudoun, and also help decrease tension between drivers and cyclists. The trail is a great resource, but it is very crowded, and dangerous during peak hours. If we have more options, we can spread out the volume and increase access to small towns with shops and cafes.  |
| 252 | We need to continue to allocate and preserve green space, parks, and natural habitat in Loudoun County. It is the beauty of the area that can keep its citizens healthy and economy vibrant. More should be done to connect outdoor spaces with activities for education as well. Our hisotric buildings should have a key group to preserve that is vibrant and engaging. More sidewalks will encouragement engagement and exercise in communities as well. Housing construction and retail construction should donate significant parks space or water recreation space back to community. Community centers and rental spaces should be more available. Reston isn't appropriate for all people working. |
| 253 | We need to encourage walking vs driving in localized areas, and this will help reduce some traffic. In general, this site is an excellent idea and should be kept.  |
| 254 | We need to plan to connect the commerce districts with surrounding neighborhoods with safe pedestrian access. My neighborhood is less than 2 miles away from Dulles Town Center, but there is no safe way for us to walk or bike there. None of the intersections with stoplights have crosswalks. A pedestrian bridge or tunnel to cross Route 7 would open up community opportunities to my teenagers who do not drive. They could more easily access part-time employment and spend that money while socializing with friends. Without pedestrian access to cross Route 7, they are limited.   |

**Table 24. Actual Public Comments – Support for More Sidewalks & Trails (Bike/Pedestrian/Equestrian)**

| #   | Comment   |
|-----|---|
| 255 | Well thought-out trails - safety issues, esp. for people who live in area.  |
| 256 | Western Loudoun--bicyclists using roads are a hazard, don't follow rules of the road  |
| 257 | When building roads, include sidewalks and bike paths (look at other models like Holland)   |
| 258 | When cars are no longer the primary means of transportation.  |
| 259 | When every community has a bike trail going directly to the local schools and to local town centers.  |
| 260 | When I can walk from Morley Corner to the Ashburn Metro station without going in the street.  |
| 261 | When kids are not having to walk in the streets to get to school.   |
| 262 | When people can ride their bikes safely to school and work and restaurants. Overpasses or underpasses on all major roads just like Reston   |
| 263 | When we don't have to get into the car to enjoy/ to day to day tasks. (bike/walk to services/entertainment)   |
| 264 | When we see "Bike Pathways" and regulations related to "Bike Riding" in place, we'll know something is happening. Less traffic on community roads as people would bike to commuter lots and use bike parking, residents would rather bike for local groceries and community events. Connecting major Malls to bikeways will completely change the lifestyle in the county.  |
| 265 | When you turn neighborhood roads into major thoroughfares, you need to build up and over pedestrian walkways. Too many people are getting hit because previous non major streets are being turned into major streets. Thanks :)   |
| 266 | While these goals sound pretty, the proposals I see being made by the BOS are not at all consistent with applying them across the county. The goals read like they are meant to only be seen by people who live west of Goose Creek. 1) Shape and Support: Not enough emphasis on designing communities that are not car-centered. Your solutions are always about roads and new bridges rather than creating communities for people who don't want to get into their car every time they walk out their door. Keep that Potomac River bridge to nowhere off the plan. Instead, create real connections within and between communities, workplaces and marketplaces in the Loudoun and surrounding area. Understand that wider roads, new bridges and inviting more traffic only build more barriers that separate people. Try walking to the store someday and see what I mean! Your planning so far for the areas around Silver Line stations in Loudoun is still so car-centered. Where are the bike and pedestrian connections from local trails, for example? 2) Connect: The word multi-modal keeps showing up here, but from what I have heard it is just lip service. The BOS thinks it means HOV lanes. I guess it does if you are on a bus, but to most people HOV means you are still in your car, just with a couple more people. There is so little demand management being talked about, but SO MUCH capacity expansion. We don't need a new Potomac River bridge that will bring more traffic into Loudoun. We need alternative ways for people to get around. |
| 267 | Yes and no. I believe Loudoun, today, is still a great place. I believe we currently have a lot of the objectives that we are seeking. I particularly agree with objective #6, falling under SHAPE- adaptive reuse, and redevelopment of aging areas in a manner that complements and strengthens surrounding communities. NO NEW DEVELOPMENT OF ANY KIND- USE WHAT WE HAVE!!! Do not build more- meaning NO New Bridge Crossing – ANYWHERE Connect # 2-A reliable and efficient multi-modal transportation network that manages the travel demands of the County while maintaining fiscal and environmental sustainability. Our traffic is congested along some of our major corridors, Rte. 15, Rt. 7, and Rte. 28 to name a few. I believe constructing a bridge crossing between VA and MD will only add to our traffic problems. Particularly where Rte. 28 and Rte. 7 meet. There is already a back-up at the intersection. Adding yet another road there will only cause more of a bottleneck and back up on routes 7 and 28. I suggest using the funds for building a bridge to create ore flyovers, eliminating traffic lights, to provide a better flow. All objectives listed under Sustain suggest a bridge crossing is not what we need. Taken away will be some of our green infrastructure as well as privately and publicly protected open space. There are many historical buildings and areas along the river that will be compromised with the construction of a new bridge.   |

**Table 24. Actual Public Comments – Support for More Sidewalks & Trails (Bike/Pedestrian/Equestrian)**

| #   | Comment  |
|-----|--|
|     | Ground water will be polluted with increased traffic, and the air quality will be in jeopardy with the increased pollution caused by increased traffic. Support Ensure ALL residents enjoy a high quality of life-again will be compromised with a bridge crossing- A new bridge will either displace or destroy communities with character where families live and thrive. The Vibrant life enjoyed by those citizens living in effected communities will be gone. Families will either be forced to move outside of Eastern Loudoun to enjoy the lifestyle they have come to love. |
| 268 | Yes! Would like to add that bike trails are a way to connect as well -- a more bike-able, walkable Loudoun promotes connection, diversity in transportation options, health and wellbeing. Bike/Walking Trails to public spaces from a variety of neighborhoods will allow people to come together.  |
| 269 | Yes. More bike paths and trails needed.  |
| 270 | Yes. On the right track. Key things we need are better transportation options, ways to avoid the Greenway (especially if you are only going one exit!), more walkable, bikeable areas, and more affordable housing. Also, we have 500 Harris Teeters and not one Trader Joe's. What's up with that?  |

## 4.2 Support Sidewalk & Trail Connectivity (75)

*In addition to the numerous comments supporting more sidewalks and trails in general, some commenters expressed concerns about missing sidewalk and trail links and a lack of connectivity. Comments indicate concerns about missing sidewalk connections between residential communities and schools and gaps within and between residential, commercial, and industrial communities. Comments indicate support for a connected Countywide and/or regional trail network. Respondents support connected sidewalks to allow walking or biking to school, shopping, parks, and recreational areas throughout the County.*

**Table 25. Actual Public Comments – Support Better Sidewalk & Trail Connectivity**

| #  | Comment   |
|----|---|
| 1  | As an active member of our community, I would like to present the following ideas:1. Link all communities along route 7 by bike paths2. Create bike lanes from various corners of the county to the WOD Trails.3. Incorporate bike access to Ida Lee and other county parks in future plans.  |
| 2  | Better bike/ped connections throughout Western Loudoun  |
| 3  | Bike lanes/sidewalks. IAD-connectivity, more and better public transportation   |
| 4  | Bike trails/sidewalks; Kirkpatrick Farms and South Riding; they don't connect   |
| 5  | Bike/ped friendly areas with connectivity to activity centers   |
| 6  | Community has great places - but not connected by walk  |
| 7  | Community interconnected with walkways and pathways   |
| 8  | Complete sidewalk connectivity  |
| 9  | Connect 3: Make a Trail System to create a bicycle friendly community connecting major attractions (Dulles Town Center, One Loudoun, Town of Leesburg, Wineries). There are lots of areas including Eastern Loudoun, Sterling, Ashburn that lack those connections aside from the W&OD.   |
| 10 | Connect bike paths throughout the county. Building some mix use path in each new neighborhood is good but useless if you cannot get anywhere or it ends at the end of the community, leaving you on a busy road. These need to go east/west and north/south. Build these in a smart way. In new building projects I've seen for the Route 15 intersections at Edwards Ferry and at the outlets, there are plans for pedestrian and bike |

**Table 25. Actual Public Comments – Support Better Sidewalk & Trail Connectivity**

| #  | Comment  |
|----|--|
|    | crossing but some were so inconvenient that they are useless. Why spend money building something that discourages use for show that you "created safe crossing" to save money? Won't it be a waste to spend money building anything that won't be used?  |
| 11 | Connect communities with trails (e.g.. Round Hill to Purcellville, Hillsboro etc.)   |
| 12 | Connect missing links (sidewalks) - too many sidewalks end, need multimodal to connect areas.  |
| 13 | Connect walking and bike trails on the Rt 7 corridor #8 (throughout LC)  |
| 14 | Connectivity and access in urbanized areas   |
| 15 | Connectivity between neighborhoods, communities through bike and pedestrian trails; reduce traffic; bike lanes for example   |
| 16 | Connectivity from one campus to another. Encourage pedestrian connectivity in industrial areas and commercial. No way to walk from campus or cross 28 on foot.   |
| 17 | Connectivity from one campus to another. Encourage pedestrian connectivity in industrial areas and commercial. No way to walk from campus or cross 28 on foot.   |
| 18 | Connectivity in Loudoun is not good; w&od not accessible   |
| 19 | Connectivity to community amenities and more parks   |
| 20 | Connectivity walkable/bike   |
| 21 | Create trails to connect communities, connect to town centers  |
| 22 | Developing pedestrian walkways in Round Hill, along with limited destinations in town (e.g., a coffee shop, a bookstore, etc.)   |
| 23 | Dulles is a big impediment to N/S and E/W conveyance. Transportation options through the airport property?   |
| 24 | Endorse plans being dev for bike & ped paths off the roads connecting wineries, breweries, connecting all these great assets   |
| 25 | Fairfax has the Cross-county connector. Would be great to have a network of bike/hike trails throughout the county. We already have some great trails, but is there a plan to tie them together?   |
| 26 | Gaps exist on each of the above trails; they need to be filled There is no Trails Plan currently; planning if any is haphazard   |
| 27 | Goal connect: ways to connect different areas across Rt 7 for example  |
| 28 | I think the goals and objectives do move Loudoun in the right direction. As a resident of western Loudoun, I particularly resonate with the following items: 1.accessible and safe parks and recreations spaces, 2. multi-modal transportation with an emphasis on improved public transportation and safe biking options, 3. a stronger and more diverse rural economy, 4.sustain and grow green spaces 5. support for historic resources 6. helping people age in place. |
| 29 | If development or redevelopment occurs, we want forests, streams, meadows and wetlands protected and connected in perpetuity to ensure sufficient and high quality habitats, water quality, flood and drought mitigation and energy conservation.We also want to see walking and bike paths connected - instead of as isolated neighborhood projects - to ensure the county is more friendly to means of transportation apart from motor vehicles.                         |
| 30 | Important to support bike paths and interconnect   |
| 31 | Increase linkages for pedestrians and bicycles of green spaces throughout county using waterways   |
| 32 | Increase multi-modal connectivity to W&OD trail; bike lanes.   |
| 33 | Innovation in terms of considering community and housing variation and types. Look at missing links in terms of bike/ped connectivity  |
| 34 | Interconnecting trails between developments in transitional area   |

**Table 25. Actual Public Comments – Support Better Sidewalk & Trail Connectivity**

| #  | Comment   |
|----|---|
| 35 | Investment into quality of life enhancements, community development, pedestrian/bicycle transportation networks, and frequent and reliable mass transportation options are expensive and not often supported by special interests. The County leadership must commit to long term investment and funding to realize this vision.              |
| 36 | Like/want connectivity of hiking/walking trails - green for animals   |
| 37 | Link all communities with walking and biking trails. the trails should be double wide, not narrow. This will allow all of us to be out doors more and to ride bikes/walk to the stores, rather than take our cars, promoting healthy active lifestyles.   |
| 38 | Make the county pedestrian friendly (east and west). Trail and sidewalk connectivity, as well as innovative pedestrian safety improvements (e.g. glow in the dark striping, audible signal devices for pedestrians, etc.)   |
| 39 | Making sidewalks pedestrian friendly; sidewalks; biking; lighting; nature trails; sidewalks don't connect   |
| 40 | Modes of transportation not integrated. Cant ride bike on W&OD trail and take bus, etc  |
| 41 | More bike lanes, Sterling, make continuous connections, connect gaps in network, both commuting and recreation  |
| 42 | More connected walking and bike paths   |
| 43 | More emphasis on public transportation and more inclusion of bike trails. More interconnectivity for walking and biking between communities.  |
| 44 | More public transportation. More buses. Sidewalks don't connect. No way to cross Belmont Rd path.   |
| 45 | More trails and interconnectivity throughout the county. Natural trails for hiking and biking.  |
| 46 | Need bike/pedestrian friendly; only in isolated pockets; connect shopping areas with residential  |
| 47 | Need more connectivity, likes re-use of space, walkability to a downtown Ashburn  |
| 48 | Need safe biking and bus connectivity to silverline and metro area  |
| 49 | No bike/pedestrian connection in and around Brambleton Golf Course  |
| 50 | Objective shape #1: sterling park -> West of Davis drive - undeveloped. Hotels not near restaurants, cant walk to them.   |
| 51 | Off road trails for running, walking, hiking, and possibly biking. Connectivity of trails to a county-wide and regional network.Connect the two sides of the future Hanson Park underneath Evergreen Mills Road with a pedestrian tunnel.   |
| 52 | Off road trails for running, walking, hiking, and possibly biking. Connectivity of trails to a county-wide and regional network.Connect the two sides of the future Hanson Park underneath Evergreen Mills Road with a pedestrian tunnel.   |
| 53 | Old Ashburn - no sidewalks, no safety connection, narrow roads  |
| 54 | Parks need to go connected (W&OD)   |
| 55 | Path connectivity for pedestrian/bikers.  |
| 56 | Pedestrian connections in Brambleton  |
| 57 | Provide a way for residents of the apartment complex on the intersection of Cascades Pkwy and Rt.7 to reach nearby shopping areas without a car: on foot, bike or via public transport. It should boost both employment options and shopping convenience. I frequently see residents crossing four lanes of Cascades Pkwy, the need is there. |
| 58 | Provide non-vehicular trails in both eastern and western Loudoun; non car connected corridors   |
| 59 | Regionally connected trail system   |
| 60 | Ryan Road/Loudoun Parkway to Claiborn Parkway - missing sidewalk  |
| 61 | Should really look for ways to literally connect the various communities/developments. I understand that  |

**Table 25. Actual Public Comments – Support Better Sidewalk & Trail Connectivity**

| #  | Comment   |
|----|---|
|    | within the Transportation plan there is talk of connecting/finishing bike and walking trails. Widening/connecting roads (e.g. like finally finishing the connection for the Loudoun County Parkway) will be great to ease traffic concerns.   |
| 62 | Sidewalk connections, connected neighborhoods, no strip mall kind of thing. Town center concept to invite walking transit.  |
| 63 | Sidewalks are not connecting. Continuity.   |
| 64 | Strengthen the downtowns of towns and make Loudoun more safely interconnected for pedestrians and cyclists (RT 7)   |
| 65 | Trail connectivity. HOAs have trails that do not connect  |
| 66 | Trails and transit connectivity between areas: biking, walking, and bus transit to connect residents to jobs, recreation, and shopping.   |
| 67 | Trails connectivity, keep green spaces, need to improve smaller roads   |
| 68 | Trails, sidewalks, connectivity throughout the county. Every development (rezoning and by-right) should require sidewalks on both sides of every street.  |
| 69 | Utilize the Comprehensive Plan process to prioritize and plan for major transit routes, fill in gaps in the pedestrian network, and identify a bicycle network. Also use the existing assets to their full capability (for example, don't view the Dulles Greenway tolls as a negative, see the opportunity to better utilize transit routes and manage SOV demand).  |
| 70 | Walk to Old Ashburn   |
| 71 | Want greater connection between schools and their communities, through walking and biking paths across RT 7 and RT 15   |
| 72 | We need dedicated pedestrian/bike trails from Sterling and Sterling Park to the Innovation Metro Station. Really, we need to make Sterling more desirable to younger people and this would help. It seems that Loudoun has big plans along these lines for the Ashburn stations.  |
| 73 | We need to plan to connect the commerce districts with surrounding neighborhoods with safe pedestrian access. My neighborhood is less than 2 miles away from Dulles Town Center, but there is no safe way for us to walk or bike there. None of the intersections with stoplights have crosswalks. A pedestrian bridge or tunnel to cross Route 7 would open up community opportunities to my teenagers who do not drive. They could more easily access part-time employment and spend that money while socializing with friends. Without pedestrian access to cross Route 7, they are limited. |
| 74 | What does Brambleton want to be. Look at suburban and connect 20 little sections and communities. Connect those centers with trails and transportation. Connect the little pockets. Look at how people move from pocket to pocket.  |
| 75 | Yes! Would like to add that bike trails are a way to connect as well -- a more bike-able, walkable Loudoun promotes connection, diversity in transportation options, health and wellbeing. Bike/Walking Trails to public spaces from a variety of neighborhoods will allow people to come together.   |

## 4.3 Advocate Bike/Pedestrian Connectivity to Public Transportation (30)

*In addition to the numerous comments supporting more sidewalks and trails in general, some participants stressed the importance and need for connecting sidewalks and trails to public transportation—bus and rail. Some indicated that there is a need for bike lockers to enable cyclists to take advantage of public transportation.*

**Table 26. Actual Public Comments – Support Bike/Pedestrian Connectivity to Bus and Rail**

| #  | Comment  |
|----|--|
| 1  | A larger network of walking and biking trails that interconnect the county via parks and public use land. Allow people/families to walk and bike without fear of cars and truck traffic. This would encourage and enable more exercise and more community interaction. Enabling biking to the new metro stops from all over the county would reduce traffic and carbon emissions.  |
| 2  | Accessibility and connectivity of multiple modes of transportation between developments - comprehensive bus service, bike path connectivity that is not along major roads, walking paths, etc. "If you design for cars and traffic, you will get cars and traffic. If you design for people and places, you will get people and places." (Fred Kent, Project for Public Spaces).   |
| 3  | Alternative transportation (cycling, buses), in Western Loudoun  |
| 4  | Constantly running shuttle service to metro every day all day, and a network of bike and walking trails that connects everyone to it.  |
| 5  | Do not turn Eastern Loudoun into a mini-Los Angeles. More traffic from out-of-state across new bridges is not what we need. Better connections within and to Fairfax, fewer barriers to bikers and pedestrians, and more reliable transit connections are what we need.  |
| 6  | Enhanced transit and connectivity  |
| 7  | Focus on increasing quality of life for the residents. Great potential to create walkable communities with local public transportation to connect this area to the metro.  |
| 8  | I would like to see connectivity between the counties urban centers, suburban housing, shopping and the metro (once it is built). It would be nice to be able to take public transportation (bus, tram or minivan) to these areas from my home without driving. Also a connected set of bicycle and walking paths to do the same would be useful. Of course this applies mainly to the suburban and urban parts of the county rather than the rural. |
| 9  | Mixed use development centered around mass transit that are bikeable/walkable  |
| 10 | Modes of transportation not integrated. Cant ride bike on W&OD trail and take bus, etc   |
| 11 | More bike, ped, bus friendly - connected parks and to access   |
| 12 | More biking, especially to Metro for connecting communities; socially and for transit  |
| 13 | Multimodal transportation - pedestrian, bus, metro   |
| 14 | Multimodal transportation alternatives such as bike trails, interconnected for where people live and work  |
| 15 | Need more connections (bike and bus) between Lovettsville and Purcellville. Still miss the bus between Purcellville and the rail line at Brunswick. There is no alternative but to drive. 287 unsafe for bikes, and it seems silly to drive to a bike trail.   |
| 16 | Need multimodal transportation network to connect to Metro and support density. Bike share, zip cars, bus, bike lockers.   |
| 17 | Need safe biking and bus connectivity to silverline and metro area   |
| 18 | No bike lanes. Bus stops there.  |
| 19 | Objective 5.Support of the growth and potential of enhanced national and international connectivity including consideration of Washington Dulles International Airport and the Silver Line Metrorail Stations.   |
| 20 | Outlet malls - encourage pedestrian traffic and support it - allow for mixed use (bike paths) mass transit - link commuter buses and reduce car traffic and encourage mass transit   |
| 21 | Pedestrian access to metro, shuttle access for existing businesses to metro to encourage metro use and expand employment opportunities to larger area.   |
| 22 | Provide sidewalks and bus stops at low income housing--the Greens at Cascade   |
| 23 | Russel Branch Rd.: Please complete paved path for pedestrians. Additionally, there is a bus stop on this   |

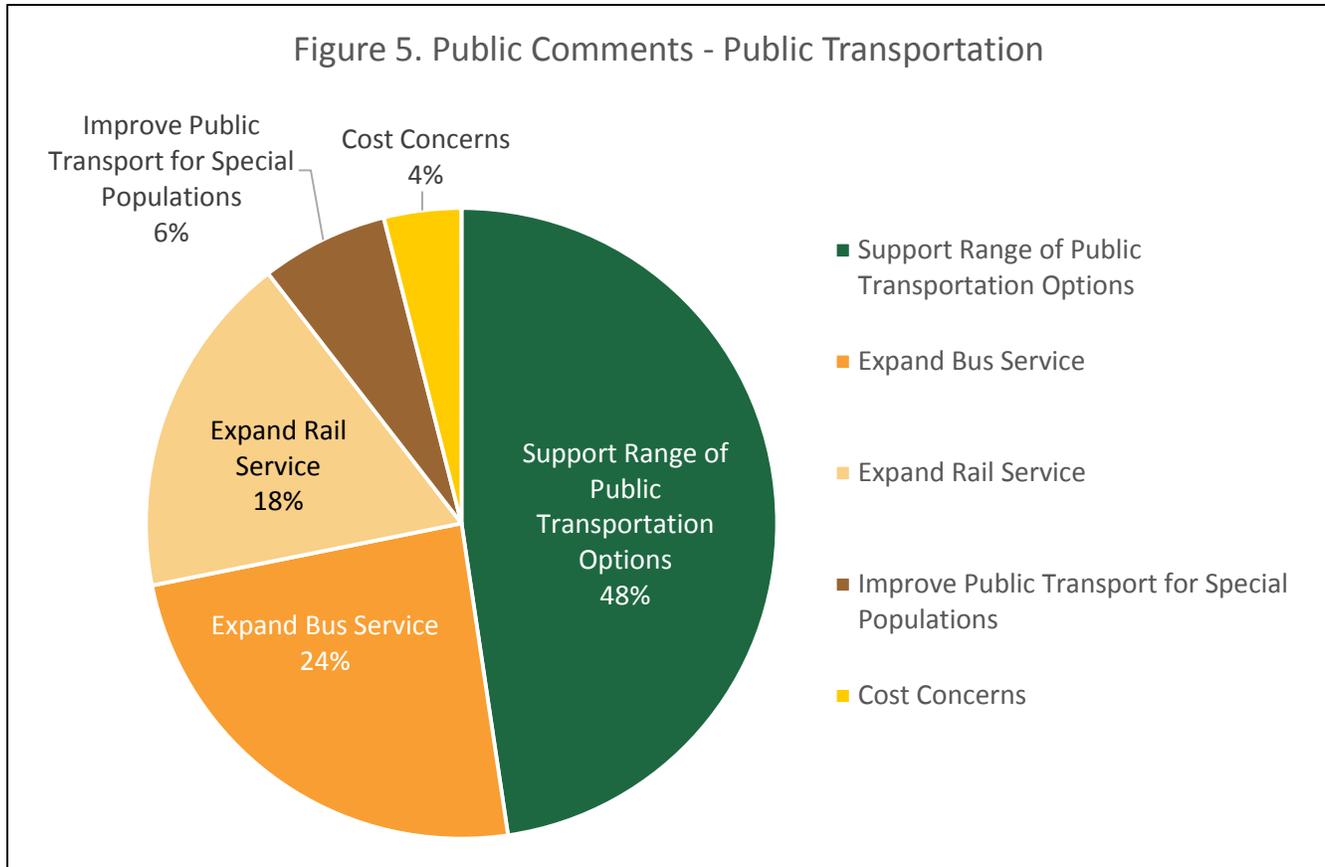
|    |  |
|----|--|
|    | Road (on the side where the apt are) and to get to it an individual must climb over the guard rail or walk all the way around it. Bad design. I saw the bus drop a man off with a walker and he had to walk in the street to get around the guard rail to get to the path...crazy. |
| 24 | Russel Branch Road...connecting bike/walking paths. The crosswalk at Russel Branch and Ashburn Village Blvd has no path after the crosswalk in the road...Bus stop has a guardrail between it and the walking path...  |
| 25 | Traffic-public transport, connectivity, Metro  |
| 26 | Trails and transit connectivity between areas: biking, walking, and bus transit to connect residents to jobs, recreation, and shopping.  |
| 27 | Trails, sidewalks, connectivity throughout the county. Every development (rezoning and by-right) should require sidewalks on both sides of every street.   |
| 28 | Transportation in Loudoun to include low-cost safe walking biking and bussing to local businesses and transportation.  |
| 29 | When I can walk from Morley Corner to the Ashburn Metro station without going in the street.   |
| 30 | When there area pedestrian and bike environmentally friendly paths for people of Sterling to use to get to and from the Metro safely.  |

## 5. Public Transportation (277)

**Table 27. Number of Public Comments on Public Transportation**

| Topic   | Number of Comments | Percentage of Public Transportation Comments |
|---|--------------------|--|
| Support a Range of Public Transportation Options in General   | 132                | 48%  |
| Support Expanding/Improving Bus Service   | 67                 | 24%  |
| Support Expanding/Improving Rail Service  | 49                 | 18%  |
| Support Improving Public Transportation Options for Special Populations (Seniors and Special Needs) | 18                 | 6%   |
| Concerns about the Cost of Public Transportation  | 11                 | 4%   |
| <b>TOTAL</b>  | <b>277</b>         | <b>100%</b>                                  |

## 5.1 General Support for a Range of Public Transportation Options (132)



*These comments indicate support for a broader range of public transportation options. Commenters desire less reliance on automobiles and more public transportation options. The public desires more commuting options and fewer single-occupant cars on the road. Suggestions include: rail, light rail, shuttles to rail, buses, trolleys, carpooling, bike share—even zip cars and driverless cars.*

**Table 28. Actual Public Comments – General Support for a Range of Public Transportation Options**

| # | Comment  |
|---|--|
| 1 | 80% or more of Loudoun County residents can take reliable, clean and safe public transportation to get work, school, and their activities.* 50% reduction in greenhouse gas emissions from personal transportation.* 80% reduction in traffic congestion.* Percentages are illustrative- detailed studies would be needed to determine indicator targets.                        |
| 2 | Able to travel anywhere in the county without having to get in a car   |
| 3 | Accessibility and connectivity of multiple modes of transportation between developments - comprehensive bus service, bike path connectivity that is not along major roads, walking paths, etc. "If you design for cars and traffic, you will get cars and traffic. If you design for people and places, you will get people and places." (Fred Kent, Project for Public Spaces). |
| 4 | Allocating sufficient budget for Transportation services to meet the demands of growing population   |

**Table 28. Actual Public Comments – General Support for a Range of Public Transportation Options**

| #  | Comment  |
|----|--|
| 5  | Be able to get to parks and farms through public transportation  |
| 6  | Before extensive development, connectivity in the road network with a focus on alternative transportation is something that needs to be addressed.   |
| 7  | Better public transportation and better bicycle transportation lanes   |
| 8  | Better Public transportation that is easily accessible through all of Loudoun County   |
| 9  | Better transportation (non-rail type people movers)  |
| 10 | Better transportation options to reduce congestion.  |
| 11 | Better Transportation services   |
| 12 | Better transportation system   |
| 13 | Bring in brightest, technology minds to Loudoun to drive technological solutions to Loudoun's traffic problems. Build roads of the future that can be upgraded (smart cars, autonomous cars).  |
| 14 | Cohesive transit. Have to move people in a smart, dynamic way.   |
| 15 | Connect: Bring people and places together - the outline of this goal makes sense, and seems to prioritize planning, sustainability, and environmental impact to make for an efficient transportation system. If implemented as such, it sounds like it would be a big improvement, and I like the focus on connectivity within and outside the county as a core goal. However, I question how well this will be implemented as the amount of road construction/ widening of roads seems to take priority over other types of transportation improvement. |
| 16 | Connect: GET THIS RIGHT! Traffic and the inability to get around inhibits LC residents and workers from enjoying the benefits of all the SHAPE, COMPETE, SUSTAIN and SUPPORT initiatives. Provide options (tolls are OK) for transients and commuters (western counties, other state's residents) that entice them to stay off of the local parkways, boulevards and connectors.   |
| 17 | Continue to invest in LC alternate public transportation; extension; doesn't reach everyone  |
| 18 | County seats more interesting; improve public transportation; balance of home, work, and leisure   |
| 19 | Develop transportation options from areas near 50 and Braddock to metro  |
| 20 | Difficult to figure out best routes. Could be cost-prohibitive Changing people's mindsets. Loudoun Transit has done a great job; maybe expand what they're doing?  |
| 21 | Doesn't consider smart cars, regulating what already exists  |
| 22 | Easy transportation  |
| 23 | Effective transportation system for all modes of transportation  |
| 24 | Encourage and expand use of public transportation  |
| 25 | Encourage carpool and telecommute  |
| 26 | Encourage users of ride private services in western Loudoun, such as Uber Lift   |
| 27 | Enhanced transit and connectivity  |
| 28 | Ensure commuting options by keeping Loudoun County bus service to DC area fully funded even after METRO silver line from Ashburn is fully functional.  |
| 29 | Expand bus service and rail  |
| 30 | Expand public transportation options - metro, i.e.. An extension to/along Rt. 50 to avoid constant road improve.   |
| 31 | Extended weekday and weekend transit (start of weekend especially)   |
| 32 | Find solution for traffic/alternative transport  |
| 33 | For the most part the goals and objectives point Loudoun in the right direction. I strongly refined grater   |

**Table 28. Actual Public Comments – General Support for a Range of Public Transportation Options**

| #  | Comment  |
|----|--|
|    | emphasis on renewable, green energy, cost effective rapid transit and greater investment in the performing arts.   |
| 34 | Good public transportation   |
| 35 | Good public transportation, anticipate future transportation innovations   |
| 36 | Growth areas - incorporate multi-modal (pedestrian turnpike, etc.); foot traffic   |
| 37 | Have more public transportation  |
| 38 | Have transportation system be able to address development needs  |
| 39 | I feel there is too much focus on large scale development. There needs to be greater emphasis on providing shared and common lands that surround our commercial and suburban residential areas. Everything should not be paved over. Studies show, for example, that urban forests and urban farms/gardens enhance well being, increase student performance and decrease crime in urban areas. Our children especially need access to the natural world. We also need to have more public transportation and fewer expansive highways. |
| 40 | Integrated electric vehicle charging network   |
| 41 | I think the goals and objectives do move Loudoun in the right direction. As a resident of western Loudoun, I particularly resonate with the following items: 1.accessible and safe parks and recreations spaces, 2. multi-modal transportation with an emphasis on improved public transportation and safe biking options, 3. a stronger and more diverse rural economy, 4.sustain and grow green spaces 5. support for historic resources 6. helping people age in place.   |
| 42 | Improve current roadway network in communities and towns to be more multi-modal  |
| 43 | Improve my ability to get around   |
| 44 | Improve public transit options   |
| 45 | Improve public transportation  |
| 46 | Improve public transportation in to D.C. From the south of the county where lots of new development is underway, e.g. Willowsford in Aldie   |
| 47 | Improve traffic flow, especially on Route 7, Route 15 and Route 28. Introduce robust mass transit, we have almost nothing, this keeps people in cars. Ensure land is set aside for natural parkland.   |
| 48 | Improved mass transit within community centers, between community centers, and to points outside of Loudoun.   |
| 49 | Improved methods of people getting around and through County   |
| 50 | Increase available options to transportation beyond cars, i.e.. Bike lanes, public transportation  |
| 51 | Increase in public transit use   |
| 52 | Increased transportation options/opportunities inter/intra jurisdictions   |
| 53 | Inexpensive public transportation options should be made available from Round Hill to Leesburg Employment areas, commuter lots in Leesburg and Ashburn and ultimately to metro stops once completed in Loudoun.  |
| 54 | Infill - Bike Trails, walking trails, sidewalks and open space as well as increased public transport.  |
| 55 | Intercounty transit/bus system based on multi-modal access at Silver Line  |
| 56 | Invest more in bike paths and public transportation. All cities and many suburbs are doing it. And stop building these crazy highways everywhere. There is now a five lane stretch going one direction out of our development (Lansdowne) with 1000 houses. This is crazy. Pavement creates runoff and traps heat. We need more green space and less pavement.   |
| 57 | Investing in Intelligent Transport systems, zoning more commercial land for offices and creating   |

**Table 28. Actual Public Comments – General Support for a Range of Public Transportation Options**

| #  | Comment  |
|----|--|
|    | employment in the county, zoning for less condos to decrease traffic congestion as the roads are already at capacity or more..   |
| 58 | Investment into quality of life enhancements, community development, pedestrian/bicycle transportation networks, and frequent and reliable mass transportation options are expensive and not often supported by special interests. The County leadership must commit to long term investment and funding to realize this vision. |
| 59 | Leadership role in transportation and transit new ideas-self-driving cars, mobility  |
| 60 | Legalize Marijuana Shorter School Weeks Better Transit   |
| 61 | Less auto dependence   |
| 62 | Less cars on the road and have everything close by   |
| 63 | Loudoun needs to be more supportive of public transportation in suburban area  |
| 64 | More biking, especially to Metro for connecting communities; socially and for transit  |
| 65 | More complete public transit system.   |
| 66 | More comprehensive encompassing public transportation  |
| 67 | More cost-effective transportation (Esp. public)   |
| 68 | More emphasis on public transportation and more inclusion of bike trails. More interconnectivity for walking and biking between communities.   |
| 69 | More park and ride lots  |
| 70 | More public transportation   |
| 71 | More public transportation to lower traffic  |
| 72 | More public transportation. More buses. Sidewalks don't connect. No way to cross Belmont Rd path.  |
| 73 | More taxi-ing or alternative transportation  |
| 74 | More transit options, including a new VRE line connecting Eastern Loudoun to DC  |
| 75 | More transit, intra-county transportation  |
| 76 | More transportation options that connect commerce districts to residential neighborhoods.  |
| 77 | More vibrant and robust public transportation  |
| 78 | Multimodal transportation - pedestrian, bus, metro   |
| 79 | Multimodal transportation with music and art walks, etc. / on County owned land (develop county and town owned land)   |
| 80 | Need consistent, reliable, widely-access transport to work -> some very dangerous spots waiting for transit, dangerous to cross Rt 7 - walk across from class to lunch opportunity - ensure safe and different transportation options - have safe crossings of major corridors   |
| 81 | Need express transportation to Ashburn from DC; need one (Nossyn to Tysons)  |
| 82 | Need more connections (bike and bus) between Lovettsville and Purcellville. Still miss the bus between Purcellville and the rail line at Brunswick. There is no alternative but to drive. 287 unsafe for bikes, and it seems silly to drive to a bike trail.   |
| 83 | Need multimodal transportation network to connect to Metro and support density. Bike share, zip cars, bus, bike lockers.   |
| 84 | Need to have strong language about transit   |
| 85 | Need transportation options to all kinds of work places.   |
| 86 | No multi-modal solutions in the works. Now that the Silver Line is coming, how does the commuting public get from home to work without needing a substantial raise? Can technology make this possible?   |

**Table 28. Actual Public Comments – General Support for a Range of Public Transportation Options**

| #   | Comment  |
|-----|--|
| 87  | Non-stop public transportation in high pedestrian areas; bus only lanes; streamline existing commutes  |
| 88  | Objective 3. Transportation choices that connect people to their communities, employment centers, educational institutions, activity centers, and other amenities.   |
| 89  | Outlet malls - encourage pedestrian traffic and support it - allow for mixed use (bike paths) mass transit - link commuter buses and reduce car traffic and encourage mass transit   |
| 90  | Outlet malls - encourage pedestrian traffic and support it - allow for mixed use (bike paths) mass transit - link commuter buses and reduce car traffic and encourage mass transit   |
| 91  | People may be driving less in the future with more online shopping and <b>driverless cars</b>  |
| 92  | People will actually use public transportation   |
| 93  | People will be commuting to work without cars. There will be sidewalks everywhere. There will be less cars on the road.  |
| 94  | Provide better County-wide transportation options!   |
| 95  | Provide commuting alternatives   |
| 96  | Provide more options for transportation.   |
| 97  | Provide solutions so people do not need to drive   |
| 98  | Public mass transit within the County and to points outside Loudoun. Cars are taken off the road.  |
| 99  | Public transit at entry points to county to reduce commuter traffic  |
| 100 | Public transport - streetcars? Light rail?   |
| 101 | Public transportation drive 10 min = bus 2 1/2 hours   |
| 102 | Public transportation improved in Western county   |
| 103 | Public transportation in Rural area - Bluemont to Purcellville   |
| 104 | Public transportation needed around Loudoun  |
| 105 | Public transportation that connects to the DC metro area;  |
| 106 | Public transportation that people will actively use - improve this!  |
| 107 | Public transportation; not keeping up with development; within the county; Sterling/eastern Loudoun  |
| 108 | Public transportation-in South Riding  |
| 109 | Roads inadequate for high growth rate, public transportation would help  |
| 110 | Roads will need changing to accommodate more cars, or preferably better public transportation  |
| 111 | Robust public subsidies for public transportation  |
| 112 | Route 7 is impossible (traffic). Need solution. Light Rapid, public transit, need short term. Affordable housing here?   |
| 113 | Rt. 606 - public transport   |
| 114 | Run MARC on weekends-shuttle or transit into Leesburg-increase tourism too and from DC   |
| 115 | success when I can enjoy commute by mass transit from leesburg to tysons   |
| 116 | Stronger transportation options and lesser commute time  |
| 117 | Sustainable transportation modes.  |
| 118 | There is definitely a lot of talk about improving the traffic and transportation situation in Loudoun, as there should be. I, for one, would like to see a bit more attention paid to public transportation options aside from metro and outside of that corridor. The Loudoun County buses are definitely a good amenity, but I would like to see more routes to and stops in other places than DC (e.g. more routes to metro stations, routes to other business locations such as Reston Town Center). I also agree with the idea that there should be better interconnectivity of roads within Loudoun County - this is especially true for eastern |

**Table 28. Actual Public Comments – General Support for a Range of Public Transportation Options**

| #   | Comment   |
|-----|---|
|     | Loudoun. It can often be a maddeningly circuitous path between neighborhoods and commercial areas within this part of the county!   |
| 119 | Time horizons for development of public transit   |
| 120 | Tone used - "public realm", enhanced multi-modal -> need to strengthen language   |
| 121 | Traffic is just awful. Maybe trolleys could be marketed towards people with more money. Seriously. Also, when developers are planning a parking lot, they need to be mindful of how easy and safe it will be to get in and out of a parking lot. Seriously, who designs these things? I, with absolutely no training could do so much better.   |
| 122 | Transportation is what helps build communities like Eastern Loudoun. As we become more urban, we need to encourage our citizens to get out of our cars and live more active lifestyles. We need to encourage our businesses to participate in this effort as well. Providing access to and accessibility to safe and reliable transportation alternatives will be critical to this effort. As a resident of Ashburn I have seen buses, but the locations of stops and routes are difficult to decode and do not integrate with non-park and ride options. 1. The first step to fix this is to integrate our bus system routes and schedules with Google Maps and other apps so people can get better explore and use those alternatives. 2. Next make sure we have safe bike and walking routes to these locations from our neighborhoods. This includes sidewalks and crosswalks at locations that make sense to the walker, biker and driver. I have observed improvements of this nature at the Hay Rd entrance to Stone Bridge High School.3. Make sure there is an updated map of walking trails, and publish it. Include transit options and commercial destinations on the trail map.4.We need to work with Fairfax County (and Metro in 2020) and other transit providers to pull together information and systems to provide a more seamless network for people living and working on either side of county borders. |
| 123 | Transportation is what helps build communities like Eastern Loudoun. As we become more urban, we need to encourage our citizens to get out of our cars and live more active lifestyles. We need to encourage our businesses to participate in this effort as well. Providing access to and accessibility to safe and reliable transportation alternatives will be critical to this effort. As a resident of Ashburn I have seen buses, but the locations of stops and routes are difficult to decode and do not integrate with non-park and ride options. 1. The first step to fix this is to integrate our bus system routes and schedules with Google Maps and other apps so people can get better explore and use those alternatives. 2. Next make sure we have safe bike and walking routes to these locations from our neighborhoods. This includes sidewalks and crosswalks at locations that make sense to the walker, biker and driver. I have observed improvements of this nature at the Hay Rd entrance to Stone Bridge High School.3. Make sure there is an updated map of walking trails, and publish it. Include transit options and commercial destinations on the trail map.4.We need to work with Fairfax County (and Metro in 2020) and other transit providers to pull together information and systems to provide a more seamless network for people living and working on either side of county borders. |
| 124 | Transportation: want human quality of life in county, development that accounts for all types of people, bicycles, cars, public transportation  |
| 125 | We need enhanced commuter options for those in Aldie/South Riding who travel to DC every day. As completion of the metro nears, those of us to the south continue to feel like an afterthought. The commuter bus is frequently full, has only a few times and most routes make unnecessary stops in Rosslyn.  |
| 126 | We need more and innovative public transportation to work and shopping centers to help eliminate traffic congestion and ultimately create more economic opportunities for residents and businesses while reducing emissions. Public transportation needs to meet the needs of people living in densely populated urban centers as well as suburban and rural areas so invest in concepts like driveless cars and electric/hybrid technologies.  |

**Table 28. Actual Public Comments – General Support for a Range of Public Transportation Options**

| #   | Comment   |
|-----|---|
| 127 | We need more public transportation. The County is attracting some great entrepreneurs and has some excellent services, but a large percentage of the residents have difficulty accessing them.  |
| 128 | We need some sort of Mass Transit connection between Sterling and the new Metro, like a dedicated bus line or ideally some sort of tram or trolley. If we had any kind of mass transit our old, run down commercial sites would instantly become prime redevelopment opportunities, and we could add a town center more in line with One Loudoun and Lansdowne.   |
| 129 | We need some sort of Mass Transit connection between Sterling and the new Metro, like a dedicated bus line or ideally some sort of tram or trolley. If we had any kind of mass transit our old, run down commercial sites would instantly become prime redevelopment opportunities, and we could add a town center more in line with One Loudoun and Lansdowne.   |
| 130 | <p>While these goals sound pretty, the proposals I see being made by the BOS are not at all consistent with applying them across the county. The goals read like they are meant to only be seen by people who live west of Goose Creek. 1) Shape and Support: Not enough emphasis on designing communities that are not car-centered. Your solutions are always about roads and new bridges rather than creating communities for people who don't want to get into their car every time they walk out their door. Keep that Potomac River bridge to nowhere off the plan. Instead, create real connections within and between communities, workplaces and marketplaces in the Loudoun and surrounding area. Understand that wider roads, new bridges and inviting more traffic only build more barriers that separate people. Try walking to the store someday and see what I mean! Your planning so far for the areas around Silver Line stations in Loudoun is still so car-centered. Where are the bike and pedestrian connections from local trails, for example? 2) Connect: The word multi-modal keeps showing up here, but from what I have heard it is just lip service. The BOS thinks it means HOV lanes. I guess it does if you are on a bus, but to most people HOV means you are still in your car, just with a couple more people. There is so little demand management being talked about, but SO MUCH capacity expansion. We don't need a new Potomac River bridge that will bring more traffic into Loudoun. We need alternative ways for people to get around. 3) Sustain: Not enough attention is being paid to public safety when your only solutions are widening roads and building Potomac River bridges that invite tons of out-of-state traffic to cut through our county. We will pay a hefty price for a new Potomac Crossing and get little to no benefits. It will ruin our neighborhoods in the east and cost us in tax dollars to combat the results - forever. You think we, and generations to come, can afford this albatross, but you don't think the county can afford to run safe public drinking water into a neighborhood in eastern Loudoun where the wells have been poisoned for at least 12 years. 4) Shape: Loudoun is planning to trash its mature neighborhoods in the east by promoting a new Potomac River bridge. As soon as you put this bridge on the plan, property values in nearby communities will plummet. Who will buy your house if there is a proposed six-lane highway bridge dumping traffic from I-270 and beyond on top of you? Eastern Loudoun will become a derelict area ringed by highways of stalled cars. Picture Los Angeles. 5) Sustain: Paving over what is left of Eastern Loudoun's beauty by building a new Potomac River bridge and clogging up widened highways is not a plan for preservation of our environment, heritage or quality of life. I guess if you live in western Loudoun you don't care about the fact that you are proposing to decimate the oldest neighborhood in the county, destroy scarce park land and endanger water supplies for the entire region. We need real protection for the little natural space that is left in Eastern Loudoun. 6) Connect and Compete: There is an inherent flaw in the logic of a new Potomac bridge contributing to materially increased freight traffic at Dulles. Both BWI and National are close to seaport and rail facilities, Dulles is not. To claim the bridge will materially increase freight traffic at Dulles is a myth at best. The only freight increase to which the bridge will contribute is having long-haul trucks from I-81 and I-66 cut through Loudoun (and completely plug up that ten-lane Route 28) to get to I-270 and the ICC, thereby avoiding the real Beltway and creating an Outer Beltway.</p> |
| 131 | Wider range of public transportation for commuters  |

**Table 28. Actual Public Comments – General Support for a Range of Public Transportation Options**

| #   | Comment  |
|-----|--|
| 132 | Yes - focus on infrastructure, metro - focus on things that are going to make Loudoun a great place - road/trans improvements - multi-modal - bi-county - North/south parkway is important |

## 5.2 Support Expanding/Improving Bus Services (67)

*In addition to those comments that support expanding public transportation options in general, numerous public comments indicate strong support for expanding or improving bus services throughout the County. Commenters desire bus services to work, shopping, libraries, and recreation. Desires include: additional bus shelters and benches, more frequent bus stops, extended hours for bus services (evenings/weekends), and more bus connections to Metro rail stations, Dulles airport, and Tysons. Some comments specifically indicate a desire for expanded bus services in Sterling, South Riding, and the western portion of the County.*

**Table 29. Actual Public Comments – Support Expanding/Improving Bus Services**

| #  | Comment   |
|----|---|
| 1  | A challenge would be the funds required for extra buses and hiring drivers.   |
| 2  | Add bus shelters at stops   |
| 3  | Add bus stops in densely populated areas in Sterling.   |
| 4  | Alternative transportation (cycling, buses), in Western Loudoun   |
| 5  | Appropriate growth solutions-transit (bus) to connect folks to metro  |
| 6  | Better bike and pedestrian connections to the new Silver Line stations and to marketplaces and workplaces in these areas.   |
| 7  | Better signage - for example buses hard to find - schedule; wayfinding and transportation - bus stops   |
| 8  | Build feeders to Metro  |
| 9  | Bus rapid transit loops countywide; traffic and signal prioritization   |
| 10 | Bus service to the airport  |
| 11 | Bus Services covering the whole county <sup>2</sup> . Expansion of Route 15 going North   |
| 12 | Bus stops better marked and lighted as well as bus stop structures/enclosures/markings  |
| 13 | Bus transit around Loudoun County and from current Metro (Wile) to Loudoun Co. not scheduled for enough times in evening  |
| 14 | Bus transportation from South Riding-direct routes to Fairfax and DC instead of to Herndon first  |
| 15 | Buses are overcrowded in South Riding-bus drivers pay and benefits have been cut-not enough drivers   |
| 16 | Commuter bus system should stay after metro   |
| 17 | Commuter buses after hours (dark) after 5:00 p.m.   |
| 18 | County's bus service is being cut back and reasonable methods of funding Metro with a dedicated revenue stream are relentlessly attacked as unaffordable. Those are the priorities, including increasing access to existing and future Metro stations, that the Board of Supervisors should be intently focused on. Instead, planning for a bridge sometime in the unforeseeable future (given Maryland's history of opposition) would reward developers with opportunities to vastly increase housing development, saddling taxpayers with the inevitable costs for schools, public safety, and all the other needs that accompany increased population density. The traffic situation throughout Loudoun County would escalate from barely tolerable to impossible. This is a mistake. Please reverse your stance and withdraw support for a Potomac River crossing |

**Table 29. Actual Public Comments – Support Expanding/Improving Bus Services**

| #  | Comment   |
|----|---|
|    | in the Countywide Transportation Plan.  |
| 19 | DIAAH to DNTC direct connection for buses; bike lanes at DNTC   |
| 20 | Eastern Loudoun lacks transportation system - bus/roads - East but inter county poor  |
| 21 | Eastern Loudoun, Arcola - Choked with traffic every morning, every evening. Need new bypass roadways to handle East West commuters. Need express buses that are convenient to county residents.   |
| 22 | Enhance pub transport (bus) (time, volume, hours) (LCT)   |
| 23 | Expand bus service and rail   |
| 24 | Have better mass transportation options (vans/buses) to visit western Loudoun   |
| 25 | I believe the vision, goals, and objectives are more on a broad sense than anything specific. To me it looks like too much to accomplish. These are good and hopefully in future we will get specific projects that are in line with these goals. One of the most important things to me in transportation. So, putting everything aside a robust transportation system (roads, highways, public transportation, and trails) is paramount in a success of a county. Following are my suggestions: 1. Interconnect the traffic signal systems to have smooth traffic progression 2. Try to implement a county bus system. I am pretty sure this could be ccomplished if it is thought through 3. Develop trails and bikeways. In Loudoun county we really lack those 4. In the new developments, try to put county roads first (as straight as possible, rather than curvy roads) and then have developer develop the area. By looking at google maps, it appears the county has been making this mistake again and again by annexing area for development and leaving it on the developer to develop the alignment of roads. In that way all the roads are designed with curves, etc.5. Since there a tons of new areas being developed, lots of construction trucks travel on the roads during peak hours making it even worse for regular office going people. Banning construction trucks during rush hours will have a safe and fast traffic progression during rush hours, making the residers super happy..Thanks |
| 26 | I live on the road that divides transition from rural areas. I cannot get out of my driveway safely now because poor transportation planning has forced many commuters to use my road to get to the Greenway. Add more busses going down to the city so fewer people drive down my road.  |
| 27 | I want buses in Sterling, VA  |
| 28 | I would like to know why I can not find a bus to take to the Metro? Unfortunately, I had to purchase a vehicle instead of being able to ride on a bus to get where I need to go. Is Metro, or even Loudoun County, planning on bringing buses to our area?  |
| 29 | I would like to see connectivity between the counties urban centers, suburban housing, shopping and the metro (once it is built). It would be nice to be able to take public transportation (bus, tram or minivan) to these areas from my home without driving. Also a connected set of bicycle and walking paths to do the same would be useful. Of course this applies mainly to the suburban and urban parts of the county rather than the rural.  |
| 30 | Improve bus route network; efficient and "covered" bus routes   |
| 31 | Improve bus system; log out rates; improve system   |
| 32 | Improve bus transit (local and long-haul); expand multimodal transportation system (bus, bike, metro rail, light rail)  |
| 33 | In my opinion, our county need more roads in the Ashburn Area. Too many cars, too few connecting roads. Greenway is a good option, but too expensive. Bottom line transportation is my main concern even after the metro debuts in 2 years. Hope county is planning for more buses connecting to metro in West Falls Church, they had that option while back, which worked great for me and many friends i know.  |
| 34 | Infrastructure when it comes to our roads and public transportation. Currently our community is short of supporting residents that are without their own cars. Bus schedules need to be extended and work towards getting the train moved out in other parts of the county. Also a large effort on fixing the ever-growing  |

**Table 29. Actual Public Comments – Support Expanding/Improving Bus Services**

| #  | Comment   |
|----|---|
|    | congestion of traffic on Route 15 North pass Raspberryfalls.  |
| 35 | Local bus service is not good; need to use car to get to the store  |
| 36 | Local bus service to metro station areas - develop more robust transit system   |
| 37 | Look at older communities and make sure that public transit and walkability is working for all-bus stops, sidewalks   |
| 38 | Mass transit--eg. Have to walk a long way to bus, commute (long) to DC, no return bus   |
| 39 | Mod day bus service to Metro (not just peak hours. Doesn't need short headway). Weekday/weekends  |
| 40 | More bus shelters.  |
| 41 | More buses because on some buses there are 3 to a seat sometimes.   |
| 42 | More extensive private bus system   |
| 43 | More Loudoun county commuter routes   |
| 44 | More public transport! Bus on 7? To Tysons? More bus!   |
| 45 | More public transportation. More buses. Sidewalks don't connect. No way to cross Belmont Rd path.   |
| 46 | More robust local fixed-route bus service-that connect to park/rides metro connection all day   |
| 47 | Need better bus between towns   |
| 48 | Need buses to feed Metro from Sterling Park and E. of 28.   |
| 49 | Need more connections (bike and bus) between Lovettsville and Purcellville. Still miss the bus between Purcellville and the rail line at Brunswick. There is no alternative but to drive. 287 unsafe for bikes, and it seems silly to drive to a bike trail.  |
| 50 | Need more nighttime buses from DC/Metro well after 6pm for commuters  |
| 51 | Need safe biking and bus connectivity to silverline and metro area  |
| 52 | Need to provide more amenities at transit stops -> shelters, benches, sidewalks. Encourage more exercise + active lifestyle   |
| 53 | New communities built before support/services in place--time on buses, V&D service  |
| 54 | No one questions the pressing needs for transportation improvements that really would make a difference for Loudoun County residents, however: these include easing east-west commuter traffic on Route 7, the toll road, and Waxpool Road, opening greater access to future Loudoun Metro stations (and participating in dedicated funding to improve Metro service), improving bus service throughout the county, and encouraging transit, biking and walking networks to key destinations and amenities. |
| 55 | Not enough bus drivers  |
| 56 | Planned statement on coordination of bus routes with metro  |
| 57 | Prefer bus to DC than metro; keep bus service   |
| 58 | Public transportation in Rural area - Bluemont to Purcellville  |
| 59 | Re-approach good ideas and good deal for multi-use/mixed use - townhouses? Bus route. Restaurants, library, grocery... Look at revitalization of this area (with #2)  |
| 60 | Restore Bus service to tysons, which was discontinued in august of 2015   |
| 61 | Run buses to Reston   |
| 62 | Run more buses as greenway to take advantage of policy  |
| 63 | Should be more bus connectivity - single seat to Tysons Corner, etc. from western Loudoun   |
| 64 | Should be more bus connectivity - single seat to Tysons Corner, etc. from western Loudoun   |
| 65 | There is definitely a lot of talk about improving the traffic and transportation situation in Loudoun, as there should be. I, for one, would like to see a bit more attention paid to public transportation options aside from  |

**Table 29. Actual Public Comments – Support Expanding/Improving Bus Services**

| #  | Comment   |
|----|---|
|    | metro and outside of that corridor. The Loudoun County buses are definitely a good amenity, but I would like to see more routes to and stops in other places than DC (e.g, more routes to metro stations, routes to other business locations such as Reston Town Center). I also agree with the idea that there should be better interconnectivity of roads within Loudoun County - this is especially true for eastern Loudoun. It can often be a maddeningly circuitous path between neighborhoods and commercial areas within this part of the county! |
| 66 | Too much traffic around new developments like One Loudoun. Increase bus ridership to office parks. Bad traffic patterns.  |
| 67 | Trails and transit connectivity between areas: biking, walking, and bus transit to connect residents to jobs, recreation, and shopping.   |

## 5.3 Support Expanding/Improving Metro Rail Services (49)

*In addition to those comments that support expanding public transportation options in general, numerous public comments indicate strong support for expanding or improving Metro rail services. Respondents desire expanded Metro rail services in order to improve commuting to work and traveling to Washington D.C. and airports and to promote tourism and economic development in the County. Commenters advocate improving and expanding access from residents and businesses to Metro stations. Specifically, commenters desire providing shuttles from businesses to and from Metro stations and improving sidewalks and bike paths to Metro stations to provide better pedestrian and bike access and connectivity.*

**Table 30. Actual Public Comments – Support Expanding/Improving Rail Services**

| #  | Comment   |
|----|---|
| 1  | Better commuting; roads and metro   |
| 2  | Branch out on the DC Subway. Make a secondary station connecting all of Loudoun that ultimately leads to DC   |
| 3  | Bring in the metro and more opportunities for public transportation. Also it would be nice to have a water play area/communal gathering area on Ashburn Rd. Eg in the space between Wineing Butcher and Firebrick Chicken. Parking would be an issue but if there are sidewalks from the bike path and maybe a crosswalk that might help. |
| 4  | Constantly running shuttle service to metro every day all day, and a network of bike and walking trails that connects everyone to it.   |
| 5  | Cost of shuttle and making bike paths, commitment even during light rider periods   |
| 6  | Don't let what happened at Vienna Metro happen in Loudoun   |
| 7  | Expand bus service and rail   |
| 8  | Expansion of metro to Leesburg  |
| 9  | Extend Metro to Leesburg.   |
| 10 | Extend Silver Line to Leesburg  |
| 11 | Extend Silver Line to Rt. 50  |
| 12 | Finding room to put tracks and station entrances Financing  |

**Table 30. Actual Public Comments – Support Expanding/Improving Rail Services**

| #  | Comment  |
|----|--|
| 13 | Focus on increasing quality of life for the residents. Great potential to create walkable communities with local public transportation to connect this area to the metro.  |
| 14 | Improve our transportation, preferably metro: to promote tourism from abroad and quality of life for residents, transportation to and from the airport should be easy & seamless. As of right now, the Silver Line is designed to lead people out of Loudoun instead of showcasing it.   |
| 15 | Get a new metro system all the way to leesburg   |
| 16 | Increase public access to transit, especially connecting to metro  |
| 17 | It takes too long to use Metro to go where you want to go (e.g.. DC) and parking options at metro are bad  |
| 18 | Link pedestrian access to the metro  |
| 19 | Loudoun will remain an attractive destination for business, their workers and families so long as it isn't just like every other county in the D.C. Metro Area (poorly planned and overrun with development and traffic). The Metro train is a blessing. Let's use it fully and plan ALL new development around it. Leave the rural countryside as is. Don't let the mistakes of the past repeat themselves. The developers don't care about us. They only look for profit. Let us not let their vision hold sway. Instead let us maintain our historic connection to the country while simultaneously improving EXISTING communities and attracting more business through improved transportation infrastructure in already-approved development areas. |
| 20 | Metro link would be a big boost for the south part of Loudoun. A large commitment of course but this can be improved on an interim basis through improving access to spurs of the Metro or other methods to circumvent the need to travel 30 mins north then get the Metro east to D.C.  |
| 21 | Metro to cross Potomac   |
| 22 | Money and tax base. Developers who want to develop it all and leave us, the citizens, with the bills for the infrastructure such as fire, police, schools, and transportation More challenges: getting metro through Leesburg and on to Purcellville Keep the country dirt roads-slows down the traffic and does not cost much to maintain Develop bike paths with under and overpasses to get more bikes in and out of the towns for local commuters.   |
| 23 | My business losing talent because living here too expensive, affordable housing, efficient trains.   |
| 24 | Need more point in county where there are Metro stops  |
| 25 | Objective 5.Support of the growth and potential of enhanced national and international connectivity including consideration of Washington Dulles International Airport and the Silver Line Metrorail Stations.   |
| 26 | Our " automobile centric" planning practice. This is past. With the coming rail we need to rethink transportation and planning.  |
| 27 | Pedestrian access to metro, shuttle access for existing businesses to metro to encourage metro use and expand employment opportunities to larger area.   |
| 28 | Poorly capitalizing on metro stations  |
| 29 | Pro Metro (leverage stations)  |
| 30 | Public transit/how to get people from new metro and Loudoun  |
| 31 | Public transportation from Metro to the community  |
| 32 | Reston metro stop needs much better design and amenities. The shops are too small to be inviting. The lighting is unappealing. How about a beer garden there with fire pits in the winter and umbrellas in the summer. Also needs signs to alert riders that the plaza exists.. Maybe even cornhole beanbag tosses..or whatever the tossing game is called   |
| 33 | Silver Line- urban, how is it going to affect Loudoun financially? Safety? Concerns  |
| 34 | Silver line: Does Lo Co have a backup plan if Silver Line const. stops due to Metro maintenance/fiscal issues? (e.g.. Buses to Reston from Loudoun's new high density developments)  |

**Table 30. Actual Public Comments – Support Expanding/Improving Rail Services**

| #  | Comment   |
|----|---|
| 35 | This unpaved section of Lockridge Road should be paved, particularly with the new METRO going in and parking around this area being expanded.   |
| 36 | To get more cars off the road we need the silver line extended into Leesburg.   |
| 37 | Traffic-public transport, connectivity, Metro   |
| 38 | Transportation - metrorail at Loudoun gateway is surrounded by data centers - Ashburn is the only real station the county will have   |
| 39 | Transportation options - not just roads, but municipal, access to Silver Line   |
| 40 | Transportation plan to serve metro station  |
| 41 | Transportation; work with WMATA and Fairfax County; express service direct from Lo Co to DC; look into Heathro and NJ transit systems as examples   |
| 42 | Transportation-monorail-along the metro area, in the Rte. 28-only in condensed area, not across the county  |
| 43 | Until 2 metro stations open, cannot make an adequate assessment of transportation needs/issues  |
| 44 | We need dedicated pedestrian/bike trails from Sterling and Sterling Park to the Innovation Metro Station. Really, we need to make Sterling more desirable to younger people and this would help. It seems that Loudoun has big plans along these lines for the Ashburn stations.  |
| 45 | When metro ridership goes up and more people use public transportation  |
| 46 | Yes - overall think vision/goals are on the right track. Specific items: Bridge across the Potomac -> ties to item #5? compete & be an economic force - metro / airport very important elements of this   |
| 47 | Yes and no. Before you build anything more, we need to catch up. The roads infrastructure and schools need to catch up and support the existing population before you begin piling in more. The density at which you build future communities needs to be thinner as to not clog the systems further, we live here because we do not want to live in fairfax, do not make us fairfax. As you build the roads and metro, they need to be affordable. The current tolls and train fares do not offer an economical alternative and they currently are underused, it is a crime to see the express lanes on 495 during rush hour, someone is benefitting but it is not the citizens. And the silver line should have an express line from the airport into D.C., otherwise it takes much too long on top of the expense. How are you going to entice fliers to choose dulles over Reagan if you don't have an express? |
| 48 | Yes. More study needed north on the Silver Line Ox Road station, but I'm impressed with this process.   |
| 49 | You need Metro (reliable public transportation - is that an oxymoron?) in Loudoun county now! We have wonderful jobs, great scenery, and no way for people to get here except driving on our overcrowded roads. Hard for us to get out, too. I hardly ever go into DC because the commute is so bad.  |

## 5.4 Support Addressing the Public Transportation Needs of Specific Populations (18)

*In addition to those comments that support expanding public transportation options in general, some public comments indicate support for expanded public transportation to serve specific segments of the populations—seniors, students, disabled, and citizens who do not drive or cannot afford an automobile. Commenters seek expanded and reliable public transportation options and shuttle and pedestrian connections.*

**Table 31. Actual Public Comments – Improving Public Transportation Options for Seniors, Students, Disabled, and Lower Income Populations**

| #  | Comment  |
|----|--|
| 1  | Accessible and reliable public transit for low income, elderly, and disabled members of our county.  |
| 2  | Better transportation for elderly/youth, for transit-dependent people  |
| 3  | Concerned about transportation for disabled persons  |
| 4  | Improve mass transit (aging population)  |
| 5  | Improve Public transportation for elderly - shopping/medical plaza. Ashby ponds - need bus routes  |
| 6  | Local bus service; better transportation for elders; Hispanic community; bus service currently   |
| 7  | Lower income residents of Co: Sterling need better public transport/better connections   |
| 8  | More transportation for seniors-be independent without driving or depending on family members. Available to all seniors/disables regardless of income. |
| 9  | More transportation services for disabled  |
| 10 | Provide public transportation (for citizens and commuters) (all, like ADA, seniors) in both western and eastern Loudoun                                |
| 11 | Provide sidewalks and bus stops at low income housing--the Greens at Cascade   |
| 12 | Provide transportation and other support services/facilities so people can age in place in the community   |
| 13 | Public transportation for elderly/disability needs to be improved; more options  |
| 14 | Reliable transportation for elderly; bus service   |
| 15 | Transit to NOVA and other universities in LC   |
| 16 | Transportation improved for youth, need for increased VOTTECH opportunities  |
| 17 | Transportation for disabled  |
| 18 | Transportation-for citizens that can no longer drive.  |

## 5.5 Concerns about the Cost of Public Transportation (11)

*Eleven public comments express concerns about the cost of public transportation in general.*

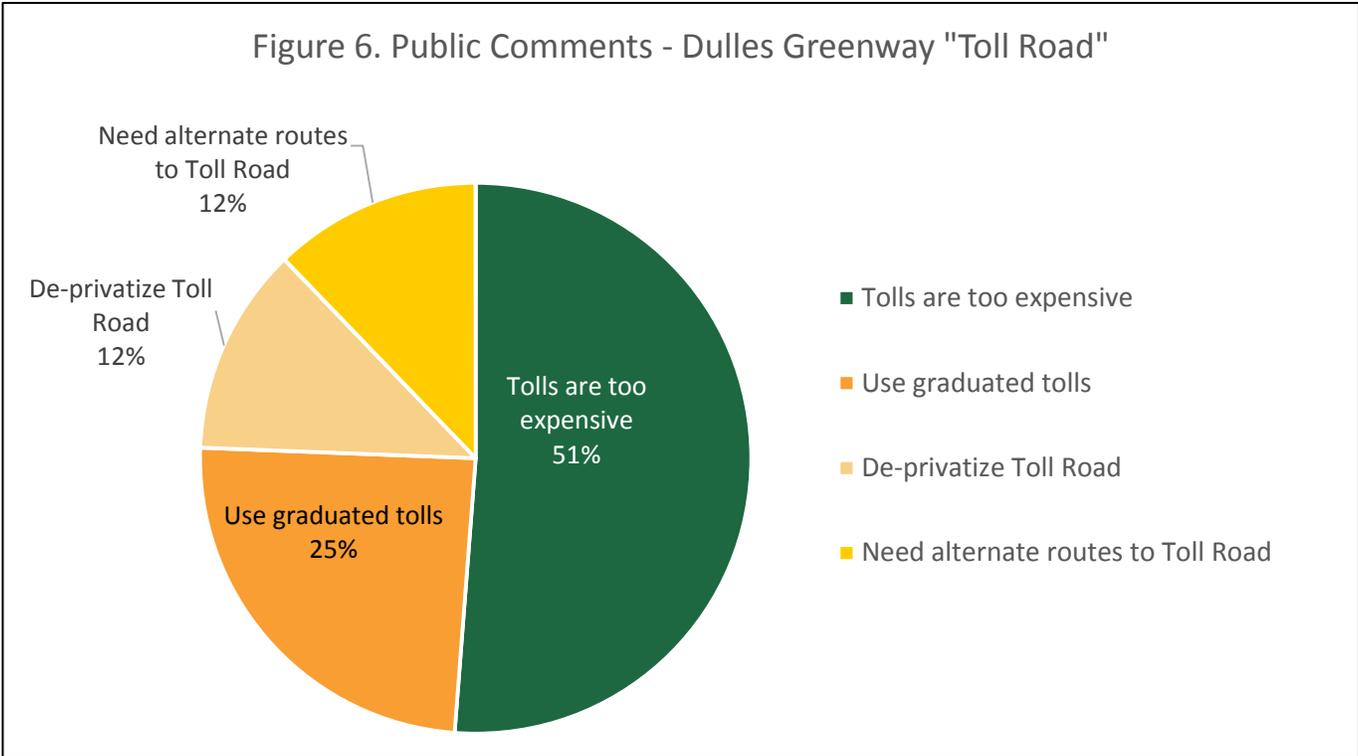
**Table 32. Actual Public Comments – Concerns about the Cost of Public Transportation**

| # | Comment  |
|---|--|
| 1 | Cheaper public transportation  |
| 2 | Cost and time of public transportation   |
| 3 | Cost of shuttle and making bike paths, commitment even during light rider periods  |
| 4 | Cost, public support for public transportation.  |
| 5 | Efficient, cheap, accessible public transportation   |
| 6 | For the most part the goals and objectives point Loudoun in the right direction. I strongly refined greater emphasis on renewable, green energy, cost effective rapid transit and greater investment in the performing arts. |
| 7 | Inexpensive public transportation options should be made available from Round Hill to Leesburg Employment areas, commuter lots in Leesburg and Ashburn and ultimately to metro stops once completed in Loudoun.              |
| 8 | Officials lack of understanding of transit impacts on economy  |
| 9 | People using the station can get to where ever they please with ease at a low price; public review ratings are high  |

|    |   |
|----|---|
| 10 | Transportation in Loudoun to include low-cost safe walking biking and bussing to local businesses and transportation.   |
| 11 | Yes and no. Before you build anything more, we need to catch up. The roads infrastructure and schools need to catch up and support the existing population before you begin piling in more. The density at which you build future communities needs to be thinner as to not clog the systems further, we live here because we do not want to live in fairfax, do not make us fairfax. As you build the roads and metro, they need to be affordable. The current tolls and train fares do not offer an economical alternative and they currently are underused, it is a crime to see the express lanes on 495 during rush hour, someone is benefitting but it is not the citizens. And the silver line should have an express line from the airport into D.C., otherwise it takes much too long on top of the expense. How are you going to entice fliers to choose dulles over Reagan if you don't have an express? |

# 6.0 Toll Road (41)

*Public sentiments indicate that the tolls on the Dulles Greenway are too expensive for the general workforce to pay and therefore, the toll road is not a realistic option for many residents. Several commenters support pro-rated tolls that base the amount of the toll on the distance traveled. A few comments support de-privatizing the toll road as a means of making it accessible to the public. A few comments reflect support for alternative routes to the toll road. Refer to Table 32 and Figure 6 for the number and percentage of comments on the Toll Road. Table 33 lists the actual public comments on the Toll Road.*



**Table 33. Number of Comments about the Toll Road**

| Topic                               | Number of Comments | Percentage of Toll Road Comments |
|-------------------------------------|--------------------|----------------------------------|
| Tolls are too expensive             | 21                 | 51%                              |
| Use graduated tolls                 | 10                 | 25%                              |
| De-privatize Toll Road              | 5                  | 12%                              |
| Need alternate routes to Toll Road  | 5                  | 12%                              |
| <b>TOTAL COMMENTS ON THIS TOPIC</b> | <b>41</b>          | <b>100%</b>                      |

**Table 34. Actual Public Comments – Concerns about the Dulles Greenway (Toll Road) Tolls**

| #  | Comment  |
|----|--|
|    | <b>Tolls are Too Expensive</b>   |
| 1  | Advocate for lower toll road fares   |
| 2  | Agree on greenway. Too expensive.  |
| 3  | Create more roads to reduce congestion; eliminate or significantly reduce the charges on the Dulles Toll road; create/bring back intercounty connectors; allow the creation of larger and more developments like One Loudoun. Since the population continues to grow, allow more development in the western portion of Loudoun.  |
| 4  | Greenway - open and free   |
| 5  | Greenway is a hindrance due to cost (private); costly; undue stress  |
| 6  | Greenway toll road--too expensive!   |
| 7  | Greenway tolls stabilize - increases stifle the county, lower tolls  |
| 8  | In my opinion, our county need more roads in the Ashburn Area. Too many cars, too few connecting roads. Greenway is a good option, but too expensive. Bottom line transportation is my main concern even after the metro debuts in 2 years. Hope county is planning for more buses connecting to metro in West Falls Church, they had that option while back, which worked great for me and many friends i know.   |
| 9  | Infrastructure - paying the greenway or being stuck in Route 28 traffic daily for all Loudoun commuters is a problem. We would likely put up with all the data center builds if this would improve - sad this is our compromise.   |
| 10 | Loudoun County needs to address the rising prices of the toll road   |
| 11 | Make the Greenway more accessible, lower tolls   |
| 12 | Minimum wage workers cannot afford toll roads.   |
| 13 | No more toll roads. Citizens should not have to pay to use roads.  |
| 14 | Our biggest issue transportation-wise is the toll road. Families have to choose either to pay an arm & a leg to take it to/from work OR sit in traffic on route 7. If you can't afford to choose the toll road, as a parent, you might miss important things like your kid's soccer game. The cost has done nothing but go up year after year and it's literally highway robbery. Something must be done about this! Living in Loudoun County (often referred to as "Lowdown County") is expensive. You have the toll road, you have the Leesburg and Loudoun stickers for your vehicles, and you have HOA dues on top of taxes and other expenses. It is costly to live here! |
| 15 | Reduce the tolls on the Greenway.  |
| 16 | Reduce tolls on Greenway   |
| 17 | Study alternatives to reduce tolls on the greenway to increase ridership and divert traffic from other roads, i.e. distribute traffic to other roads   |
| 18 | Transportation/traffic: Need to improve intra- and inter-county movement and address the cost of 267.  |

|    |   |
|----|---|
| 19 | When we can drive east without facing ridiculous traffic or paying outrageous tolls   |
| 20 | Will it be affordable? All private? Parking garages, cost of greenway.  |
| 21 | Yes and no. Before you build anything more, we need to catch up. The roads infrastructure and schools need to catch up and support the existing population before you begin piling in more. The density at which you build future communities needs to be thinner as to not clog the systems further, we live here because we do not want to live in fairfax, do not make us fairfax. As you build the roads and metro, they need to be affordable. The current tolls and train fares do not offer an economical alternative and they currently are underused, it is a crime to see the express lanes on 495 during rush hour, someone is benefitting but it is not the citizens. And the silver line should have an express line from the airport into D.C., otherwise it takes much too long on top of the expense. How are you going to entice fliers to choose dulles over Reagan if you don't have an express? |
|    | <b>Support Graduated Tolls Based on Distance Travelled</b>  |
| 22 | Dulles Greenway tolls should be pro-rated, which will possibly reduce traffic on Rt. 28 North.  |
| 23 | Greenway outrageous; staggered tolls  |
| 24 | Better signage to advertise cost of greenway before entering  |
| 25 | No distance pricing for Greenway - need more alternatives.  |
| 26 | Pay by mile   |
| 27 | Address issues around Greenway Tolls (Distance Pricing)   |
| 28 | The toll road is vital as more traffic enters the county but it is cost prohibitive each exit should be priced not a flat rate  |
| 29 | Work with Dulles greenway for graduated tolls - if only in reverse commute direction  |
| 30 | Toll Road - distance; pricing (Greenway)  |
| 31 | Route 15 north of Leesburg needs to be widened due to the EXTREME traffic problems in the afternoons. The Toll Road should be priced per exit - NO FLAT RATE because it is vital as the number of cars increases but is currently cost prohibitive for the early exits.   |
|    | <b>Support an Alternative Route to the Toll Road</b>  |
| 32 | Alternative to 267 (or county purchase Greenway)  |
| 33 | Alternatives to toll road and Route 7. Keep improving.  |
| 34 | Traffic off loaded from Waxpool Rd and another alternative to the Greenway is complete  |
| 35 | Yes. On the right track. Key things we need are better transportation options, ways to avoid the Greenway (especially if you are only going one exit!), more walkable, bikeable areas, and more affordable housing. Also, we have 500 Harris Teeters and not one Trader Joe's. What's up with that?   |
| 36 | I agree with the goals, but also think Loudoun County has far too many townhouse developments. I am not in favor of any more townhouses being built. Town houses require too much in the way of services required and do not provide adequate taxes to support those services. I am in favor of additional data centers because I believe the tax revenues generated allow the county to offer more in the way of recreational opportunities and potential revenues for roads. An Alternative to the Greenway should be a the top of any road priorities.   |
|    | <b>Support De-privatizing the Dulles Greenway</b>   |
| 37 | Include more office space near the newer mixed use developments, in SE Leesburg, such as Leesburg village, airport, compass, Best Buy, cardinal. Also buy back the greenway to keep till money within the state, county.  |
| 38 | Want county to investigate buying the Greenway - DTR tolls so much lower. Could you reduce tolls & divert some \$ to other transport improvements   |
| 39 | When the Greenway is no longer privately owned  |
| 40 | Toll rd. - de-privatize   |

## 7.0 Airport (32)

*These comments express opposition to revising the airport noise contours. Cited concerns include: noise impacts to residents and risks associated with proximity to the airport. Comments indicated a lack of support for residential uses surrounding the airport and a support for industrial, warehousing, manufacturing, and data center uses near the airport. A few respondents expressed support for considering modifying the airport noise contours. Reasons included: allowing more land use flexibility around the airport, including affordable housing. Additional comments advocate upgrading the airport and adding additional business in the vicinity of the airport.*

Figure 7. Public Comments - Airport Noise Contours

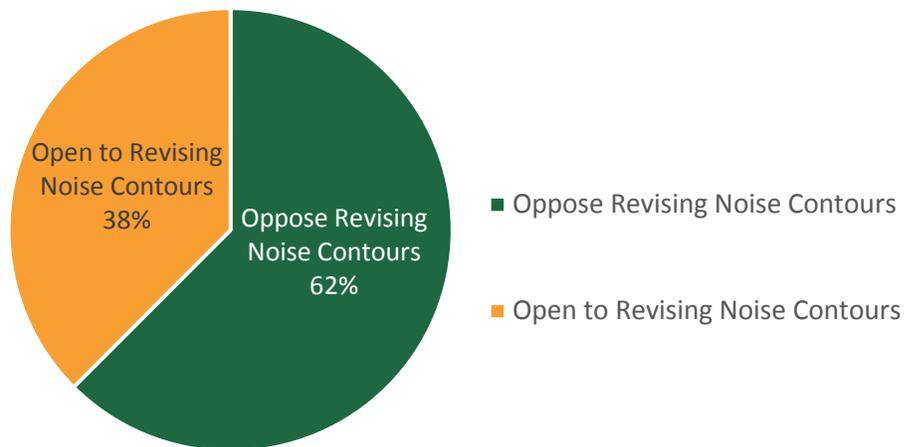


Table 35. Number of Public Comments on Airport Noise Contours

| Topic                             | Number of Comments | Percentage of Airport Comments |
|-----------------------------------|--------------------|--------------------------------|
| Oppose Revising Noise Contours    | 15                 | 47%                            |
| Open to Revising Noise Contours   | 9                  | 28%                            |
| Additional Comments about Airport | 8                  | 25%                            |
| <b>TOTAL</b>                      | <b>32</b>          | <b>100%</b>                    |

Table 36. Actual Public Comments on the Airport

| Oppose Revising the Airport Noise Contours |  |
|--|--|
| #  | Comment  |
| 1  | Consider mixed-use or straight residential. Cannot have everything commercial. Outside of noise contour.   |
| 2  | Development west of the airport should take into consideration noise and risk of proximity to the airport. Industrial is with limited retail to serve workers would make sense. As would a large park as long as |

|    |  |
|----|--|
|    | residential was not allowed.   |
| 3  | Do not allow ANY development that would adversely affect Dulles Airport economic viability. No new housing developments in noise zone.   |
| 4  | Do not allow residential around the airport.   |
| 5  | Do not move noise on western side of Dulles; keep boundary the same for residential.   |
| 6  | Dulles airport and development constraints around airport (Height and noise)   |
| 7  | Dulles Airport noise - bigger and wider planes flight path changing - miles still impacted   |
| 8  | Encourages harmonious growth of Washington Dulles International Airport and the County by recognizing the current zoning in the Airport Impact (AI) Overlay District, contained in the Loudoun County Zoning Ordinance, which forecasts the ultimate build-out conditions of the Airport.  |
| 9  | Hold the boundaries to keep development from coming closer to Dulles Airport.  |
| 10 | I am very concerned about the noise coming from planes flying to/from Dulles Airport.  |
| 11 | Most ideas discussed are going in the right direction, but I am concerned about "more flexibility with regard to 60 LDN noise contours new Dulles"... does this mean that existing neighborhoods surrounding Dulles airport would be subjected to increasing flight noise coming / going from Dulles? This would negatively impact quality of life in these neighborhoods.                             |
| 12 | No more homes under the airport (limit development around Dulles)  |
| 13 | Put airport noise overlay on community map   |
| 14 | The land west of the airport should be used for continued buildout of industrial, warehouse, fabrication, data centers etc along Rt 606. This area would also benefit from some retail like restaurants to cater to the work force. Buffers along the streams should be preserved to prevent pollution.  |
| 15 | Why develop so close to Dulles airport. Discourage residential development near airport. Allow commercial and manufacturing.   |
|    | <b>Support Revising the Airport Noise Contours</b>   |
| 16 | More flexibility on noise contour lines relating to airport.   |
| 17 | Bring airport noise boundary in so that it reflects current aircraft technology - need to update   |
| 18 | High density but affordable housing (Rt. 28 from Dulles Toll Rd). Complex due to noise contours. Possibly off of Parkway. Necessary for millennials.   |
| 19 | Air traffic noise over South Riding studied and not increased  |
| 20 | Need to look at mixed use under airport overlay district. Still need to protect airport  |
| 21 | High density but affordable housing (Rt. 28 from Dulles Toll Rd). Complex due to noise contours. Possibly off of Parkway. Necessary for millennials.   |
| 22 | Airport overlays - update the Loudoun lines and contours around airport  |
| 23 | Airport zoning impact overlay to no more than 1 mile   |
| 24 | Move boundary line out - US Weather Service will not change.   |
|    | <b>Additional Airport Comments</b>   |
| 25 | Around Old Ox Dulles Airport, farming and science; urban ag urban farming. Woodland Rd. = machianists.   |
| 26 | Connect: Bring people & places together. Suggest consideration of adding seasonal/regional flights out of Leesburg Executive Airport to make better use of the airport for our citizens. Could use prop jets or something similar to the large jets we see arriving/departing the airport.   |
| 27 | Dulles Airport needs to be a premier airport--not just cargo. Upgrade it to have family friendly areas-- play area, some art installation, Nursing stations for new moms, lots of family friendly restrooms-- KNOW YOUR MARKET, Loudoun is an internationally diverse, family friendly area... and the airport needs better fares, but if you had other perks, people might not mind the higher fares. |
| 28 | Goal- Connect: Objective 5. Washington Dulles International Airport and the Silver Line Metrorail are doomed to failure without significant governance and other reforms. Status quo is unsustainable.   |

|    |   |
|----|---|
| 29 | More businesses near Dulles airport   |
| 30 | Objective 5.Support of the growth and potential of enhanced national and international connectivity including consideration of Washington Dulles International Airport and the Silver Line Metrorail Stations.  |
| 31 | Upgrade Dulles: Loudoun county should be an international destination. We have the airport in our back yard. However, it is not a major hub like NY, Chicago or San Francisco. Then, Dulles would have flights to the most major cities from here to Europe directly, without layovers. |
| 32 | What are the economic risks to the county and what will be done. Need to perform economic analysis to evaluate different scenarios. Eg. What happens if airport ridership goes down?  |

## 8.0 Regional Collaboration (24)

*These public comments support regional collaboration to develop transportation solutions. These comments are separate from the comments that specifically address a potential bridge over the Potomac River.*

| <b>Table 37. Actual Public Comments – Regional Collaboration on Transportation Solutions</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Better collaboration with Fairfax County on road connections that traverse both counties.   |
| 2  | Better relationship with Fairfax so our roads don't dump to their narrow roads  |
| 3  | BOS and VDOT - better coordination - accountability of BOS - VDOT should consult BOS  |
| 4  | Can we get VDOT to reduce the speed in this short line-of-site, often congested area from 55 mph to 35 or 45?   |
| 5  | Comment on Objective #3: Bring people & places together. Loudoun County will have Metro soon. This will bring people & places together. There is no need to build another bridge across the Potomac. Improve the Route 15 bridge and corridor. Work with Washington, D.C., to improve the American Legion bridge, the Cabin John Bridge and the bridge to Rosslyn.  |
| 6  | Create a bike plan/coordinate with Fairfax County; use money  |
| 7  | Do not turn Eastern Loudoun into a mini-Los Angeles. More traffic from out-of-state across new bridges is not what we need. Better connections within and to Fairfax, fewer barriers to bikers and pedestrians, and more reliable transit connections are what we need.   |
| 8  | Goal connect : regional trans - western bypass. What will metro do.   |
| 9  | In Goals 4 & 5 I would have preferred to see objectives with specific outcomes (these are notional examples), such as 300 miles of new trails not along highways, trails connecting x, y, and z (e.g., the W&OD Trail to the AT, the W&OD Trail to the PHNST at at least 3-4 points along the W&OD's length, complete the PHNST to Harper's Ferry so there would be a looped trail using both sides of the river), community bike lanes, developing conservation easements for recreational purposes. |
| 10   | In La Paz, Bolivia they use telefericos to get around which is more eco friendly and would result in less trees being removed. Bolivia is one of the poorest countries in South America and was able to afford it. This could make it easier for commuters going to D.C also may become a tourist attraction and bring in more revenue for the county.  |
| 11   | Infill - Less strip mall development with chain/big box names; more independent businesses -- restaurants, services, retail. Develop Avonlea. Do NOT build up wider roads between Loudoun and PW Counties.  |
| 12   | Interjurisdictional transportation opportunities  |
| 13   | Is there cooperation between counties on transportation?  |
| 14   | Look at UDOT's Complete Streets program   |

**Table 37. Actual Public Comments – Regional Collaboration on Transportation Solutions**

| #  | Comment   |
|----|---|
| 15 | Must deal with overcapacity roads serving northern Loudoun which affect Maryland and Pennsylvania in addition to local residents.   |
| 16 | Objective 4.Integration with neighboring jurisdictions to improve regional and statewide connectivity and to attract residents and businesses to Loudoun County.  |
| 17 | Off road trails for running, walking, hiking, and possibly biking. Connectivity of trails to a county-wide and regional network.Connect the two sides of the future Hanson Park underneath Evergreen Mills Road with a pedestrian tunnel.   |
| 18 | Regionally connected trail system   |
| 19 | Richmond and VDOT   |
| 20 | Specifically object to Goal: Connect, Objective 4 integration with neighboring jurisdictions "improve" connectivity to attract new residents to Loudoun. We have enough growth to manage already without making this an objective. I assume Goal: Connect, Objective 4 refers to ill-advised Bi-County Parkway with Prince William County which I strongly oppose.  |
| 21 | Transportation is what helps build communities like Eastern Loudoun. As we become more urban, we need to encourage our citizens to get out of our cars and live more active lifestyles. We need to encourage our businesses to participate in this effort as well. Providing access to and accessibility to safe and reliable transportation alternatives will be critical to this effort. As a resident of Ashburn I have seen buses, but the locations of stops and routes are difficult to decode and do not integrate with non-park and ride options. 1. The first step to fix this is to integrate our bus system routes and schedules with Google Maps and other apps so people can get better explore and use those alternatives. 2. Next make sure we have safe bike and walking routes to these locations from our neighborhoods. This includes sidewalks and crosswalks at locations that make sense to the walker, biker and driver. I have observed improvements of this nature at the Hay Rd entrance to Stone Bridge High School.3. Make sure there is an updated map of walking trails, and publish it. Include transit options and commercial destinations on the trail map.4.We need to work with Fairfax County (and Metro in 2020) and other transit providers to pull together information and systems to provide a more seamless network for people living and working on either side of county borders. |
| 22 | Transportation; work with WMATA and Fairfax County; express service direct from Lo Co to DC; look into Heathro and NJ transit systems as examples   |
| 23 | Tri-County Parkway.   |
| 24 | We need to work with Fairfax County (and Metro in 2020) and other transit providers to pull together information and systems to provide a more seamless network for people living and working on either side of county borders.   |

## 9.0 Bridge across the Potomac River (186)

*On the topic of constructing a potential bridge across the Potomac River to connect Loudoun County to Maryland, 65 percent of the comments on this topic express opposition (Table 38). Concerns include: damaging Broad Run Farms scenic beauty, quality of life, and property values, worsening existing traffic congestion and commuter traffic, and damaging natural resources. In contrast, 35 percent of the comments on this topic indicate support of constructing a bridge across the Potomac River (Table 39). Cited benefits include: alleviating existing traffic congestion, improving the quality of life by decreasing commuter time, and promoting regional economic development.*

Figure 8. Public Comments - Bridge Across the Potomac River

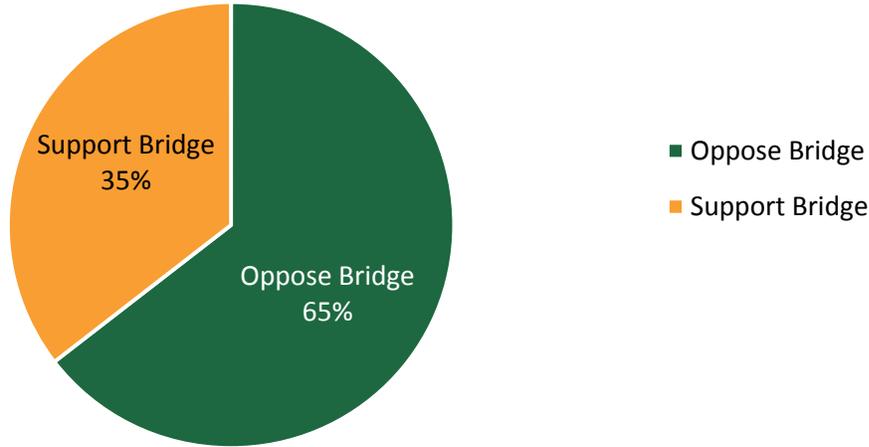


Table 38. Number of Comments on Bridge Over the Potomac River

| Topic                                 | Number of Comments | Percentage of Bridge Comments |
|---------------------------------------|--------------------|-------------------------------|
| Oppose Bridge Over the Potomac River  | 121                | 65%                           |
| Support Bridge Over the Potomac River | 66                 | 35%                           |
| <b>TOTAL COMMENTS</b>                 | <b>187</b>         | <b>100%</b>                   |

Table 39. Actual Public Comments – Oppose Bridge Across the Potomac River

| # | Comment   |
|---|---|
| 1 | I am saddened by the fact that discussion of a bridge through our community has reared its ugly head again and is gaining traction with those who do not live here. We are a mutli-generational community which welcomes new residents who have also invested money to be a part. Several lots have broken ground recently. However, I am not only sad for us, but for Loudoun (especially Sterling) that a bridge which would effectively establish an interstate (rte 28/270) is looming. The amount of traffic the described bridge would bring unwanted noise and pollution to a tranquil part Loudoun where eagles nest. I don't believe a multi lane bridge through Broad Run Farms will support your goal of green spaces and historic preservation. It also would destroy several landscaping and established horse farms in our unique community not in keeping with your goal to compete.   |
| 2 | I hope the goals of connecting communities -- and the transportation improvements this implies -- actually reflect rather than contradict the counties' vision of preservation of "natural and heritage resources" and maintaining its "unique sense of place". A critical example is the discussion underway about a new bridge between Virginia and Maryland that some county proposals call for a link to rt. 28 by destroying local homes and carving up a beautiful historic community that embodies the kind of character articulated in Loudoun's vision for itself -containing a diverse array of housing options for a broad spread of socio-economic groups, embodied with a strong sense of community, containing historic and archeological sites, and offering a refuge to a wide variety of migratory and local wildlife. I would hope that as responsible public servants, if the county judged that building a bridge was in the best interest of the community, that they would better leverage thing like the current partial bridge between Seldon Island and Virginia, and the existing public land in that area (multiple parks), to meet their goals rather than seek out the destruction of the homes of people they asked to serve. |

|    |  |
|----|--|
| 3  | 3. Connect [4 and 5] is not moving us in the right direction if this would necessitate a bridge to MD, as it would increase traffic on local roads extensively. This would be advantageous to large businesses and Dulles Airport to increase Freight and other traffic passing through Loudoun County; but would be a serious detriment to home owners and constituents living in the area. It would vastly increase road traffic and associated pollution; damage historical areas and negatively impact property values. This task can be seriously detrimental to the goal in Sustain section.   |
| 4  | A new bridge here will add an enormous amount of induced traffic and decimate the entire area.   |
| 5  | Abandon the Potomac river crossing idea (Maryland will not support it anyway), and focus on infrastructure improvements, such as overpasses versus traffic lights.   |
| 6  | Absolutely no more bridges over the river to Maryland. This will only increase congestion, overwhelm infrastructure, destroy the natural environment, encourage more development.  |
| 7  | Alternative to another bridge over the potomac   |
| 8  | An additional Potomac river crossing is not going to alleviate our current traffic problems. It will only make them worse.   |
| 9  | As written in general terms, without knowing the specific impact on the selected areas, it may be hard to disagree. For instance, "Quality infill development, adaptive reuse, and redevelopment of aging areas in a manner that complements, strengthens and benefits surrounding communities" may be twisted to support the notion of a Potomac River bridge that will negatively impact the community of Broad Run Farms. Although the community was founded in the 1950's it was not so long ago that the residents approached the Board of Supervisors to install a public sewer system. We happily agreed to participate in a special tax district to achieve this. As a result expensive new homes have been built and many older homes renovated. Our community remains one with a rural flavor with increasing beauty each year. I would support resistance to a new Potomac River bridge anywhere in Loudoun, but it seems that the liability is currently in communities in the east. |
| 10 | Bridge - not in Broad Run Farms; off Riverside Parkway   |
| 11 | Broad Run Farms, please reconsider the bridge location. Will severely change our development and lives   |
| 12 | Close river crossings to keep MD out   |
| 13 | Comment on Objective #3: Bring people & places together. Loudoun County will have Metro soon. This will bring people & places together. There is no need to build another bridge across the Potomac. Improve the Route 15 bridge and corridor. Work with Washington, D.C., to improve the American Legion bridge, the Cabin John Bridge and the bridge to Rosslyn.   |
| 14 | Concerned about increasing traffic on rt 7. please do not build a bridge across to MD; develop a little more around metro stations   |
| 15 | Connect - I do NOT want another bridge across the Potomac to connect Rte 28 and I-270. It is not necessary and will only create more congestion as well as ruin some already existing and well established neighborhoods.  |
| 16 | CONNECT, Objectives 4, 5, 6, 7 - Care must be taken to avoid growth that negatively impacts the living and working environment for the residents of Loudoun by creating more traffic congestion. Too much growth too fast will lead to sprawl and negative consequences like increased traffic and overcrowding. "Over-connecting' neighborhoods and regions can result in increased traffic and overcrowding. Qualitative should be the focus rather than quantitative. Increase transportation efficiencies and choices without increasing transportation volume. More or better access to mass transit, more pedestrian and bike paths, and electric vehicle recharging stations. Avoid at all costs creating excessive traffic inlets such as allowing a new Potomac River bridge to connect to Route 28, which would irreversibly destroy our way of life in Loudoun County.  |
| 17 | Connect: Bring people and places together: I'm concerned with a lot of the talk about another bridge over the Potomac or an outer beltway. I don't think either idea is smart for the county and I oppose those ideas.   |
| 18 | Continue improving traffic flow of major county roads through installation of fly-overs/cloverleaves, etc. that enable removing red lights. This is improving commutes/travel; however, even with removal of red lights,   |

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|    | my experience is that both Rt 28 and Rt 7 come to a halt (or crawl) at rush hours. Try driving from the Dulles Toll Road to Rt 28 north at rush hour (particularly after Labor Day); then imagine how much worse it would be if it also included traffic going to MD across the bridge being discussed.  |
| 19 | Do not add another Potomac River crossing in Eastern Loudoun.  |
| 20 | DO NOT BUILD A POTOMAC RIVER CROSSING! I have lived in Northern Virginia for 30 years, mostly in the Sterling area. I moved to Broad Run Farms to raise my family in a rural setting and to escape the sprawl that has become all too common in eastern Loudoun County. This bridge would destroy well-established communities and neighborhoods that already provide rural surroundings complimenting the high-density residential/commercial development that is pervasive in eastern Loudoun. This bridge would also destroy natural, scenic and historic resources. Extending Route 28 Projects like a Potomac River Crossing will only serve to advance the objectives to Compete and Connect, all at the expense of those living in eastern Loudoun. A bridge crossing at Route 28 will not reduce congestion. It will only put more cars on the surrounding arteries. Loudoun County needs to develop alternative solutions to our transportation problems and protect the few remaining places where families can live in a rural setting. |
| 21 | Do not turn Eastern Loudoun into a mini-Los Angeles. More traffic from out-of-state across new bridges is not what we need. Better connections within and to Fairfax, fewer barriers to bikers and pedestrians, and more reliable transit connections are what we need.  |
| 22 | Eliminate the need for a new bridge across the Potomac by widening Route 15  |
| 23 | First, I would not like to see the tearing down of one of the oldest subdivisions in the county to build a bridge. Already, my children refer to Loudoun County as "Lorax County". It is sad when children can see what is going on and adults refer to it as "progress".  |
| 24 | Fix existing infrastructure. Protect Eastern Loudoun. No Potomac River crossing in Loudoun County  |
| 25 | Goal: connect Absolutely NO to a potomac bridge crossing to MD. It's unnecessary, unwanted and will bring traffic, not alleviate it- at the expense of local residents and businesses.   |
| 26 | Goal: Connect, the latest decisions from the board of supervisors regarding transportation planning and another attempt at a second Potomac river crossing is concerning. The push to create such a crossing east of Goose Creek sets us on a path to divide the county. Eastern Loudoun has seen no improvement in easing congestion on Route 7 in Sterling. The tone set forth by officials from Western Loudoun is aggressive and targeted specifically at residents concerned for their homes and way of life which would be negatively impacted by a second crossing.   |
| 27 | Goal: connect. No new Potomac River crossing in Eastern Loudoun. It will not support the residents needs, only those of businesses and those outside of our community - at the expense of the residents. Our lifestyle and home are in jeopardy because of a proposal that is a waste of money and resources, and goes against statistics and logic, and the wants and needs of the communities it would affect. It would not alleviate traffic, it would bring more.  |
| 28 | Goal: Connect: Bring people and places together. 1. Absolutely no bridge to MD through 28. It will only bring 270 traffic to Sterling and Ashburn. Quite a shame to do to an already busy business area. 2. Absolutely no bridge to MD through 28. It will destroy one of the oldest communities in the area, Broad Run Farms. No one wants this!  |
| 29 | Goal:Connect I am in agreement in respect to local roads only. Infrastructure improvements should increase capacity but not introduce new through traffic. No new Potomac Crossing, especially in Eastern Loudoun.   |
| 30 | I am against the building of a new Bridge over the Potomac River into Loudoun county east of Goose Creek. I am also against how this will increase traffic, pollution and noise into an already heavily driven area. I have great concerns that it will only bring greatly increased traffic congestion into the region, and shortly after opening, Loudoun will be experiencing more gridlock and traffic problems, not less! It will totally destroy neighborhoods in its path, not to mention the devastating effect on individual homeowners. It will destroy some of our natural and historic assets! All these things point to the fact that it goes against many things offered in VISIONS, GOALS AND OBJECTIVES: namely : Sustain: strengthen natural and historic   |

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|    | assets; Support: enhance quality of life. It is therefore a HUGE unnecessary and wasteful expense.  |
| 31 | I am opposed to a bridge to Maryland anytime any place. We have enough traffic problems already.  |
| 32 | I believe that you should leave more land open and not develop it. I especially am against the bridge coming through broad run farms as that is my neighborhood. We moved into here to have privacy and a country atmosphere while being close to things. I think you will ruin the natural look of this area with this bridge and make it look unnatural.  |
| 33 | I definitely do NOT want another bridge to cross the Potomac through eastern Loudoun. The resulting impact will not reduce transportation gridlock but only ADD to it. In addition it will cause many long time Loudoun residents to lose the homes and property they have spent lifetimes improving.   |
| 34 | I do not agree with the idea of building a bridge through Broad Run Farms. The building of this bridge has many downsides that the neighborhood should not have to deal with such as traffic, A lot of noise, pollution, chaos, safety concerns and more. Therefore we do not need the building of this bridge we like the neighborhood just the way it is and we do not need any added problems.   |
| 35 | I have heard that you are considering a new bridge across the Potomac River, east of Goose Creek. I think this is a terrible idea, regardless of where in that region it is placed. This will increase traffic tremendously in the area, along route 7 and route 28, and all the neighborhoods near any new bridge. The natural areas near the river along this bridge site would be destroyed. We need to retain the historic and natural beauty of eastern Loudoun as well as western Loudoun and not bring new traffic into the area.  |
| 36 | I oppose any mention of an outer beltway or a 2nd or third potomac river crossing. We have too many other fiscal responsibilities than to add this initiative that will only hurt our environment, our neighborhoods and our sense of community.  |
| 37 | I want to enjoy a healthy community without any additional cross-regional traffic. Specifically I absolutely do not want to see another Potomac River Bridge joining Loudoun to Montgomery County or Frederick County, MD.  |
| 38 | I'm writing to inform the Board of Supervisors that I am terrified by your plans to put a Potomac River crossing in the Countywide Transportation Plan. Our neighborhood, Broad Run Farms, appears to be squarely in your gunights for destruction of our home values, our Potomac River and Broad Run recreational access, our land and water, and our way of life. To what end?No impartial study that I am aware of has demonstrated actual need for a bridge to Maryland through Eastern Loudoun. No one questions the pressing needs for transportation improvements that really would make a difference for Loudoun County residents, however: these include easing east-west commuter traffic on Route 7, the toll road, and Waxpool Road, opening greater access to future Loudoun Metro stations (and participating in dedicated funding to improve Metro service), improving bus service throughout the county, and encouraging transit, biking and walking networks to key destinations and amenities.A bridge through Eastern Loudoun would threaten every one of these objectives, by pouring traffic onto an already massively congested Route 28 as well as Route 7, spurring housing development throughout the transition area, overloading the toll road and Route 66, and bringing enormous expenses to taxpayers for residential population growth.Please change your position and eliminate the Potomac River crossing from your plans for our county. Consider instead the far more realistic, practical, and affordable steps the Board could take to improve the quality of life for all Loudoun residents, with continuing improvements to existing roadways, interchanges, and intersections, more efficient access to existing and future Silver Line stations, more park and ride lots and better commuter and local bus service. |
| 39 | Improving area roads, intersections, no new bridges that will lower property values in the Loudoun County   |
| 40 | Let me make it very, very clear that I oppose the idea of a bridge across the Potomac anywhere in the county, especially along Route 28 extended. That is my greatest concern. I am stunned that the BOS came out in favor of such an idea without giving county residents an opportunity to respond in a real public forum, not just in a written survey. Studies conducted in the past show no value to our residents -- just to those who want a easier route to somewhere else. Building such a bridge is in total conflict with your goal to strengthen natural and historic assets and enhance the quality of life of residents.  |

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| 41 | Like to honor the character of the rural west - by not putting Potomac bridge crossing on RT. 15 - actively work on crossing elsewhere   |
| 42 | Local commerce only, no new Potomac crossing   |
| 43 | MAINTAIN NEARLY 60-YEAR OLD RESIDENTIAL AREA OF BROAD RUN FARMS. BUT NO RIVER BRIDGE IN LOUDOUN ANYWHERE   |
| 44 | MAINTAIN RESIDENTIAL AND RECREATION AREAS IN BROAD RUN FARMS; NO BRIDGE ACROSS THE POTOMAC ALIGNED WITH RT. 28 OR ANYWHERE IN LOUDOUN.   |
| 45 | More pedestrian-friendly, walk-able areas. Another bridge in this area will just make traffic worse.   |
| 46 | My concern is the Board of Supervisors evident planning for a bridge over the Potomac River east of Goose Creek. This would be a disaster, not only for the residents whose homes would either be condemned through eminent domain or rendered nearly worthless because of proximity to the bridge, but also for every user of the transportation system and every taxpayer in the County. The costs of the bridge, multiple billions of dollars, would deprive the County of the ability to improve transportation infrastructure where it is urgently needed to create more efficient traffic flows along east-west corridors, especially Route 7, Waxpool Road, and the toll road. While those needs go unmet, the County's bus service is being cut back and reasonable methods of funding Metro with a dedicated revenue stream are relentlessly attacked as unaffordable. Those are the priorities, including increasing access to existing and future Metro stations, that the Board of Supervisors should be intently focused on. Instead, planning for a bridge sometime in the unforeseeable future (given Maryland's history of opposition) would reward developers with opportunities to vastly increase housing development, saddling taxpayers with the inevitable costs for schools, public safety, and all the other needs that accompany increased population density. The traffic situation throughout Loudoun County would escalate from barely tolerable to impossible. This is a mistake. Please reverse your stance and withdraw support for a Potomac River crossing in the Countywide Transportation Plan. |
| 47 | No additional Potomac River crossing in Eastern Loudoun.   |
| 48 | No bridge between Eastern Loudoun and Montgomery County. Stop the madness. There is too much traffic today and this will make it worse. In addition, a beautiful, historic neighborhood will be ruined. If the Loudoun Board of supervisors want to improve the conditions in Loudoun, widen existing roads where we have issues or build more overpasses and eliminate more lights. Other things we could use is perhaps an outdoor theater to attract performers (musical and theatrical), a ball park for a minor league baseball team, more public swimming pools, and more parks.   |
| 49 | No bridge coming through broad run farms. This is s very special and unique neighborhood where you can have the luxury of the country living in and near things. Please do not destroy this natural landmark of the beauty of the land and river access.   |
| 50 | No bridge crossing!!!!   |
| 51 | No Bridge Crossing!!!!   |
| 52 | No Bridge Crossing!!!!!!   |
| 53 | No bridge east of the airport. Keep North-South/ bridge traffic to the west of the Dulles airport. This will keep logistics traffic & trucks out of the tech corridor. This in turn will make better use of our roads and logistics flows. Focus on east-west traffic. This is where the "core" of our transportation issues are.  |
| 54 | No bridge over the river at highway 28! That would ruin Broad Run Farms.   |
| 55 | No bridge over the river at Rt 28!   |
| 56 | No bridge please!  |
| 57 | No bridge through Broad Run Farm   |
| 58 | NO changes to the Broad Run Farms community.   |
| 59 | No Connection to Maryland (river crossing)   |
| 60 | NO NEW BRIDGE HERE!!!! NO NEW BRIDGE THROUGH BROAD RUN FARMS!!! DO NOT BUILD THROUGH "DESTROY" THE MOST BEAUTIFUL, CLOSE-KNIT,FAMILY AND COMMUNITY ORIENTED, OLD-GROWTH AREAS IN EASTERN LOUDOUN COUNTY ,LET ALONE NORTHERN VA. MORE TRAFFIC AND MORE  |

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|    | CONSTRUCTION JOBS TO BUILD MORE AND MORE AND MORE DOES NOT EQUATE TO A BETTER OR HIGHER QUALITY OF LIFE IN EASTERN [ OR ANY PART OF LOUDOUN, OR NOVA ANYWHERE!!!!] .....?????????? THINK PEOPLE, .....THINK. USE YOUR GOD-GIVEN GREY MATTER!!!!!!!!!!!!!! thank you.  |
| 61 | NO NEW POTOMAC RIVER BRIDGE in Broad Run Farms. There are multiple other areas where a bridge connecting VA and MD can be constructed. Broad Run Farms is home to an abundance of wildlife including Bald Eagles. The neighborhood is one of Loudouns most desired and oldest communities.  |
| 62 | 1. No new Potomac River Bridge in Loudoun County  |
| 63 | 2. No New Potomac River Bridge in Loudoun County  |
| 64 | 3. No New Potomac River Bridge in Loudoun County  |
| 65 | 4. No new Potomac River Bridge in Loudoun County  |
| 66 | 5. No New Potomac River Bridge in Loudoun County  |
| 67 | 1. NO NEW POTOMAC RIVER BRIDGE IN LOUDOUN COUNTY!   |
| 68 | 2. NO NEW POTOMAC RIVER BRIDGE IN LOUDOUN COUNTY!   |
| 69 | 3. NO NEW POTOMAC RIVER BRIDGE IN LOUDOUN COUNTY!   |
| 70 | 1. No New Potomac River Bridge in Loudoun!  |
| 71 | 2. No New Potomac River Bridge in Loudoun!  |
| 72 | 3. No New Potomac River Bridge in Loudoun!  |
| 73 | 4. No New Potomac River Bridge in Loudoun!  |
| 74 | 5. No New Potomac River Bridge in Loudoun!  |
| 75 | NO NEW POTOMAC RIVER BRIDGE!!!! NO TO PROJECT ID 24!! NO NEW BRIDGE IN LOUDOUN COUNTY!!   |
| 76 | No new Potomac River bridge.  |
| 77 | No new Potomac River crossing in Eastern Loudoun.   |
| 78 | No new traffic. No potomac bridge crossing. Greater preservation of green space, and wildlife. This area has seen an overwhelming amount of development over the last 30 years. Please stop.  |
| 79 | 1. NO potomac river bridge  |
| 80 | 2. NO potomac river bridge  |
| 81 | 3. no potomac river bridge  |
| 82 | 4. no Potomac river bridge  |
| 83 | No Potomac River bridge crossing. This will aggravate local traffic in Loudoun  |
| 84 | NO POTOMAC RIVER BRIDGE INTO MD from LOUDOUN. What is so confounding is the 'powers that be' who have ultimate vote on the Bridge cite easing congestion when in fact, limiting residential development would be a more positive step! More homes = more people = more drivers/traffic; all actually create more congestion!! Likewise, a bridge connecting I270 in MD would add significantly more traffic.  |
| 85 | NO POTOMAC RIVER BRIDGE!  |
| 86 | NO POTOMAC RIVER BRIDGE!!!!   |
| 87 | No Potomac River bridge/tunnel crossing eastern Loudoun   |
| 88 | No Potomac River crossing in Loudoun County   |
| 89 | NO RIVER BRIDGE ALIGNED WITH RT. 28 OR ANYWHERE IN LOUDOUN.   |
| 90 | No! Many of the objectives are so broadly stated that future projects will result in a significant cost to those of us in eastern Loudoun County. Specifically, the proposed Potomac River Bridge Crossing unanimously supported by the Board of Supervisors is counter to many of the Envision Loudoun goals and objectives. This bridge would destroy well-established communities and neighborhoods that already provide rural surroundings complimenting the high-density residential/commercial development that is pervasive in eastern Loudoun (Goal to Shape). This bridge would also destroy natural, scenic and historic resources (Goal to Sustain). Extending Route 28 through Broad Run Farms would destroy a neighborhood with a strong sense of community, where families lead meaningful, fulfilled lives, and age in place with dignity (Goal to Support). Destroying this neighborhood and displacing the families who call it home flies in the face of the Envision Loudoun objectives to Shape, Sustain and Support this county. Projects like a |

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|     | Potomac River Crossing will only server to advance the objectives to Compete and Connect, all at the expense of those living in eastern Loudoun.  |
| 91  | No, we should not be cutting through neighborhoods to create more highways to carry more traffic. There are already too many roads/highways in Loudoun, contributing to more traffic, noise, and pollution. I do not want a new Potomac River bridge in Loudoun.  |
| 92  | No...Loudoun is moving in the wrong direction. Houses, restuarants, and data centers are popping up everywhere in eastern Loudoun. We have sprawl in eastern Loudoun and the board of supervisors is looking to increase traffic and ruin a neighborhood (Broad Run Farms) by slamming a bridge down our throat. Broour ad Run Farms is one of the oldest neighborhoods in eastern Loudoun. It has history (Mosby's Rangers at Miskel Farm & was settled in the early years by the Algonkian Indians). It is one of the few neighborhoods in eastern Loudoun with mature trees. The Loudoun board of supervisors want to take over this land we call Broad Run Farms and extend Rt 28 into Montgomery County. This is shameful to our community, to eastern Loudoun, and to all Loudoun County citizens. The Loudoun Board of supervisors need to listen to us citizens or they will all be voted out.  |
| 93  | NOT A BRIDGE OVER THE POTOMAC   |
| 94  | On the main roads, such as Rt. 7, Leesburg bypass and Rt. 28, widening and traffic flow enabling infrastructure changes that do not cause additional through traffic. No new Potomac River bridge should be built in Eastern Loudoun. This will generate additional congestion.   |
| 95  | Please do NOT destroy the neighborhood that prides in mature trees, wild life, environment-friendly, and peaceful rural setting in Sterling. Many of the Broadrun Farms residents have been living in the same house for many decades; their children grow up and they come back to this area. This is not just a neighborhood but it is HOME to all of the residents who have been living there for many generations. Nothing is more important than family, home, and friends. NO BRIDGE is needed if the county is going to destroy HOMES to many residents at Broad Run Farms.  |
| 96  | PRESERVE CURRENT RESIDENTIAL IN BROAD RUN FARMS, INCLUDING SET-ASIDE RECREATION SPACE. NO BRIDGE IN LOUDOUN COUNTY ACROSS THE POTOMAC   |
| 97  | Quality infill development, adaptive reuse, and redevelopment of aging areas in a manner that complements, strengthens and benefits surrounding communities. 7. Development that considers and integrates unique natural, historic, and cultural resources within the design of spaces. First of all, all of these statements are very vague. To have people vote on these, you are tricking them into supporting something that they may not want. So "aging area" apparantly includes destroying an entire neighborhood that has existed for over 40 years to construct a bridge to Maryland. You need to be honest and spell out your plans. The people that will benefit from that bridge, will not be paying taxes here. We pay taxes and are facing the destruction of our way of life for the" greater good". These goals and objectives should be developed by people who actually live here. Not people who do not pay taxes here and are only here to make money. |
| 98  | Reduce local congestion in Loudoun by improving intersections and local connector roads; create good access to metro stations including bike/pedestrian trails and walkways as well as parking and transit connections; help neighborhoods remain liveable by implementing proposed traffic calming options, improve east-west routes. No additional bridges are required.  |
| 99  | RIVER BRIDGE WOULD BRING MORE DEVELOPMENT AND CONGESTION; THEREFORE, NO BRIDGE ACROSS THE POTOMAC ALIGNED WITH RT. 28 OR ANYWHERE IN LOUDOUN.   |
| 100 | Sounds like a fair plan, but confused how you reference historical preservation, and natural preservation while endorsing a huge bridge in eastern loudoun across the potomac river. The bridge will disrupt the area, and just bring MORE traffic and congestion to eastern loudoun.   |
| 101 | Sustain, objective 3 & 6-These objectives would move us in the right direction if the Outer Potomac River Crossing is NOT in the plan. Building the bridge would destroy the natural beauty and historic elements of the unique communities along the Potomac River. In addition, the increase in traffic to our area would have a negative effect on the environment (more noise and pollution).   |

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| 102 | Sustain: Strengthen natural and historic assets. Goal: A well-functioning system of green infrastructure preserving natural beauty, open spaces, and cultural assets to include agricultural land, natural, scenic and historic resources. THIS IS VERY IMPORTANT TO LOUDOUN COUNTY.....SO..... DO NOT BUILD A BRIDGE OVER THE POTOMAC IN LOUDOUN COUNTY! If a bridge is constructed in Loudoun County connecting Virginia to Maryland, it will destroy the green infrastructure you promise to preserve.  |
| 103 | The Broad Run Farms community should REMAIN AS IS.   |
| 104 | The document is unobjectionable and sets forth worthwhile goals. The devil is in the details -- that is, how these aspirations are translated into action. Planning to build a bridge over the Potomac River in Eastern Loudoun, to take the most egregious example, conflicts in multiple ways with the goals of Envision Loudoun and would severely damage the quality of life for many thousands of Loudoun residents.  |
| 105 | The goals are great! However, we should be careful about the choices that we make to meet those goals. Infrastructure needs to be improved to alleviate traffic congestion in the form of local roads. A bridge across Potomac River in Loudon will prove to be disastrous because it will increase congestion in Loudon, not alleviate it. It may improve traffic across the American Legion Bridge but, as a Loudoun resident, I do not wish to make the local situation worse. Also, speaking specifically for Broad Run development, it is one of the few remaining water-front communities in Loudon County. It would be a shame to destroy the serenity that exists there by building a highway through the community.                                   |
| 106 | The idea of constructing a bridge from RT. 28 into Maryland would be disastrous to the area. It would destroy local neighborhoods with the construction as well as the high volume of traffic. Neighborhoods on both sides of the Potomac would be negatively impacted. Please consider other options! This area is thriving without this idea. Don't destroy the very fabric that makes this area unique. The developers do not live here, and have not raised families to call this place home.  |
| 107 | The vision, goals, and objectives, specifically Connect: Objectives 2 and 7, are threatened by the recent decision of the Board of Supervisors to support a new Potomac River crossing in the Countywide Transportation Plan. Supporting and planning for such a project undermines all the other goals and objectives of Envision Loudoun.  |
| 108 | There are not enough people in Loudoun County to justify another bridge in Potomac Falls. In previous studies, most people that need to get to the 270 corridor work or live in Eastern Fairfax, Arlington, and Alexandria. I don't support a new bridge across route 28 due to unnecessary costs, no real value, and not to mention the horrible environmental impact it will have on the Potomac River.  |
| 109 | There is enough congestion in Loudoun county and we do not need more. I don't want this county that I have lived in for 50 years to become a go-between for Rt 28 and I-270. NO NEW POTOMAC RIVER BRIDGE IN LOUDOUN. Project ID 24 NO This will make a very bad impact on our water supply, our beautiful county that transportation has already ruined. Don't do more.  |
| 110 | They have the POTENTIAL to move us in the right direction. "Compete: Be an economic force, 6.Comprehensive infrastructure system and public services that attract and support businesses. "...If this item refers to a bridge crossing the Potomac ANYWHERE between Goose Creek, and Fairfax County line, then the answer is a DEFINITIVE NO, the objective does NOT move Loudoun RESIDENTS in the "right direction, it moves Loudoun business interests in the "right direction", not Loudoun residents -- in other words NO. REGARDLESS OF THE VERBIAGE IN THIS SURVEY, I ABSOLUTELY OPPOSE ANY POTOMAC RIVER BRIDGE CROSSING into Loudoun County.   |
| 111 | Traffic concern on Bridge crossing; development issue on Maryland side; protection plan for Maryland   |
| 112 | Use resources to better enhance what we already have. No new Potomac crossing. This will only congest routes 7 and 28. Concentrate on transportation modalities that are in place now, bus/bike/walking/metro to reduce car traffic on these highways Loudoun county home values will decrease with new Potomac river crossing along the river and adjacent to any new bridge. to what cost to the environment surrounding the current river sites in question will it impact the very serene nature we seek and maintain already. What impact will this have on the water table so many rely on for their daily drinking water. And lastly how will it impact the superfund sites in existence? These are all negative issues that will affect loudoun county |

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|     | <p>taxpayers way of life and quality of life. Remember the slogan "keep loudoun beautiful". This is a rural and farming community. Do not take land from our farmers, markets, and residents to build A new Potomac river crossing for commercial use. We are already losing what is precious to us and why we were attracted to loudoun county, the rolling hills, peace, and freedom from the city. Commerce will be lost to what has been promoted with loudoun farm tours with new Potomac crossing due to being a cut through from Md and Va bringing only more traffic. This only benefits the big corporations like Dulles airport not the residential communities. 10-20 year plan should be focused on preserving loudoun county values that are in place now including, historical, archaeological, parks and nature preserves. A new Potomac river crossing will negatively impact these 4 areas by "land acquiring" and increased traffic by thousands if not more, limiting access to these sites because of congestion for local loudoun residents. 5. Loudoun county residents will pay for the new Potomac river crossing bringing higher taxes for profiting only the bigger corporations, this is wrong. Build commerce on a local level.</p>   |
| 113 | <p>We do not need more development. We do not need to "re-develop" mature spaces with trees and open spaces to accommodate projects like a new Potomac River Crossing!</p>  |
| 114 | <p>We do NOT want a Potomac Bridge crossing to MD!!!! This would radically and negatively impact traffic congestion and quality of life in the section of the county where a bridge would be placed. We did not move to eastern Loudoun county to have it turned into Arlington or Fairfax counties.</p>  |
| 115 | <p>We need to make a plan that will work for East and West Loudoun. There should NOT be a bridge to MD. The benefits do not outweigh the cons. In 5 years any gains with traffic will be lost. Focus should be on improving the aging infrastructure - existing bridges and roads. Finish the metro.</p>  |
| 116 | <p>We should not be cutting through neighborhoods to create more highways to carry more traffic. There are already too many roads/highways in Loudoun, contributing to more traffic, noise, and pollution. I do not want a new Potomac River bridge in Loudoun.</p>   |
| 117 | <p>While these goals sound pretty, the proposals I see being made by the BOS are not at all consistent with applying them across the county. The goals read like they are meant to only be seen by people who live west of Goose Creek. 1) Shape and Support: Not enough emphasis on designing communities that are not car-centered. Your solutions are always about roads and new bridges rather than creating communities for people who don't want to get into their car every time they walk out their door. Keep that Potomac River bridge to nowhere off the plan. Instead, create real connections within and between communities, workplaces and marketplaces in the Loudoun and surrounding area. Understand that wider roads, new bridges and inviting more traffic only build more barriers that separate people. Try walking to the store someday and see what I mean! Your planning so far for the areas around Silver Line stations in Loudoun is still so car-centered. Where are the bike and pedestrian connections from local trails, for example? 2) Connect: The word multi-modal keeps showing up here, but from what I have heard it is just lip service. The BOS thinks it means HOV lanes. I guess it does if you are on a bus, but to most people HOV means you are still in your car, just with a couple more people. There is so little demand management being talked about, but SO MUCH capacity expansion. We don't need a new Potomac River bridge that will bring more traffic into Loudoun. We need alternative ways for people to get around. 3) Sustain: Not enough attention is being paid to public safety when your only solutions are widening roads and building Potomac River bridges that invite tons of out-of-state traffic to cut through our county. We will pay a hefty price for a new Potomac Crossing and get little to no benefits. It will ruin our neighborhoods in the east and cost us in tax dollars to combat the results - forever. You think we, and generations to come, can afford this albatross, but you don't think the county can afford to run safe public drinking water into a neighborhood in eastern Loudoun where the wells have been poisoned for at least 12 years. 4) Shape: Loudoun is planning to trash its mature neighborhoods in the east by promoting a new Potomac River bridge. As soon as you put this bridge on the plan, property values in nearby communities will plummet. Who will buy your house if there is a proposed six-lane highway bridge dumping traffic from I-270 and beyond on top of you? Eastern Loudoun will become a derelict area ringed by highways of stalled cars. Picture Los Angeles. 5) Sustain: Paving over what is left of Eastern Loudoun's beauty by building a new Potomac River bridge and</p> |

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|-----|---|
|     | <p>clogging up widened highways is not a plan for preservation of our environment, heritage or quality of life. I guess if you live in western Loudoun you don't care about the fact that you are proposing to decimate the oldest neighborhood in the county, destroy scarce park land and endanger water supplies for the entire region. We need real protection for the little natural space that is left in Eastern Loudoun. 6) Connect and Compete: There is an inherent flaw in the logic of a new Potomac bridge contributing to materially increased freight traffic at Dulles. Both BWI and National are close to seaport and rail facilities, Dulles is not. To claim the bridge will materially increase freight traffic at Dulles is a myth at best. The only freight increase to which the bridge will contribute is having long-haul trucks from I-81 and I-66 cut through Loudoun (and completely plug up that ten-lane Route 28) to get to I-270 and the ICC, thereby avoiding the real Beltway and creating an Outer Beltway.</p>  |
| 118 | <p>Yes, the goals seem to be generally consistent with my values, and those of other residents I know. I am concerned when I see the term "Infill"...this can often mean destruction of original homes in a community with replacement by much larger, location-inappropriate structures. Also, I am concerned that when I see "regional and statewide connectivity" that this does NOT include building a bridge to Maryland in Loudoun; despite NVTAs sales pitch, rather than improving local Loudoun residents' commutes, the additional traffic brought through Loudoun from across the region (other VA counties and MD) will inundate primary and secondary roads in the county, and will spur increased commercial development. This county is overflowing with commercial development, and is blessed with one of the most vibrant and successful economies in the country, combined with a wonderful quality of life for its citizens. I don't want to see eastern Loudoun end up resembling Tysons Corner.</p>   |
| 119 | <p>Yes and no. I believe Loudoun, today, is still a great place. I believe we currently have a lot of the objectives that we are seeking. I particularly agree with objective #6, falling under SHAPE- adaptive reuse, and redevelopment of aging areas in a manner that complements and strengthens surrounding communities. NO NEW DEVELOPMENT OF ANY KIND- USE WHAT WE HAVE!!! Do not build more- meaning NO New Bridge Crossing – ANYWHERE</p>  |
| 120 | <p>Yes, in that creating a community where people can live, work, and entertain themselves in nearby locations. No, in that we do not want to make LoCo a pass-through County via a Potomac River bridge. It will only make traffic worse.</p>  |
| 121 | <p>You have the right concepts and themes in mind, but some of the plans for execution do not reflect those same concepts/themes. For example, you say you want some of the following: "4.A viable rural economy that builds upon the county's unique agricultural heritage and supports existing and emerging rural industries, including farming, agriculture, equine businesses, and rural tourism and hospitality uses; 7.A transportation network supportive of the County's overall vision to support economic development, create vibrant, safe communities and public spaces, and protect natural and heritage resources.; Goal: A well-functioning system of green infrastructure preserving natural beauty, open spaces, and cultural assets to include agricultural land, natural, scenic and historic resources.; Goal: A community of diverse individuals united together to ensure that all residents enjoy a high quality of life through vibrant, fulfilling and healthy active lifestyles, celebrating all that is unique to the county." These are all wonderful goals and I support them fully. However, you also want to construct an 8-lane+ interstate from US 28 to I-270 in MD and are very comfortable destroying a wonderful, unique neighborhood in the process. This neighborhood has historical landmarks in it, large open spacing, use of Broad Run Creek and Potomac River, and a very strong community. The road that you all want to build would also damage the "agricultural heritage" of the neighboring Maryland area, which is hypocritical to say that we care about Loudoun, but not other areas. Most of all, constructing a bridge in said location (i.e. Project ID 24) will negatively impact Virginia home values in the neighboring areas, could threaten a major drinking water source for the region by interfering with an EPA Superfund site just upriver of the Fairfax County water intake, and cause more traffic problems than it solves. All I ask is that you put yourself in the shoes of others. Would you want your home, community, well-being be taken from you so that a road could be paved over it. It sounds great when you are not the one being impacted. The County needs to truly think of their people and find other means of</p> |

reaching their goals.

**Table 40. Actual Public Comments – Support Bridge Across the Potomac River**

| #  | Comment  |
|----|--|
| 1  | A new river crossing   |
| 2  | Access to Maryland   |
| 3  | Additional crossing of the Potomac at Route 28   |
| 4  | Additional crossings of Potomac River east of Leesburg   |
| 5  | Additional road across the river to Maryland; respects slow modes; widen Rt 15 for bikes/walkers   |
| 6  | Agree - support economic dev/bridge over Potomac - need to return young people   |
| 7  | Alternate route to Maryland  |
| 8  | Another bridge across a Potomac river  |
| 9  | Another crossing of Potomac, i.e. Route 28 relieve traffic congestion  |
| 10 | Another crossing of the Potomac River - between Rt 15 and Beltway  |
| 11 | Another Potomac River crossing - Rte. 28   |
| 12 | Another Potomac River Crossing: It will be GREAT for Dulles Airport and airport business; IAD will be the new LAX; and Loudoun County will be the new Los Angeles. Rename Rte 28 to "Sepulveda Boulevard East."  |
| 13 | 1. Another river crossing.   |
| 14 | 2. Another river crossing.   |
| 15 | Bridge across Potomac.   |
| 16 | Bridge crossing initiative is missing...we need to connect I270 with Route Seven. To my knowledge, nothing serious is in play. Transportation continues to be a liability for NOVA. We set up laudable initiatives like GoVirginia but affluent, highly skilled people are not excited about coming to work, live and play in our traffic congestion.  |
| 17 | Bridge crossing to continue into Maryland; extension of Route 28   |
| 18 | Bridge crossings of Potomac River to connect the region  |
| 19 | Bridge from Rt. 28 to 370  |
| 20 | Bridge needed in between I-495 and 15 for commuters  |
| 21 | Bridge or ferry to Maryland in Ashburn area  |
| 22 | Bridge the gap to Maryland.  |
| 23 | 1. Bridge to Maryland  |
| 24 | 2. Bridge to Maryland  |
| 25 | 3. Bridge to Maryland.   |
| 26 | Bridge to Maryland - extend Rt. 28 into Maryland - alleviate 15 traffic  |
| 27 | Bridge to Maryland; alternate route  |
| 28 | Bridge to MD from Loudoun  |
| 29 | Bridge to MD to alleviate traffic.   |
| 30 | Bridges are important.   |
| 31 | Collaboration with Montgomery, MD on river crossing.   |
| 32 | Connect - need to add new Potomac river crossing as a specific item  |
| 33 | Enhance transportation corridors-need train the Potomac River crossing   |
| 34 | Figuring out how to help folks from MD get into VA/DC a different way. there aren't many places to cross the river so they come down 15  |
| 35 | I applaud the efforts to try to build another bridge between Maryland and Virginia. Maybe the county can start by expanding the Route 15 bridge into Maryland. And, Route 15 should be expanded to four lanes from Maryland south to the Prince William County line. Route 15 is not a rural road. It is very heavily traveled and should be expanded to handle the traffic on it. And, Route 15 should be made safer. |

**Table 40. Actual Public Comments – Support Bridge Across the Potomac River**

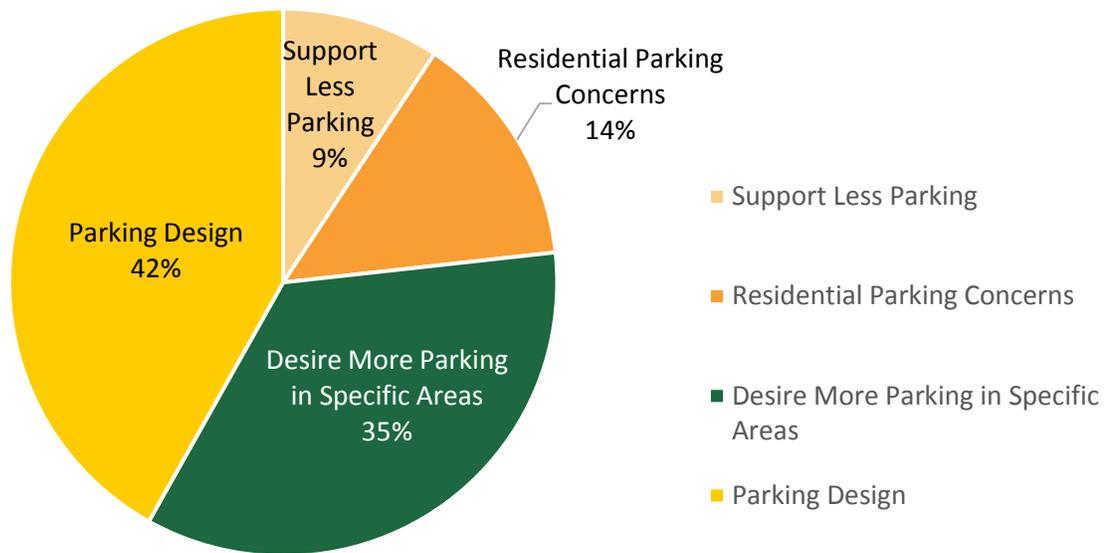
| #  | Comment   |
|----|---|
| 36 | Loudoun should initiate with Montgomery (MD) to connect Route 28(VA) with Route 200(MD) and provide a much needed alternative route option over Potomac river. This will considerable help to ease traffic and promote business in DMV region and Loudoun (VA) and Montgomery (MD) in particular.   |
| 37 | More ferries across the Potomac for traffic   |
| 38 | More options to get to Maryland side of Potomac River   |
| 39 | Must maintain right-of-way for a Potomac River crossing in this area. Rt. 28 is the obvious connection point, but if established residential North of Rt. 7 directly North of Rt. 28 does not allow connection straight North, Loudoun County Parkway may be the next best option, since there is Right-of-way or County-owned land right to the river. In this case, it would be critically important to maintain adequate ROW from LCP to the River, as well as maintain setbacks along Rt. 7 between Rt. 28 and LCP to allow full buildout of the Rt. 7 ROW to 10-12 lanes in this area. |
| 40 | Need "big ass bridge" over Potomac river  |
| 41 | Need another bridge crossing east of Point of Rocks   |
| 42 | Need another Potomac Crossing-at 28   |
| 43 | Need better access to Potomac River, now controlled by Maryland. Need to research another option for water intake or draw water from air (humidifier)   |
| 44 | Need bridge crossing into Maryland (East of Leesburg)   |
| 45 | New bridge crossing to Maryland   |
| 46 | New bridge crossing to Maryland, maybe even 2   |
| 47 | New Potomac crossing  |
| 48 | Please build a bridge to Maryland and please do it soon (within the next 5 years). Thank you.   |
| 49 | Potomac River bridge crossing somewhere in Ashburn area   |
| 50 | Potomac River Crossing - Bi-County Parkway are overdue. We need bridge.   |
| 51 | Potomac River crossing (East of Point of Rocks)   |
| 52 | Potomac River crossing to Maryland  |
| 53 | Provide an additional bridge into /out of Maryland  |
| 54 | Provide bridge over Potomac for outer beltway.  |
| 55 | Push for a toll crossing over the Potomac, east of 15. I and many would pay tolls to come in further eats without needing to go as far as I-495. We all know this needs work with MD, but we need leaders and a community effort to move county and state reps to make this happen.   |
| 56 | Reduce home lots to R-5.....The schools and roads are over capacity and we need to get a handle on this before it is too late. Build a bridge in Sterling or add another ferry over the Potomac   |
| 57 | Revisit second crossing of Potomac River  |
| 58 | River-cross to Maryland.  |
| 59 | Route 28 north across NTF Potomac - build a bridge  |
| 60 | Seeing ground breaking on new parks with dog parks. Seeing ground breaking on traffic relieving Potomac River crossing. More sidewalks to allow pedestrian traffic to reduce numbers of cars for short trips.   |
| 61 | The need to improve Rt. 15 north of Leesburg, Rt. 7 west of Leesburg, Rt. 9 town of Hillsboro. Bridge over Potomac.   |
| 62 | There is another bridge across the Potomac from Loudoun County - Student evaluations will exist and the scoring will be taken into consideration -- to adjust curriculum, teaching approach, performance  |
| 63 | Transportation Potomac River crossing   |
| 64 | W&OD train and Sterling Blvd. Intersection is dangerous, Add bridge. Flashing lights not an answer  |
| 65 | Work with Maryland to widen the Point of Rocks bridge.  |
| 66 | Yes - overall think vision/goals are on the right track. Specific items: Bridge across the Potomac -> ties to item #5? compete & be an economic force - metro/airport very important elements of this   |

# 10.0 Parking (43)

These comments express a desire for fewer expansive surface parking lots and more parking structures and on-street parking spaces. Public comments indicate a need for improved parking around Metro rail stations and additional parking in the eastern portion of the County, specifically in Sterling. Comments convey a public need for small parking areas at trail entrances, such as the W&OD Trail. Suggestions for improved surface parking lot design include: improved navigation/circulation, increased impervious surfaces, more canopy trees for shade, and the addition of solar powered charging stations and security cameras. Within residential communities, concerns exist regarding increased parking associated with overcrowding and renters, parking in front yards, and the lack of designated parking spaces for homes without garage parking.

| Table 41. Actual Public Comments Regarding Parking |                    |                                |
|--|--------------------|--------------------------------|
| Topic  | Number of Comments | Percentage of Parking Comments |
| Parking Design                                     | 18                 | 42%                            |
| Desire More Parking in Specific Areas              | 15                 | 35%                            |
| Parking Concerns in Residential Areas              | 6                  | 14%                            |
| Support Less Parking                               | 4                  | 9%                             |
| <b>TOTAL</b>                                       | <b>43</b>          | <b>100%</b>                    |

Figure 9. Public Comments - Parking



**Table 42. Actual Public Comments – Parking**

| #  | Comment  |
|--|--|
| <b>Support Less Parking</b>                  |  |
| 1  | Infrastructure is likely to dramatically change in 20 years. May overdevelop transportation, especially parking. Transportation plan has to have a lot of monitoring.  |
| 2  | Promotion of telecommuting-financial incentives, parking policies (limiting spaces)  |
| 3  | Publicly owned land will benefit the residents to conserve or restore natural areas. Way too much parking lots and strip malls already. Too many residents and not enough breathing space.   |
| 4  | There should be a parking maximum with development - commercial  |
| <b>Parking Concerns in Residential Areas</b> |  |
| 5  | Don't park in my neighborhood to get to Old Ashburn.   |
| 6  | Don't sacrifice parking for residential development - address impact of cultures on land use built environment, e.g. Indian - expanded families  |
| 7  | HOAs amend their documents to allow assigned parking for non-garage homes and also create additional parking for areas in desperate need of more spots. By doing this, they create a safe environment for homeowners who have small children or are handicapped, as well as improving home values and quality of life for all homeowners. As for the other idea, that will be realized when developers leave more green space within communities.  |
| 8  | No enforcement of codes, sheriffs office, even when reported parking front yard. MOAs are proactive. Need more enforcement.  |
| 9  | The HOAs need to fix any and all parking situations to accommodate an influx of homeowners. For instance, in Exeter, there is no assigned parking for townhomes without a garage. There are too many cars and homeowners are not able to comfortably park in front of their homes to handle groceries, repairs, or other needs. The HOA board refuses to fix the situation, even though they know it would benefit the community. As prices increase, more people will look to renting, which means more cars in the neighborhood. |
| 10   | Zoning compliance and overcrowding attention and enforcement. Enforce laws that are existing-parking in residential areas-no commercial vehicles.  |
| <b>Desire More Parking in Specific Areas</b> |  |
| 11   | Appropriate parking around metro.  |
| 12   | Bad intersection, where to park? Empty space across. How was this approved? 2-level parking?   |
| 13   | CONCERN WITH DEVELOPMENT: taking away more street parking  |
| 14   | Infill - More street parking on Glenn Drive  |
| 15   | It takes too long to use Metro to go where you want to go (e.g. DC) and parking options at metro are bad   |
| 16   | Metro parking at 606 - south side of greenway (606 station draws catchment from the south)   |
| 17   | Nighttime regulations, updating and modernizing buildings and spaces in historic downtowns to attract businesses, parking, no family friendly businesses currently in downtown historic Leesburg   |
| 18   | Objective connect #1, #2 : most densely populated area in sterling park, Newberry -> no safe routes, lack of parking, transit issues   |
| 19   | Parking  |
| 20   | Parking is an issue at events (One Loudoun)  |
| 21   | Small business vehicle parking areas.  |
| 22   | Small parking lots (e.g. Buffalo Trail)  |
| 23   | There is so much growth in Eastern Loudoun County that is has lost a lot of its charm. Construction of offices, restaurants, shopping, etc. is everywhere but there never seems to be enough parking.  |
| 24   | VDOT and EPA standards for roads, water, wastewater (i.e. have VDOT and county maintain all roads not the HOA's ) and for commercial developments to improve their parking and roadway standards   |
| 25   | W&OD Trail; parking not adequate   |
| <b>Parking Design</b>                        |  |

**Table 42. Actual Public Comments – Parking**

| #  | Comment   |
|----|---|
| 26 | Add security cameras at entrance to parking   |
| 27 | better parking lot surfaces which absorb the water instead of having a lot of runoff.   |
| 28 | Car free town centers - parking on outside of center  |
| 29 | Development in general adds lots of impervious area and we require tree canopy coverage percentage depending on they zone. Parking lot landscaping is also required. These requirements need to be taken a step further to make sure more or even all of new impervious pavement is covered by tree canopy. Require trees to cover 90% of impervious roads sidewalks and parking. Plant larger trees. Plant trees in medians and BETWEEN the curb and sidewalk. Planting street trees behind the sidewalk does a poor job of covering the street and pedestrians don't like to walk next to traffic. Cover the hot black asphalt and reduce heat island effect. Get into a cool car that is under a tree instead of in the middle of a tarmac. Encourage light color reflective roofs as well or green roofs. |
| 30 | Encourage development, enhancement, of Old Sterling Park shopping center, less parking lot more shops / activities  |
| 31 | I would like to see new and redeveloped structures that address our energy future. For example, the American Public University in Charles Town, WV has a parking lot with shaded, solar powered charging stations for about 30 (or more cars). Homes and, apartment building, parking lots near the metro would make Loudon County stand out as the smartest county in Virginia.  |
| 32 | In commerce areas, strip malls, allow for small park areas, or public sales areas, like the market in Charleston SC., in commerce district that allows for vendors and farm markets to compete, something rather than just parking lots on weekends.  |
| 33 | Integrated feeder system to enable remote parking to get to transportation - none   |
| 34 | More green space. Developments need to provide more parks and green space. Commercial areas need to provide green buffers to provide a natural environment rather than a concrete parking lot view for roadways that were once scenic.  |
| 35 | Need to improve parking in developed areas (sterling). Lots available underutilized parking areas -> need to better integrate and use these spaces such a park&ride (ex: dulles town center)  |
| 36 | Parking around Dulles Town Ctr - needs to be multi-level parking.   |
| 37 | Parking garages vs open parking lots cut down on impermeable surfaces   |
| 38 | Put solar farms over all county parking lots (schools, government, etc). These would reduce our electrical expenses and offer shade on our blacktops, reducing the temperature of the asphalt and decreasing thermal pollution (rain heating up and running off into local streams, stressing wildlife or in some cases, killing them).   |
| 39 | Redesign countryside and revitalize it. Facelift, redesign parking.   |
| 40 | Redevelop areas and make it easier to navigate parking lot.   |
| 41 | Redeveloping parking lots - potential areas are on the major roads.   |
| 42 | Use smart technology to maintain and improve our infrastructure; such as transportation parking   |
| 43 | Will it be affordable? All private? Parking garages, cost of greenway.  |

## 11.0 Transportation Funding (30)

*Comments indicate public awareness of the challenges associated with funding new roads, trails, sidewalks, and public transportation. There is some support for tax-payer funding of new roads and trails. There is also support for developers paying for roads, sidewalks, and trails prior to development occurring.*

**Table 43. Actual Public Comments – Transportation Funding**

| #  | Comment   |
|----|---|
| 1  | A challenge would be the funds required for extra buses and hiring drivers.   |
| 2  | Bicycling for transportation, plan already been written, safe paths to be into W&OD, access to metro station; funding for paths; list of 600 cyclists; bike to work; implement full plan; lanes have not been added and trails are ending with no access for continuity   |
| 3  | Complete the existing infrastructure (i.e. roads) in the County which is still not complete. Fund the transportation projects so the County can grow. Invest in the West by building a recreation center. Geographical this portion of the county does not have a rec center like the East and the town of Leesburg. Stop robbing Peter to pay Paul by equalizing the tax rate. Raise the rate by 1.5 cents to fund these projects along with funding raises for County employees. Stop relying on developers.  |
| 4  | County working with developers regarding proffers - not enough funds  |
| 5  | Develop more public/private partnership funding for special interests in Loudoun County. Parks or overpasses can be built.  |
| 6  | Ensure that investment in Metro is managed appropriately  |
| 7  | For bike lanes, funding will be the problem. Maybe gas tax and TOT tax revenue can be used, or maybe a new revenue stream can be added specifically for this. To change the form of government will require a referendum with voter support following a resolution of the board requesting the referendum or a petition signed by 10% of voters asking for the referendum. Change is hard, but we need to change to keep up with growth.  |
| 8  | Funding - the County will continue to allow for further development to the south and towards the west, which is OK, but Developers will push back on providing roadway construction up front, prior to making a certain amount of money on their projects. The County will need to be firm with Developers, the message should be - if you want to build your project, and make money in this county (which you will), provide the roads first.   |
| 9  | Funding for planning, land acquisition, design, and construction of long needed roads.  |
| 10 | Funding for the trails. Resistance of government to play a role in providing integration services for the private sector  |
| 11 | Funding infrastructure/ "mellow Ruse Banding in CA"   |
| 12 | Funding Getting high enough on the Loudoun County Transportation Priorities List to get action started and completed before it gets worse. This requires planning and lead time, which means that this need to be started ASAP.   |
| 13 | Infrastructure funds.   |
| 14 | Investment into quality of life enhancements, community development, pedestrian/bicycle transportation networks, and frequent and reliable mass transpiration options are expensive and not often supported by special interests. The County leadership must commit to long term investment and funding to realize this vision.   |
| 15 | Money and right of way accusation   |
| 16 | Money and tax base. Developers who want to develop it all and leave us, the citizens, with the bills for the infrastructure such as fire, police, schools, and transportation. More challenges: getting metro through Leesburg and on to Purcellville Keep the country dirt roads-slows down the traffic and does not cost much to maintain Develop bike paths with under and overpasses to get more bikes in and out of the towns for local commuters.   |
| 17 | My concern is the Board of Supervisors evident planning for a bridge over the Potomac River east of Goose Creek. This would be a disaster, not only for the residents whose homes would either be condemned through eminent domain or rendered nearly worthless because of proximity to the bridge, but also for every user of the transportation system and every taxpayer in the County. The costs of the bridge, multiple billions of dollars, would deprive the County of the ability to improve transportation infrastructure where it is urgently |

**Table 43. Actual Public Comments – Transportation Funding**

| #  | Comment  |
|----|--|
|    | needed to create more efficient traffic flows along east-west corridors, especially Route 7, Waxpool Road, and the toll road. While those needs go unmet, the County's bus service is being cut back and reasonable methods of funding Metro with a dedicated revenue stream are relentlessly attacked as unaffordable. Those are the priorities, including increasing access to existing and future Metro stations, that the Board of Supervisors should be intently focused on. Instead, planning for a bridge sometime in the unforeseeable future (given Maryland's history of opposition) would reward developers with opportunities to vastly increase housing development, saddling taxpayers with the inevitable costs for schools, public safety, and all the other needs that accompany increased population density. The traffic situation throughout Loudoun County would escalate from barely tolerable to impossible. This is a mistake. Please reverse your stance and withdraw support for a Potomac River crossing in the Countywide Transportation Plan. |
| 18 | No more debt. The county should not do any development that cannot be funded out of saving current revenues. I do not want my kids paying for this current bridges and schools. Future taxpayers should not have to worry about paying down our decisions.   |
| 19 | No more houses without dealing with existing commuter problems (MD, WV, PA). And not just ideas - but taxpayer funded, concrete being poured solutions.  |
| 20 | Obviously new businesses are being built right now that don't align with our suggestions. The traffic lights and any additional lighting on the W&OD would be mostly a funding, maintenance and policy change.   |
| 21 | projecting the transportation impact of new housing developments or shopping centers economic pressure to pursue new development before roads or other transportation solutions can be established funding to address transportation needs   |
| 22 | Push for a toll crossing over the Potomac, east of 15. I and many would pay tolls to come in further eats without needing to go as far as I-495. We all know this needs work with MD, but we need leaders and a community effort to move county and state reps to make this happen.  |
| 23 | Robust public subsidies for public transportation  |
| 24 | Self fund transportation and other improvements  |
| 25 | Spend money on transportation (major corridors) instead of schools   |
| 26 | Start pulling revenue from vehicles registered in Maryland but obviously residing in Loudoun County. I see many vehicles that have been in my neighborhood for years and have Maryland tags but these people are living full time in Loudoun.  |
| 27 | The traffic circle will cost money and getting funding will be tough.  |
| 28 | We will know 'success' when a trail has been built. An interium point on this journey will be when the Board of Supervisors allocated funds for an interconnected trail system.  |
| 29 | Willingness of officials to put money on road capacity issues. There seems to be no willingness to say "NO" to developers even when conditions are not optimal for more people in a certain location.  |
| 30 | You will be able to sustain the quality with safety, traffic and most importantly education. Taxes will be able to pay for the quality services. Families will be more invested to remain in Loudoun or move to Loudoun.   |

## 12.0 Transportation Demand Management – Public Education/Outreach (27)

*These public comments encourage Transportation Demand Management strategies, public education, and public outreach to address transportation issues and public transportation opportunities. Comments indicate support for employer programs that encourage carpooling,*

*teleworking, using single-occupant vehicles less, and shuttling employees from parking areas to employment areas. Comments also identify a need for educating the public on how to drive safely in general, how to navigate roundabouts, and how to avoid conflicts between vehicles, bicycles, and pedestrians.*

| <b>Table 44. Actual Public Comments – Transportation Demand Management and Public Education/Outreach</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| <b>Carpooling</b>  |  |
| 1  | Create employer incentives to encourage biking and car pooling to work.  |
| 2  | Continue to facilitate and encourage car pooling, commuter bus usage, bicycling, and remote work.  |
| 3  | More encouragement for carpooling-more HOV lanes, more incentives  |
| 4  | Priority! Just put up the share the ride signs and look at ped traffic to make sure the walking trails are safe and connected.   |
| 5  | Loudoun County needs to be more environmentally friendly. There needs to be a drastic increase in public transportation, bike share, pedestrian streets, public walkways, carpool incentives, solar panel and wind power tax rebates.  |
| 6  | Encourage carpool and telecommute  |
| 7  | Finding dedicated bikeways - but I'm sure with some interconnections to W&OD trail, local community trails and some dedicated lanes on roads and some new trails for bikes it's achievable in phases. Ride-shares and bikerentals could be next step.  |
| <b>Teleworking</b>   |  |
| 8  | Traffic-opportunities for more telework/telecommuting  |
| 9  | Encourage carpool and telecommute  |
| 10   | Continue to facilitate and encourage carpooling, commuter bus usage, bicycling, and remote work.   |
| <b>Public Education/Outreach</b>   |  |
| 11   | Better public notice of road improvement and residential to adjacent property owners   |
| 12   | CTP progress report regularly published (dashboard)  |
| 13   | Cyclist and car interaction-W&OD and Sterling Blvd. crossing major issue. Improve crossing and possible education (public service announcement, etc.). Take lesson from Herndon and Fairfax Co. (Eldon Street by Murphy's Funeral Home)  |
| 14   | Driver training to reduce accidents  |
| 15   | Educate County about and protect rural road network as a scenic historic reserve   |
| 16   | Education of drivers on roundabouts and general driving  |
| 17   | Education on how to use public transportation  |
| 18   | Encourage people to drive less rather than build more roads (which just brings even more cars and more development).   |
| 19   | Encourage people to use their cars less  |
| 20   | Getting people to use cars less  |
| 21   | Have more outreach on ongoing plans for roads, growth, more face to face communication   |
| 22   | Pedestrian access to metro, shuttle access for existing businesses to metro to encourage metro use and expand employment opportunities to larger area.   |
| 23   | Priority! Just put up the share the ride signs and look at ped traffic to make sure the walking trails are safe and connected.   |
| 24   | Put "Share the roads" with bike signs on roads in Leesburg and Purcellville.   |
| 25   | Share the Road signs are inexpensive and would have an immediate effect on the safety of drivers and cyclists. This is one of the most cost-effective ways to educate the public. I don't see any significant obstacles and would be happy to help support the addition of strategically placed Share the Road signs on some of the more |

|    |  |
|----|--|
|    | popular cycling routes.  |
| 26 | Share the Road signs will make for safer roads benefitting drivers and cyclists alike. Making Loudoun County a cycling-friendly community will enhance Loudoun's appeal by demonstrating a proactive approach to supporting active and healthy lifestyles. |
| 27 | Spread knowledge about public transportation! If more people knew the bus routes, times, and costs, they would be more likely to take advantage of public transport, which would decrease our traffic congestion problem.                                  |

## 13.0 Road Maintenance (9)

*Participants provided nine comments about general road maintenance. Concerns include: clearing brush, showing care when paving road, picking up litter along roadways, and taking better general care and maintenance of roads.*

| Table 45. Actual Public Comments - Road Maintenance |   |
|---|---|
| #   | Comment   |
| 1   | Clean up litter/trash from highways and roads sides           |
| 2   | Finding people to maintain the roads                          |
| 3   | Increase community cleanup and reduce traffic on 15           |
| 4   | More uniform services (street cleaning) throughout the county |
| 5   | Get rid of passing lane, lower speed limit, clear brush       |
| 6   | Take better care of our roads                                 |
| 7   | Better road maintenance                                       |
| 8   | Increase control over road construction and maintenance       |
| 9   | Show care when repaving roadways                              |



# Community Input Summary

## Chapter 15

### Healthy Communities



# Healthy Communities Public Comments (95)

Almost 100 of the public comments received during Rounds 1 and 2 of the Envision Loudoun public input sessions were on the topic of healthy communities. For additional comments related to healthy, active, walkable communities, refer to the Suburban Policy Area, which includes comments in support of walkable communities, and the Public Facilities and Services chapter, which includes comments in support of active recreation facilities, parks, and trails. Figure 1 and Table 1 provide a breakdown of how many and what percentage of comments were received in various broad categories about Healthy Communities.

Figure 1. Public Comments - Healthy Communities

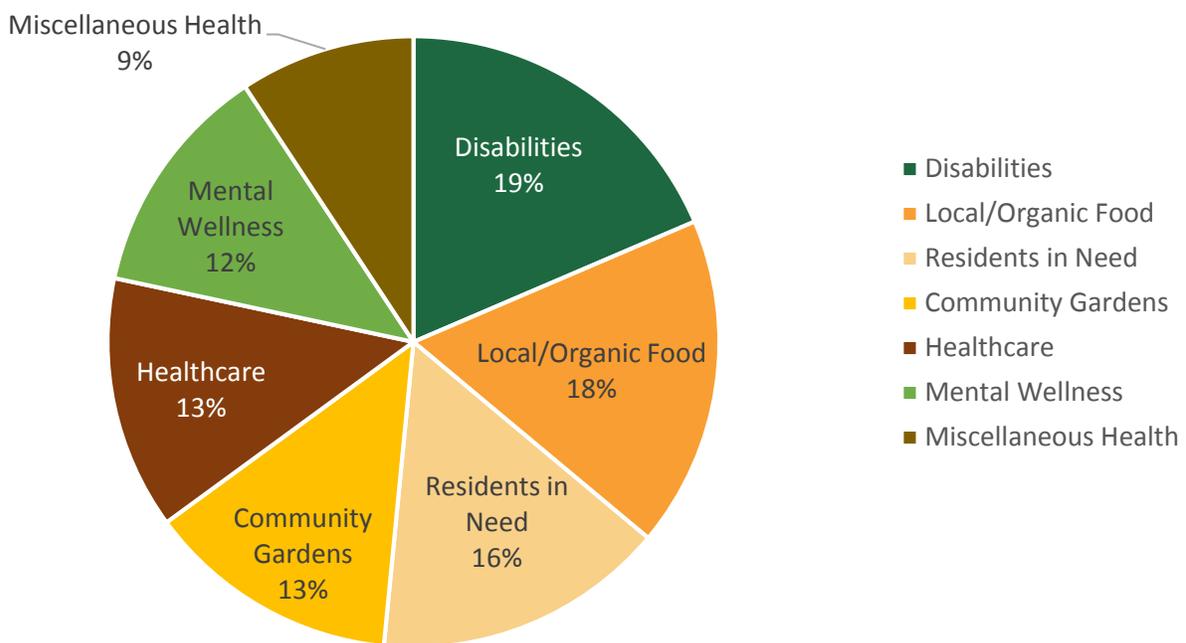


Table 1. Total Healthy Communities Public Comments

| Topic                                      | Number of Comments | Percentage of Healthy Communities Comments |
|--|--------------------|--|
| <a href="#">Disabilities</a>               | 18                 | 19%  |
| <a href="#">Local or Organic Food</a>      | 17                 | 18%  |
| <a href="#">Residents in Need</a>          | 15                 | 16%  |
| <a href="#">Access to Medical Services</a> | 13                 | 13%  |
| <a href="#">Community Gardens</a>          | 13                 | 13%  |
| <a href="#">Mental Wellness</a>            | 12                 | 12%  |
| <a href="#">Miscellaneous</a>              | 9                  | 9%   |
| <b>TOTAL</b>                               | <b>97</b>          | <b>100%</b>                                |

# 1. Support for Improving the Health & Wellbeing of Residents with Disabilities (18)

*Based on these public comments, respondents desire more services, access, and opportunities for residents of all ages with disabilities.*

| <b>Table 2. Actual Public Comments – Support for Improving the Health &amp; Wellbeing of Residents with Disabilities</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Cant live here - disabled, aging, firefighters, teachers  |
| 2  | Consider those with disabilities when planning events/plan ahead  |
| 3  | Handicapped access at waterfront - Algonquian Park; fishing opportunities   |
| 4  | Honestly if we make Loudoun County a friendly place for people in the special needs community, you will end up appealing to more than the specials needs, your platform reaches everyone who interacts with them. For instance, I have a son that is diagnosed with autism. He has come into contact with 6 case workers through the child find process alone. We have been in contact with over 10 school officials with education alone. He has had 8 medical professionals/therapists that have assisted in our journey. We have interacted with 3 law enforcement officials for Project Lifesaver for my son. We have over 12 family members that regularly see him. All of these people, live, work, and travel to Loudoun County every single day. He has touched so many people in our community. If the community accommodates people like my son you breakdown these barriers and discourage seclusion from ever entering our lives. Autism awareness and education is a must. Ensuring the special education program in Loudoun County is one of the best in the entire country is pivotal. This is something that Fairfax County is surpassing us by far. We can lead by example and I know we can do it. Businesses open sensory friendly hours or areas for their families. Community outreach to special education programs and classes to come and enjoy whatever makes Loudoun special would be huge. Highlighting those business that practice inclusion would be great as well. |
| 5  | I feel Loudoun could use more community gardens and garden programs that provide a place for seniors, people with disabilities and people in need with an opportunity to learn how to grow their own food using a variety of traditional and nontraditional gardening methods.  |
| 6  | Increase support for disabled children participating in early intervention; reduce the costs to families and increase services (you know - by raising taxes: unpopular but necessary)   |
| 7  | Lcps should recognize the needs of its dyslexic students and provide Orton Gillingham based programs to help these kids succeed.  |
| 8  | Loudoun County needs to create adult daycares and provide assistance with adults having disabilities.   |
| 9  | More disability services and increased funding  |
| 10   | More services for people with disabilities  |
| 11   | One community for everybody - disabled should be with everyone.   |
| 12   | Redevelopment consider expansion of single or raised ranch homes that have main floor master suites that can accommodate aging or disable individuals. The housing development mix emphasizes too many townhomes or mini mansions, particularly around the Algonkin area. My want to conduct study examining causes prompting movement of 60 out of area.   |
| 13   | Services to senior and disabled in place; encourage private entities  |

|    |   |
|----|---|
| 14 | We must do a better job in educating our policy makers, our employers, and our developer/ builders about the needs of the disability community and the value they bring to the community. Collaboration with our non-profits is the key.  |
| 15 | We should have one bucket/handicap accessible swings at all of our parks.   |
| 16 | When our schools are number one in the state, when our county is recognized nationally for the best place to live, when our citizens have reasonable access to public transit that is on time and easily accessible to walk to, when the mentally ill and disabled are supported in the community through housing and services and the businesses welcome their patronage as well as employ them, when businesses and families are all racing to be here.   |
| 17 | Youth (18+) w. intellectual disabilities day support  |
| 18 | The goals are a bit broad. It is not clear which are the highest priority or if they are equal priority. A MAJOR issue with Loudoun right now is the reputation of the school system and its role in our very high teen suicide rate, as well as the difficulty of getting basic services into the IEPs and 504s of kids with disabilities. (Our school system doesn't even allow kids who can't attend schools occasionally due to their disabilities (think recovering from chemo treatments and being well enough to attend school but not allowed to be around germs for a week or two) to use web technology to attend classes! Seriously, we are supposed to be a high tech corridor and other states do this (even some developing countries do this!), but we don't. We are losing businesses and families to other counties because of short-sighted policies like these that undercut our reputation, and if you don't think businesses that consider moving into the area consider this, think again! Along similar lines, our reputation as being a teenage suicide "cluster" as professionals refer to it, is harming our county in many ways. Corporate boards of directors are spreading the word that until our school board and county get serious about putting policies into place to help these kids once identified - not just focusing on teaching kids they don't have to get to that state - this is not a place to open a business or raise a family. Parental groups are sick of fighting the school system about this and I can only imagine the media coverage coming our way soon. |

## 2. Support for Fresh, Local, or Organic Food (17)

*These public comments indicate support for fresh, local, or organic foods and farm-to-table programs.*

| <b>Table 3. Actual Public Comments – Support</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Can we make Loudoun a revenue-opportunity destination (ex. Winery, farm to table  |
| 2  | Develop "new" ag opportunities-very convenient location to buyers. New products. Diverse products. Organic. Herbs. There is a year-round market. Need to promote. Youth learn. Needs grant to start mentor program.   |
| 3  | Farmers Markets - fresh foods   |
| 4  | Farmer's markets - permanent one in Old Ashburn and include organic food.   |
| 5  | Heritage - need the speak to its sustainability; energy efficiency & sustainability - agriculture, provide better food resources - get people to get outside, green crops within their own food; water-need to conserve - educate people about water use; stewardship of land & resources |
| 6  | Increase farm to table operations; increase agritourism   |
| 7  | Increase quality non-chain restaurants/social gathering locations and organic focused grocery stores (Whole   |

|    |   |
|----|---|
|    | Foods, Wegmans, Fresh Market) in the southern Loudoun area (South Riding/Aldie/Stone Ridge).  |
| 8  | Integrated "farm to table" network; more "Loudoun unique" dining/shopping   |
| 9  | Less chains more local  |
| 10 | Local food, wine, agriculture, and small business   |
| 11 | Loudoun should make it a priority to establish a livestock processing facility in Loudoun. In the same way that the county was active in promoting the wine and vineyard sector, the craft brewery sector (including providing grant funds for the hops processing and barley malting facility in Lucketts), it should put its economic and permitting muscle behind a slaughter facility. Currently Loudoun producers must travel far outside the county to get their livestock processed to then bring back to Loudoun to serve our markets, restaurants and CSAs. This is inefficient, and is a drain on being able to further increase production to meet local demand for meat. The current slaughter facilities are stretched to limit of their capacity and cannot handle any additional production. Already, Loudoun producers need to schedule months in advance to secure a spot in the schedules of these existing facilities. This is not sustainable if we wish to increase direct market production, which is the only way these local livestock producers will remain viable with the high land and cost of living in Loudoun. |
| 12 | Need different "farm to table" venue than farmers market  |
| 13 | Organic grocery stores, pick your own gardens, to offer truly organic foods at an affordable price. Too many Harris-Teeters.  |
| 14 | Pedestrian safety and lighting needed, crosswalks. Need a Starbucks here. Farmers market at Sterling Park Mall (run down)   |
| 15 | Preservation of our local and family farms so that our citizens have access to locally grown and fresh foods. This also supports our rural economy and enhances offerings at county restaurants.  |
| 16 | Support: In areas I've lived with a strong sense of community a few key things have existed: Walkable communities, community center, Arts & Music. Ashburn - namely in the Brambleton area has done well in increasing these items via the town center with farmers markets, art fairs and music... and plenty of sidewalks to get to and from the town center. Having centers like this spread out in approximately 1 hr walk radius across the more densely populated areas, we would likely see improvement. Town centers are for profit and pay taxes (at little cost to the county) however zoning changes may be needed to accomodate.  |
| 17 | Zoning policy must include support structure. E. G. Beef cattle need access to butcher shops to get from trailer to table. Grapes and hops need processing locations sufficient. Ultimately we have to be more self sustaining if we are ever to get rid of the bedroom community stigma.   |

### 3. Support for Helping Residents in Need (15)

*Participants expressed a desire to help low-income families, the homeless, and the hungry.*

| <b>Table 4. Actual Public Comments – Support</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | Enhance network of services to support families  |
| 2  | Focus on local needy people (homeless, vets, etc.)   |
| 3  | Give restaurants tax breaks/cuts if they donate extra food to people who need it                         |
| 4  | Low-income services are getting behind, not keeping up with growth                                       |
| 5  | Ministry to the homeless and underserved is inadequate as well as alcohol, drug abuse, and mentally ill. |
| 6  | More affordable housing options, homeless, other populations   |
| 7  | Need food pantry pop-up in Sterling  |

|    |  |
|----|--|
| 8  | No homeless in Loudoun Co.   |
| 9  | Similar to the data center program, create a development package that provides incentives and support for independent (non chain) restaurants, stores, and other consumer based establishments to make our walkable districts more appealing.  |
| 10 | The county will have a plan to limit food waste from restaurants and feed the needy  |
| 11 | We lack social support + infrastructure i.e. affordable housing, help for homeless. We need to address our social concerns. We need more planning in these areas. Should be more directly reflected in objectives. More emphasis on county provided social services and amenities.   |
| 12 | We will know we have succeeded when there are few people considered homeless in Loudoun County. When there are true affordable and safe options for residents of Loudoun County.   |
| 13 | When there's less people going hungry  |
| 14 | We need to be a community that cares for all it's people! Raise awareness, raise taxes, offer support.... anything to help our neediest community members!   |
| 15 | What about making housing affordable? I know that means many things. How are you addressing the homeless people in Loudoun County? There is more poverty in suburbs than in the cities today. Suburbs have 17 million poor people and Cities only have 13 million. How does this vision address that issue? Most affordable housing needs to have a community center built inside of the complexes so that people can easily access services. Loudoun County could do what Arlington County does and have County employees working on site at Arlington Housing Commission properties like the Gates of Ballston. Connie Freeman works as a County Liaison for the Immigrant community there and addresses many of their issues. |

## 4. Support for Better Access to Medical Services (13)

*Respondents seek better access to hospitals, medical facilities, and specialists.*

| <b>Table 5. Actual Public Comments – Support for Better Access to Medical Services</b> |  |
|--|--|
| <b>#</b>   | <b>Comment</b>   |
| 1  | Access to quality medical services.  |
| 2  | Aging population- need infrastructure (more hospitals, ambulances) because so much age restricted housing but infrastructure not keeping up  |
| 3  | Better access to healthcare; better mental health care; autism care, Lyme Disease control  |
| 4  | County needs a sector of excellence in healthcare/hospitals/specialists  |
| 5  | Goals bring people together and public health needs and transportation need tied together to keep people healthy (quality of life). Walk, live, play communities.  |
| 6  | Health center-affordable for lower income people-transportation to Sterling, other necessities   |
| 7  | Health system agency of NOVA-county participation. Enough health facilities, but not too much  |
| 8  | Hospital to serve western Loudoun  |
| 9  | Keep hospitals and facilities like Claude Moore  |
| 10   | Limited access to healthcare   |
| 11   | Lyme disease is a huge problem in Loudoun County and we need doctors who are well versed in it, and take insurance. There are too few doctors who are knowledgeable about it, and those who are Lyme literate don't take insurance. We can't have a thriving community if many people and their kids are sick. |
| 12   | More specialty doctors and bigger medical facilities in S. Riding area. (pediatric specialists)  |

|    |   |
|----|---|
| 13 | Western Loudoun County needs a hospital. Satellite facility, Emergency room |
|----|---|

## 5. Support for Community Gardens (13)

*Public comments indicate support for community gardens, urban gardens, co-operatives, and other local food communities.*

| Table 6. Actual Public Comments – Support for Community Gardens |  |
|---|--|
| #   | Comment  |
| 1   | A space to farm, like a local garden.  |
| 2   | Around Old Ox Dulles Airport, farming and science; urban ag urban farming. Woodland Rd. = machianists.   |
| 3   | Community centers should have comm. gardens, sustainability, energy.   |
| 4   | Community gardens are needed   |
| 5   | Encourage and promote wise skills of community, share knowledge--ex. Master gardeners  |
| 6   | Goals talk of green initiatives/creative with waste-need more sustainability-community gardens-solar?  |
| 7   | I feel Loudoun could use more community gardens and garden programs that provide a place for seniors, people with disabilities and people in need with an opportunity to learn how to grow their own food using a variety of traditional and nontraditional gardening methods.   |
| 8   | I feel there is too much focus on large scale development. There needs to be greater emphasis on providing shared and common lands that surround our commercial and suburban residential areas. Everything should not be paved over. Studies show, for example, that urban forests and urban farms/gardens enhance well being, increase student performance and decrease crime in urban areas. Our children especially need access to the natural world. We also need to have more public transportation and fewer expansive highways. |
| 9   | More community gardens in Sterling-currently none, creatively using existing areas   |
| 10  | Plant fruit trees in public parks. Just because they're yummy and it would be nice.  |
| 11  | Support local food community (urban and community gardens)   |
| 12  | Vision - lacked unique character in LC - pull from heritage - green space - gardens- zoning for water - spin on growth - could overlay over any county in th country. Balance connectivity through education. What we want? Police can leave here - denser where already developed - greater attraction of high tech companies in west   |
| 13  | Want to see a co-op and community garden   |

## 6. Support for Mental Wellness (12)

*Participants expressed concerns for teenage suicide. These comments also indicate a desire for more mental health services in general.*

| Table 7. Actual Public Comments – Support for Mental Wellness |   |
|---|---|
| #   | Comment   |
| Teenage Suicide   |   |
| 1   | Highest suicide rate in our school system we need to look at this   |
| 2   | Reflect on what type of schools best serve children-what changes are needed? Youth suicide as example-life skills and academics |

|                      |   |
|----------------------|---|
| 3                    | Need to be able how to get info out - teen suicide; youth needs   |
| 4                    | Must find better way; Loudoun teenagers highest suicide rate in nation  |
| 5                    | The goals are a bit broad. It is not clear which are the highest priority or if they are equal priority. A MAJOR issue with Loudoun right now is the reputation of the school system and its role in our very high teen suicide rate, as well as the difficulty of getting basic services into the IEPs and 504s of kids with disabilities. (Our school system doesn't even allow kids who can't attend schools occasionally due to their disabilities (think recovering from chemo treatments and being well enough to attend school but not allowed to be around germs for a week or two) to use web technology to attend classes! Seriously, we are supposed to be a high tech corridor and other states do this (even some developing countries do this!), but we don't. We are losing businesses and families to other counties because of short-sighted policies like these that undercut our reputation, and if you don't think businesses that consider moving into the area consider this, think again! Along similar lines, our reputation as being a teenage suicide "cluster" as professionals refer to it, is harming our county in many ways. Corporate boards of directors are spreading the word that until our school board and county get serious about putting policies into place to help these kids once identified - not just focusing on teaching kids they don't have to get to that state - this is not a place to open a business or raise a family. Parental groups are sick of fighting the school system about this and I can only imagine the media coverage coming our way soon. |
| <b>Mental Health</b> |   |
| 6                    | Adequately funded services for the mentally ill and disabled, including housing.  |
| 7                    | Community services for mental health issues and more affordable. Need to have more responsiveness from County staff addressing mental health services. (Staff should not refer callers to neighboring jurisdiction). Pay mental health professionals competitively to retain staff.   |
| 8                    | Expanded services and outreach for persons that are mentally ill or disabled  |
| 9                    | Funding schools and mental health initiatives to the level needed to keep up with the growth and challenges is a major obstacle.  |
| 10                   | Hospital beds for mental illness; short term residential options  |
| 11                   | Install Some Parks and Playgrounds. My kids attended Round Hill E.S. For 10 years I was a parent there and they had one piece of playground equipment that kids were never allowed on! Our community Center playground was removed except for tiny tot stuff. With suicide a growing problem in the schools and communities out here in the Western county, it highlights even more the need for outdoor spaces, parks and playgrounds for residents to get outside and connect with one another. I have never seen anyplace that is so lacking in outdoor recreation space as Western Loudoun. Where is the giant wad of Tax money we have paid over 20 plus years gone? The Bluemont area needs a playground badly. Not a tot lot for goodness sakes, a real playground!! These kids out here deserve it after these long long hours on the bus each week. It would help the current mental health crisis going on too.   |
| 12                   | Ministry to the homeless and underserved is inadequate as well as alcohol, drug abuse, and mentally ill.  |

## 7. Miscellaneous Comments about Healthy Communities (9)

*These comments include a variety of topics pertaining to the health and well-being of Loudoun communities. Topics range from supporting more shelters for abused women, to improving strategies to fight Lyme disease, and to healthy, active lifestyles.*



**Table 8. Actual Public Comments – Miscellaneous Healthy Communities**

| # | Comment  |
|---|--|
| 1 | A non-profit center for better utilization of resources, Loudoun Care collocation  |
| 2 | Add additional shelters for abused women   |
| 3 | Family friendly activity areas. Especially outdoors. Jungle gyms for adults and kids by plazas. Fun and fitness.   |
| 4 | Identify strategies to address Lyme disease  |
| 5 | Our county will be cleaner and healthier, and the people will be happier   |
| 6 | SOC SVCS   |
| 7 | We should increase no smoking signs for the ozone layer to recover.  |
| 8 | Yes, absolutely. The vision, goals and objectives describe a healthy, safe and enjoyable community to live and work in.  |
| 9 | You have the right concepts and themes in mind, but some of the plans for execution do not reflect those same concepts/themes. For example, you say you want some of the following: "4.A viable rural economy that builds upon the county's unique agricultural heritage and supports existing and emerging rural industries, including farming, agriculture, equine businesses, and rural tourism and hospitality uses; 7.A transportation network supportive of the County's overall vision to support economic development, create vibrant, safe communities and public spaces, and protect natural and heritage resources.; Goal: A well-functioning system of green infrastructure preserving natural beauty, open spaces, and cultural assets to include agricultural land, natural, scenic and historic resources.; Goal: A community of diverse individuals united together to ensure that all residents enjoy a high quality of life through vibrant, fulfilling and healthy active lifestyles, celebrating all that is unique to the county." These are all wonderful goals and I support them fully. However, you also want to construct an 8-lane+ interstate from US 28 to I-270 in MD and are very comfortable destroying a wonderful, unique neighborhood in the process. This neighborhood has historical landmarks in it, large open spacing, use of Broad Run Creek and Potomac River, and a very strong community. The road that you all want to build would also damage the "agricultural heritage" of the neighboring Maryland area, which is hypocritical to say that we care about Loudoun, but not other areas. Most of all, constructing a bridge in said location (i.e. Project ID 24) will negatively impact Virginia home values in the neighboring areas, could threaten a major drinking water source for the region by interfering with an EPA Superfund site just upriver of the Fairfax County water intake, and cause more traffic problems than it solves. All I ask is that you put yourself in the shoes of others. Would you want your home, community, well-being be taken from you so that a road could be paved over it. It sounds great when you are not the one being impacted. The County needs to truly think of their people and find other means of reaching their goals. |

# Community Input Summary

## Chapter 16

### Governance & Leadership



# Governance & Leadership Comments (365)

These 365 public comments received during Rounds 1 and 2 of the Envision Loudoun public input sessions pertain to Governance and Leadership. Figure 1 and Table 1 provide a breakdown of how many and what percentage of comments were received in various broad governance and leadership categories.

Figure 1. Public Comments - Governance & Leadership

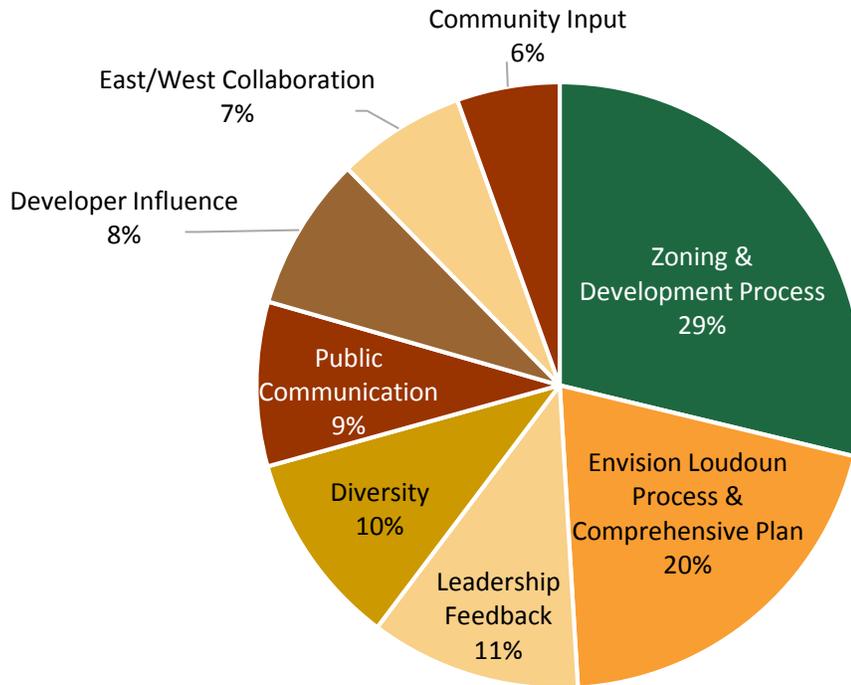


Table 1. Total Governance & Leadership Public Comments

| Topic  | Number of Comments | Percentage of Governance & Leadership Comments |
|--|--------------------|--|
| <a href="#">Feedback on County Regulations, Policies &amp; the Development Process</a>         | 105                | 29%  |
| <a href="#">Comments about the Envision Loudoun Process &amp; Comprehensive Plan</a>           | 74                 | 20%  |
| <a href="#">Miscellaneous Feedback about Local Decision Making</a>                             | 41                 | 11%  |
| <a href="#">Comments about Diversity in the County</a>   | 38                 | 10%  |
| <a href="#">Support for Improved Government Communication with the Public</a>                  | 32                 | 9%   |
| <a href="#">Concerns about the Development Community's Influence</a>                           | 30                 | 8%   |
| <a href="#">Support for Greater Collaboration between Western &amp; Eastern Loudoun County</a> | 25                 | 7%   |
| <a href="#">Support for More Opportunities for Community Input</a>                             | 20                 | 6%   |
| <b>TOTAL</b>   | <b>365</b>         | <b>100%</b>                                    |

# 1.0 Feedback on County Regulations, Policies & the Development Process (105)

*Prevalent sentiments include suggestions for new zoning policies and better enforcement of ordinances. Many of these public comments focus on changing and updating the zoning ordinance to ensure greater flexibility. Public comments also indicate that there is support for better, more consistent enforcement of laws and policies.*

| <b>Table 2. Actual Public Comments – Feedback on County Regulations, Policies &amp; the Development Process</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
|   | <b>More Flexible Zoning Regulations</b>   |
| 1   | A review of zoning, licensing, and other business regulations to ensure they are welcoming and supportive of independent companies. Bond package, incentives to fund construction of arts center. Location of parcel or accommodate 1500-2000 seat venue, with world class stage and rehearsal facilities. Review of business regulations and sound ordinances to support post theater activities. Transportation package that leverages new metro stations for access from outside Loudoun. Maybe free shuttle from stations to venue.   |
| 2   | Changing zoning to allow more flexibility in R1 zones.  |
| 3   | Creative design and tools to allow for it in the zoning ordinance   |
| 4   | Denser and greater flexibility of uses in zoning.   |
| 5   | Easier to live in the county in regards to land-use programs, family subdivision desire, inquiries on building uses, intrusive bureaucratic rules   |
| 6   | Flexibility - goals should foster flexibility in planning to be responsive to market  |
| 7   | Grouping parcel owners up or discussing with each owner where there is an option moving forward. Granting flexibility in zoning, unique negotiations of parcel owners that may include some parts that are not assembled to be a lease to own option for set number of years. Community involvement and understanding of the development would bring. Some are just against anything coming into Loudoun, but we are beyond just trying to build only homes, we need services to support lifestyles and attract those who live outside the county to come to Loudoun so they can shop, play and or live here. |
| 8   | House- planning tools - CIP - zoning is controversial   |
| 9   | If in compliance with guidelines - you should have quick approval   |
| 10  | Interim use and flexibility with zoning to accommodate market changes.  |
| 11  | Modify and ease the mountainside overlay district (especially for homeowners)   |
| 12  | Re-purpose vs. build. i.e. flexible zoning  |
| 13  | Way finding strategy for specific communities: identify as to Loudoun (branding); global identity and colleges and other major areas (Potomac Falls, Brambleton, etc.) Less restrictive sign policy   |
| 14  | We need more zoning flexibility - to allow the repurposing of older building vs new building  |
| 15  | You'll know in phases. First phase is the zoning flexibility and allowance of more options has to be implemented. Second, designs and how to best use all of the area with the least impact (pedestrian tunnels are a must, so that people could use pathways freely and safely to the entertainment / mixed use area). 3rd, is the right services needed have to be attracted to the area and recruited by the business  |

| <b>Table 2. Actual Public Comments – Feedback on County Regulations, Policies &amp; the Development Process</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
|   | community. 4th and most importantly involve the landowners in thoughts and input like this. Envision Loudoun should be searching landowners out by parcel and inviting them to the table.  |
| 16  | Zoning - need to be more sensitive and less bureaucratic   |
| 17  | Zoning ordinances are obstructionist and don't allow for creativity in land planning.  |
| 18  | Zoning flexibility has to be adopted. 2. Include property owners in a Q and A introduction by the Board of Supervisor or staff 3. Assemblage of parcels. 4. Designs that are unique and yet minimal to having an impact (even though on the north side there is already town-homes and businesses being built so I don't know why a south side would have more limits than the north side of 50)   |
| <b>Comments about the Development Process</b>   |  |
| 19  | Adaptability within the county. County's reputation is slow to act. Responsive to citizens.  |
| 20  | Connection of crucial services in the county-better coordination of services   |
| 21  | Developers won't conform to plan   |
| 22  | Development process is a mess  |
| 23  | Greed of builders, and the obvious ease with which they are granted building permits, without thought or planning for road usage and access to essential services such as hospitals. Many forest-dwelling animals are being killed and displaced due to the unlimited building of homes and shopping centers.  |
| 24  | Hold developers more accountable   |
| 25  | Holding builders accountable to their plans  |
| 26  | IF complaints down at county level - we are successful   |
| 27  | Just saying NO to the developers is certainly the biggest challenge. Despite all the "benefits" of development that the BOS is bombarded with every day, they need to set aside all this nonsensical rhetoric and use some common sense while actually listening to their constituents that have to deal with the consequences of development.   |
| 28  | Lack of follow through and commitment by the county. Developers have deep pockets and are often able to get more approved than what is planned.  |
| 29  | Less government oversight of development   |
| 30  | Make development approval process more difficult   |
| 31  | Making it easy for developers to request and obtain density waivers after initial agreements have been approved by the BOS.  |
| 32  | More County oversight over developers and builders.  |
| 33  | More County oversight over developers and builders.  |
| 34  | No forced sales for developers   |
| 35  | No pathways to make changes afterwards for developers.   |
| 36  | Not overregulating   |
| 37  | One of the biggest challenges is fragmentation. Responsibilities for development are split up among the counties, the state and the federal government. Another huge issue is the political nature of development approvals. Just in Loudoun County the Board of Supervisors swings from pro-growth to anti-growth to pro-growth. Perhaps, planning should be done by an independent, non-political organization that can consider the big picture, not who is funding their campaign. |
| 38  | Revise legislative land use approval process to obtain community input up front  |
| 39  | Takes much longer to get things done in South Riding area  |
| 40  | The greed of politicians, developers and builders  |
| 41  | The vision, goals and objectives all sound great on paper, but what happens in implementation? Developers have not been held to performance standards and as a result, there's been too much bad growth since the last comp plan (the existing comp plan is great on paper and poor on execution.)   |

| <b>Table 2. Actual Public Comments – Feedback on County Regulations, Policies &amp; the Development Process</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 42  | Time delay for change on the government is slow vs. society   |
| 43  | Too much incentive for builders.  |
| 44  | We will have succeeded when the applications are held to the county's overall plan and not allowed to ask for special permission to not abide by those rules set.   |
| <b>Comments about the Zoning Ordinance &amp; Regulations</b>  |   |
| 45  | Allow property owners to use their property as they see fit. This means stop putting unnecessary restrictions on the property based on the wants of neighbors and especially of citizens on the other side of the county. They call it "private" property for a reason.   |
| 46  | Any rezoning or annexation request must involve the resident that surround those properties, not just the areas contiguous to it. More engagement, not just public notice   |
| 47  | By right laws need to be changed to support citizens' rights around those properties  |
| 48  | County needs to stick to zoning districts   |
| 49  | Creative design and tools to allow for it in the zoning ordinance   |
| 50  | Develop policy to transition HOA's to operate like towns - Development is occurring outside of the towns. Ensure that people living outside of town have adequate representation  |
| 51  | Dillon Rule   |
| 52  | Evaluate according to the plan and the model  |
| 53  | Getting regulations passed that developers have to abide by and enforcing those regulations. If this kind of regulation can't be mandated, then maybe there could be incentives offered to developers if they voluntarily comply with objectives.... tax breaks, faster permitting, etc. The countryside and natural habitat for wildlife and humans needs to be a priority.  |
| 54  | Green areas - many developers want to stick as many families into an area as possible to maximize profits. They would be reluctant to sacrifice profits to make an area green, especially if that area would be equivalent to 20 or so homes.   |
| 55  | HOA- rewriting documents may be a challenge, as well as gaining majority approval. However, if Loudoun can provide assistance in rewriting documents with the HOA, that would be a boon.  |
| 56  | Identify areas for all uses needed to support the community (e.g. small auto parts/repair; IT industry, etc.)   |
| 57  | Improve planning and zoning policies to require housing developers to meet  |
| 58  | Independent, fully autonomous communities   |
| 59  | Infill - Zoning changes that allow us to walk to restaurants and other venues, mixed use. Stop encouraging sprawl by forcing houses in one area and the kinds of retail businesses that cater to homeowners in a different area.  |
| 60  | Legality of building houses and limited space   |
| 61  | Legalize marijuana and include in empty data centers, if unused   |
| 62  | Loudoun Co. needs to make it illegal to take over water wells (like in California)  |
| 63  | More constrained zoning definitions and more transparent process for development  |
| 64  | Need better zoning. Zoning in favor of humans not developers.   |
| 65  | Need to consider outside consultants to update ordinances. Bring in outside resources - other plans that have been successful in similar growth - use what others have formulated. Use staff who knows the county to work with consultants that have the broader perspective. How have other places handled the same types of development? If there is any place in the country that could do great things - it is Loudoun. |
| 66  | Neighborhoods should be empowered to prioritize and select their own goals and implement them as a network with other neighborhoods with ongoing guidance and support provided by a central hub of dedicated staff/volunteers.  |

| <b>Table 2. Actual Public Comments – Feedback on County Regulations, Policies &amp; the Development Process</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 67  | Regulations/ongoing process-uncertainty   |
| 68  | Require language be added to real estate documents that tells people buying in the Rural Area NOT to expect paved roads, sidewalks, street lighting and other suburban amenities.   |
| 69  | Restore my property rights. When I bought my 10.1 acre property, zoning was 2 homes per 10 acres. Shortly thereafter, County took that away and rezoned me to 20 acres per dwelling.  |
| 70  | Restrict SPEX's before new plan is adopted  |
| 71  | Rezone area just west of Red Hill/Evergreen Mills Rd to suburban densities  |
| 72  | Separate unlike uses.   |
| 73  | Snow policy in County needs changing  |
| 74  | The legality  |
| 75  | The zoning ordinance. It is limiting residential development at the metro stops and other transportation hubs. It also has too many regulations on items which are not land use issues, such as noise, floodplain, and steep slopes. There should be a real transition area between the urban east and the rural west. Currently the transition zone allows less development than the west. The transition area should probably shift further west as well.       |
| 76  | There need to be limits put on HOAs. Term limits for officers, requirements for votes before additional significant investments are made (like policies of multiple inspections a year). More decisions should be made by vote and not by HOA officers who run uncontested year after year. If you talk to real estate agents you will hear there are people moving to neighborhoods outside of Loudoun county specifically to avoid the insane overbearing HOAs. |
| 77  | This will take legislature.   |
| 78  | Unregulated development, unbalanced geographic growth (more near Dulles, less elsewhere), antiquated zoning and infrastructure and lack of a county wide plan are all possible obstacles.   |
| 79  | Update zoning ordinance to follow plan.   |
| 80  | Updating zoning rules to allow people to work from home   |
| 81  | When policies are in place for these vision items   |
| 82  | Zoning ordinance update - needs to have update - out of date. Don't have tools needed to do something.  |
| 83  | Zoning reg. used to econ. Power house, not in line with natural settings  |
| <b>Comments about Proffer Legislation</b>   |   |
| 84  | BOS stick to proffers that are originally agreed upon   |
| 85  | No more proffers  |
| 86  | Problems with proffer legislation   |
| 87  | Proffer legislation   |
| 88  | Proffer system concerns   |
| 89  | Proffer system passed by the state  |
| 90  | Proffers, incentives for easements, TDRs  |
| 91  | Should maintain proffers as they are originally negotiated with the county  |
| 92  | Zoning is not implementing plan. Blame on proffer system. Take a radical change in gov.   |
| <b>Support for Better Enforcement of Regulations &amp; Policies</b>   |   |
| 93  | Control zoning and blight   |
| 94  | Enforcement of existing laws  |
| 95  | Enforcement of performance standards and conditions of approval   |

| <b>Table 2. Actual Public Comments – Feedback on County Regulations, Policies &amp; the Development Process</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 96  | Enforcement of speed limits-safety   |
| 97  | Enforcing zoning variances-reviewing more strictly   |
| 98  | Increased zoning enforcement to control renting of rooms   |
| 99  | Inspection process of plans don't get implemented  |
| 100   | More consistency in different policy areas (within) and in location (nor pockmarked)   |
| 101   | Proper performance standards are needed. The Noise ordinance is above recommended levels and it's NEVER properly enforce. By the time Loudoun County addresses the situation, it's Monday morning and the 'event' is over.   |
| 102   | Stick to a decision. No re-zoning. It is what it should be. Need transition better.  |
| 103   | The policies and protections in our current comprehensive plan must be both brought forward and strengthened in the next comprehensive plan, and decision-making for development must put protection of our natural habitat first. I realize that this is not a new idea, but if our existing protections are actually implemented, this will go a long way to maintaining our green spaces. |
| 104   | Tough enforcement of commercial vehicles and max occupants in houses in Sterling park  |
| 105   | Zoning compliance and overcrowding attention and enforcement. Enforce laws that are existing-parking in residential areas-no commercial vehicles.  |

## 2.0 Comments about the Envision Loudoun Process & Comprehensive Plan (74)

*These comments provide feedback on the Envision Loudoun process and the development of the Comprehensive Plan. Some respondents also indicate support for specific metrics to see if planning goals are being achieved.*

| <b>Table 3. Actual Public Comments – Comments about the Envision Loudoun Process &amp; the Comprehensive Plan</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | "Welcome the new, protect the old" - "ONE vibrant community"   |
| 2   | Address needs for current residents, as well as planning for the future.   |
| 3   | Better communication with people moving into area re: values; to prevent trash, crime, drugs, gangs. Code enforcement? New arrivals handout/packet, translated.  |
| 4   | Can never stay static - would like to see language for how we move forward - more proactive - establish priorities - what is important - where we going to move in the next 5-10 years Need prospective language. Good example: no one heard of data centers. We should be more visionary - how do we take it to next level - there will be change - how will that change occur? Generational differences will have differences in perspective - older you more likely want community to stay static - younger people will want to see change. |
| 5   | Check/measure of success to meet standards   |
| 6   | Coalition for Smart growth - talk with group - worked on Tysons corner   |
| 7   | Come with a matrix and create accountability   |
| 8   | Consensus from the community to realize vision   |

| <b>Table 3. Actual Public Comments – Comments about the Envision Loudoun Process &amp; the Comprehensive Plan</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 9   | Consider not doing public input sessions in July/Summer many are out of town. Fall is better   |
| 10  | CPAM needs to be flexible & should recognize   |
| 11  | Developing a consensus as a community  |
| 12  | Dominion’s influence on the VA General Assembly. 2. Dominion's objective to be the sole producers of electricity in VA and road blocks for distributed solar on residences and businesses. 3. Lack of stricter standards for development regarding environmental protection. 4. Lack of stricter standards for construction in terms of energy conservation and energy efficiency. 5. Lack of an updated County Energy Strategy incorporated into the Comprehensive Plan. 6. Developers interested in corporate profits instead of community needs. 7. Approving residential development instead of requiring mixed use development. 8. Stacking the deck on stakeholders committees in favor of developers instead of equal representation by all interested and affected parties. 9. Lack of an energy and environment advisory committee to the Board of Supervisors. |
| 13  | Envision Loudoun is irresponsible. More planning meetings, more information before the meetings. Educate the public, then ask questions.   |
| 14  | Engage federal govt. in future planning  |
| 15  | Envision Loudoun is too delicate, needs to be more bold  |
| 16  | Establish metrics for review every 5 years   |
| 17  | Feedback was given at a workshop. Unfortunately at the workshop we were only able to focus on one area. There were two areas I have a lot to give.   |
| 18  | Flexibility - goals should foster flexibility in planning to be responsive to market   |
| 19  | Foundations report should include section - what has worked/not worked in current plan?  |
| 20  | Getting a large enough consensus to implement plan   |
| 21  | Has the existing plan limited us? - Yes, 2000 plan was good for a while but there needed to be an update. United too long to undertake plan update. This process is so critical. Plus it is a living document & needs to be revisited to make sure the plan gets updated & addresses changing needs.   |
| 22  | Have checks and balances that are not beholdng to special interest groups during this process  |
| 23  | Hold workshop further west!  |
| 24  | How much of the previous plan was followed and is this just a form of plausible deniability for the planners and BoS?  |
| 25  | I do think that input from the community is vital and is a good step in outlining goals and vision. So, yes it is always a right direction to have input outreaches like Envision Loudoun. The tricky part in my opinion is trying to merge the input to something that is already built or around communities that are established. So, I think the vision and input is more adaptable to areas of the county that have greater flexibility, and those areas are decreasing yearly.   |
| 26  | I don't know what the County of Loudoun's vision is. It got lost along the way. In addition, you have put the townships in Ashburn in peril. Set next to an international airport, highly sensitive Agency building sites -- the Counties Loudoun and Fairfax, obviously did not think through the unintended consequences.  |
| 27  | If I see the difference  |
| 28  | If we fail, they will be evident; need sustainability of all of the current success  |
| 29  | I think these are non-controversial statements and goals that don't move us, at all, because they're very generic. I've seen similar iterations over the last fifty years. The problems are that: A) too much space has been lost to unchecked development in that time period while people keep saying the same thing; and, B) zoning rules and regulations have become unyielding instead of negotiable interpretations, leading to trapped, overlooked communities like the one where I own property in Arcola Farms. I attended the Envision Loudoun, Public Input Session at the Cascades Senior Center on Wednesday night, June 7. My  |

**Table 3. Actual Public Comments – Comments about the Envision Loudoun Process & the Comprehensive Plan**

| #  | Comment  |
|----|--|
|    | <p>interest was in the Transition Zone and Rural Loudoun. I was encouraged by the level of public interest evidenced by the attendance, and impressed by the number of county staff volunteers lending their valuable time and assistance to the effort. I should mention at the outset that my comments draw on experience early in my career when I worked in the State Planning Office of the Appalachian Regional Commission, where, in cooperation with state and county planning staffs, we engaged consultants to help us develop and implement economic, transportation, land use, and other plans in the multi-state region. There was a constant tension between the government planning staff and the consultants based on vastly different institutional priorities and perspectives. Understandably, consultant priorities were transactional, based on process-driven commercial and administrative priorities, e.g., cost-efficiency and the need to fulfill the terms of their contracts. The solicitation of public input was to be a characteristic of the process, so that the substance of the plan accommodated the issues raised by the public's expressions of concerns and interests. However, contractors too often viewed public input as just another contractual task to be checked off, not as a priority objective. Hence, the quality and substance of the input was a secondary concern, at best. In contrast, the government planners had more substantive concerns based on maximizing community-defined developmental goals and values on the ground, thereby gaining the support of affected local communities. The process followed at the Input Session fell far short. Here's why. The design of the public input process created a Potemkin Village that gave the illusion of meaningful public involvement in the guidance of the substance and direction of the plan for the County's future. Yet the structure and operation of the process severely limited public input to personal reactions to vague statements of goals and objectives, presented as pre-defined givens.</p> |
| 30 | Include benchmarks/metrics in plan   |
| 31 | Keep your timelines. Broad direction - lots of money to get to a yes or no.  |
| 32 | Lack of vision in a wealthy, highly educated county  |
| 33 | LoCo government's lack of awareness of Arnstein's ladder of citizen participation and vice versa. Also the embedded nature of tokenism in LoCo's systemic structures.  |
| 34 | Looking at consultants work for other communities this plan is not detailed. We need to hold it to the highest standards.  |
| 35 | Looking at consultants work for other communities this plan is not detailed. We need to hold it to the highest standards.  |
| 36 | Loudoun already is fairly successful; community participation is good; stay the course   |
| 37 | Loudoun is full of charitable, intelligent community members who are already proud of what we have and continue to accomplish, so perhaps it is time to consider giving back to other communities in need by listening to their challenges and sharing what has worked for us.   |
| 38 | Loudoun needs to decide "what it wants to be when it grows up". Will we continue to be a bedroom community?  |
| 39 | Many of items listed had obvious measures  |
| 40 | Need continuous process improvement  |
| 41 | No finish line. Continuous improvement   |
| 42 | No stake holders committee rigged the results. Population: The group does not reflect realty community. Too many people in there.  |
| 43 | Plan early.  |
| 44 | Plan needs to have metrics to show progress - make public  |
| 45 | Plan should be bold - describe end goal - what kind of County this should be   |
| 46 | Planning to incorporate our economics, health and environment; figure out how to cure before this has an   |

**Table 3. Actual Public Comments – Comments about the Envision Loudoun Process & the Comprehensive Plan**

| #  | Comment  |
|----|--|
|    | economic impact on us  |
| 47 | Process and the importance of structuring this plan so it can't be undone  |
| 48 | Projection rates are inaccurate  |
| 49 | Provide a centralized place on the Loudoun website for Loudoun residents to explore classes, workshops, and grants that are available to stimulate business initiation and growth.   |
| 50 | Public forum that says how we did - outcomes   |
| 51 | Push information on process to participants  |
| 52 | Rich are driving this process and will control outcome   |
| 53 | Safe spaces for productive use of team time  |
| 54 | Should be broad, general plan. Specifics should be in zoning ordinance. Not bothered by words. To businessmen time is money - 1.5 years to get development done. 4-5 years total. Barrier to development - lost opportunity.   |
| 55 | Stakeholders should be representative - no special interest  |
| 56 | Tangible results will be seen  |
| 57 | The biggest concern for me is that the voice of the people who live here will be ignored in favor of the home building and real estate industry.   |
| 58 | The Goals and Objectives were Vague Without Meaningful Referents or Metrics, Offering No Sense of Priorities. The goals and objectives are linguistic ornaments, serving no apparent planning function. For example, the first goal in the Vision, Goals and Objectives statement is: Well-designed places providing a full spectrum of housing and employment options linked to supporting commercial, entertainment, educational, agricultural and recreation activity. As a matter of logic, the statement is tautological. The characteristics enumerated are included in the definition of Well-designed places. Thus, the planning goal is well-designed places. In other words, well-designed places is an end-in-itself, as opposed to, say, "enhancing and expanding economic security, income-appropriate housing options, life-style choices, and/or leisure options." The language of the statement of objectives is so imprecise as to violate the very meaning and function of objectives, e.g., the necessary metrics are completely absent, making measurement of progress impossible. The statement of goals and objectives does not convey a sense of priorities. As written, the statement of goals and objectives assumes that all goals and objectives share equal priority status. Yet without a clear definition of priorities, there can be no clearly articulated strategy, or direction, implying that decisions regarding the allocation of limited resources are random. With no sense of priorities, plan implementation is impossible, because there is no basis for making investment decisions among the range of goals and objectives. Without a sense of priorities, there was no way of understanding the inter-relationships between the objectives and how they contribute to achieving the desired character of the community. |
| 59 | The goals are what they should be, it is in the execution our county planners have fallen short.   |
| 60 | The model we are following is dated and definitely needs to be reworked, a fact raised by the Loudoun Nighttime Economy Committee not too long ago.  |
| 61 | The Structure of the Input Process was Not Conducive to Meaningful Input. The hollow core of the public input process was underscored by the announcement at the beginning of the meeting that over 5,000 public comments had been compiled and evaluated by consultant staff. It was an indication of the premium given to the quantity of data, not the character of that data. It was mentioned that the comments resulted in changes, but there was no indication of how, where, or the nature of the changes made. Most importantly, nowhere in the process was there an opportunity for the participants to express their preferences among a defined set of paths to alternative futures embodying choices based on differing   |

**Table 3. Actual Public Comments – Comments about the Envision Loudoun Process & the Comprehensive Plan**

| #  | Comment   |
|----|---|
|    | values and priorities. The structure of the agenda allowed only fragmentary, superficial comment, rather than substantive public commentary on issues or priorities. Public input, the purpose of the meeting, was restricted by design to cursory, random reactions to a global question posed by the group leader of each group (e.g., do the goals and objectives move us in the right direction?) My response to that question was that it's impossible to tell whether they "move us in the right direction." The agenda of the two-hour meeting allotted 50 minutes for the welcome, an update on the process, a review of the Vision, and presentation of the 5 goals and 34 objectives. Almost half of the agenda (42%) was allocated to various updates by project leaders. Seventy minutes (58%) was allocated for Small Group Work, allowing 35 minutes for input on Part 1, the project's Vision, goals and objectives, and 35 minutes for input on Part 2, areas of potential change. As a consequence, the input of each participant was limited to just under 2 minutes for each goal and objective, leaving no time for discussion of any substantive issues by the participants. |
| 62 | The will to follow the planning goals.  |
| 63 | There will never be an end point. It will have to be an on-going process.   |
| 64 | Trying to engage and rushing the public   |
| 65 | ULI - continue working with them in the future.   |
| 66 | We don't have the vision at the county level  |
| 67 | We need to have meeting to assure we are achieving goals  |
| 68 | We will know we've when most of the suggestions are met   |
| 69 | We'll notice the changes.   |
| 70 | When my suggested change is included in the new comprehensive plan  |
| 71 | When there are positive results.  |
| 72 | You can never stop improving so we will never completely succeed  |
| 73 | Why not take old plan and update. DPZ had award winning plan  |
| 74 | Why start over, already have a comp plan. Dealing with growth - water, utilities, sewage not in statement (what is the impact). Beyond our control (water sewage). On well water - no control.  |

## 3.0 Miscellaneous Feedback about Local Decision Making (41)

*Respondents submitted the following miscellaneous comments about local decision-making.*

**Table 4. Actual Public Comments – Local Decision Making**

| # | Comment  |
|---|--|
| 1 | A sheriff's department whose head is a white supremacist and hates children and families and is a murderer. Greed is the number one obstacle you face as always. |
| 2 | Appoint an Inspector General to monitor county government so that the plan is not undone   |
| 3 | Better relationship between BOS and LCPS Board   |
| 4 | Board need to look at broader/Co: as whole - not just own district   |
| 5 | BOS be more familiar w/ Western Loudoun before approving development   |

|    |   |
|----|---|
| 6  | BOS should take a careful look at what they think of success.   |
| 7  | Bureaucracy bureaucracy   |
| 8  | Crooked B.O.S who takes kickbacks from developers both commercial and residential.  |
| 9  | Eastern Loudoun County supervisors not understanding what makes Western Loudoun special and such a great contributor to the whole county. 10 acres in Western Loudoun is NOT a lot of land or open space.   |
| 10 | Failure to observe the plan and allowing development by exception and legislative overrides   |
| 11 | Government  |
| 12 | Having the Board of Supervisors learning to say "enough is enough" to continuous development!   |
| 13 | Honest representative management  |
| 14 | How often people are re-elected   |
| 15 | How the Supervisors vote on these issues (BOS)  |
| 16 | I believe the ONLY obstacle is red tape and bureaucracy, if we can come together with a clear plan then there will be zero issues.  |
| 17 | I think both the Planning and Zoning Department and BOS do not want to limit growth and approve to many development projects (both residential and commercial) at the bequest of big business and real estate developers. I think the county government just wants tax dollars and additional development gives that.   |
| 18 | I think Loudoun county should transition to a County Executive or Urban County Executive form of government. Loudoun currently operates under a traditional form of government. The biggest difference is that there would be no elected Treasurer and Commissioner or Revenue, those duties would fall under the appointed director of finance. By making this change, we could better streamline ourselves for the future. Some traditional practices interfere with productivity, growth and progress. |
| 19 | I think the objectives and vision of the future of Loudoun sounds like a community that anyone would want to be a part. The reality is that the goals lack any substance or reality check. Loudoun has become a community of the wealthy get wealthier and force an agenda of "now that I am here, close the gates." This mind set is apparent in our elected officials and no longer reflects the opinions of much of Loudoun.   |
| 20 | Just saying NO to the developers is certainly the biggest challenge. Despite all the "benefits" of development that the BOS is bombarded with every day, they need to set aside all this nonsensical rhetoric and use some common sense while actually listening to their constituents that have to deal with the consequences of development.  |
| 21 | More cooperation between BOS and School Board   |
| 22 | No consideration by the BOS for the consideration of schools  |
| 23 | Pleased with new Board's look at western Loudoun  |
| 24 | Political will?   |
| 25 | Politics  |
| 26 | Politics-is there a way to address this. Staggered terms.   |
| 27 | Respect and protection for long-time residents.   |
| 28 | See Tony Buffington hold more community meetings in western Loudoun; similar to Sup. Clarke and Burton  |
| 29 | Short sighted decision makers seem to be our biggest obstacle.  |
| 30 | Speak louder, fight for what we need  |
| 31 | Staggered terms for county elections for continuity   |
| 32 | That those in the power to make the decision can afford where they live and need to realize not everyone is that lucky.   |
| 33 | The board of supervisors  |
| 34 | The Board of Supervisors has to have the guts to draw a hard line that Western Loudoun will not be  |

|    |  |
|----|--|
|    | developed and that "event centers" and "wineries" will be evaluated on a case by case basis to determine whether they are appropriate or whether they are a detriment to the existing thriving community.  |
| 35 | The Board.   |
| 36 | The current Loudoun County Board of Supervisors, who approves these housing projects.  |
| 37 | The every 4 year supervisor cycle is the largest challenge. The same could be said for many offices. Continuity in leadership will only come from staggered board terms to prevent the constant flip flop motion.  |
| 38 | There are no challenges other than the County needs to widen its view of what it wants to be and make it known that it is receptive to other industries outside of major IT and focused on growth of all sectors in business.  |
| 39 | Vested developmental corporate interests and shareholder profit driven companies will seek the cheapest ways to exploit their land holdings during development. Their duty in business is to maximize shareholder return and not reduce the burden of the taxpayers of Loudoun or protect our local vision of where we live. We must have leaders who will have a spine and stand-up for this County's residents and our legacy and history and ensure development is done according to our needs. Our planning structure must reflect that we welcome business that PARTNERS with our efforts and goals and not conflict with it. |
| 40 | We can only "succeed" when the Loudoun County Board of Supervisors learns to say "enough is enough" to developers. You cannot continue to give special exceptions to allow building/developing. The Board needs to listen to their constituents when we say "no, we don't want that here" instead of listening to developers. If the Board doesn't start to say "no" then it is only a matter of time before Eastern Loudoun starts to encroach into Western Loudoun.  |
| 41 | We will have succeeded when our LoCo government avoids tokenism altogether in its interactions with the public.  |

## 4.0 Comments about Diversity in the County (38)

*For the most part, these comments focus on providing a more diverse environment throughout the County. A small number of comments were opposed to this viewpoint.*

**Table 5. Actual Public Comments – Diversity**

| #  | Comment   |
|----|---|
| 1  | Challenge is to get it right - balanced - represents everyone   |
| 2  | Consider those with disabilities when planning events/plan ahead  |
| 3  | County should be welcoming, not walled-off  |
| 4  | County support various economic levels; multiple levels of support; fairness and affordability                        |
| 5  | Cultural diversity: embrace the diversity that the County has and expand on it  |
| 6  | Currently a lot of the boards I've seen are mostly comprised of older, wealthier, Caucasian men. There are few women. |
| 7  | Diversity is good   |
| 8  | Diversity of the community population   |
| 9  | Diversity training for students and teachers  |
| 10 | Diverse cultural centers  |
| 11 | Engage students in Planning Process   |

|    |  |
|----|--|
| 12 | For future Loudoun, I wish to see more people of different classes be financially comfortable to live wherever in Loudoun. When I was younger my family and I lost our home after my father was laid off from his job. A little over 3 years ago my dad was offered a very well-paying job here in Virginia and so we moved. Today, although my father is being paid generously, we are still struggling to pay for our home and many of our basic necessities (such as food, gas, electricity, etc.) To help improve many families in Loudoun, we need to increase the pay for many of our underpaid, over qualified workers. I understand this is asking a lot but I strongly encourage you to consider this flaw in our county. |
| 13 | I just saw the survey questions for #3. It really bothers me that the county is concerned about race and whether or not people are Hispanic. Why does it matter? If it does because we are thinking about offering services based on race and ethnicity, then we've already failed. How about "One People. One Loudoun?"   |
| 14 | I would love to see Loudoun Co become the model of "inclusiveness." We need to step up our efforts in key areas of housing, transportation, and employment, especially for our seniors and all those with disabilities.  |
| 15 | Increase diversity in western Loudoun population   |
| 16 | Involvement of faith community in resolving problems   |
| 17 | Law enforcement needs diversity training with rail coming. Being able to respond with rapid growth because of increased diversity.   |
| 18 | Maintain a diversity of race and age, millennial retention; job and housing variety; cradle to grave, "aging in place"   |
| 19 | More culturally diverse entertainment-Hispanic, Asian festivals, different cultures-music, dancing venues-salsa  |
| 20 | More diversity   |
| 21 | More diversity (ethnic/racial); community/businesses should be reflective of the actual world/country; increase awareness; be proactive  |
| 22 | More diversity on county appointed Boards.   |
| 23 | Multi-cultural concentrated; how do we as a County embrace our multi-cultural festivals?   |
| 24 | Not look at youth as fiscal burdens, but opportunities for future  |
| 25 | Outreach and inclusion looking around this room a lot of diversity missing   |
| 26 | People who grew up here being forced/pulled out  |
| 27 | Policy is no more kids, or seems to be   |
| 28 | Political correctness is the biggest problem. I would urge the county get over it. People are people. This racial and ethnic classification only divides. Governments should celebrate diversity by ignoring it. To do otherwise only creates divides.   |
| 29 | Promote diversity through community activities   |
| 30 | Protect cultures and their differences   |
| 31 | Reflect the diverse community Loudoun County is today and the future.  |
| 32 | Remember that not everyone is young, able, healthy and/or wealthy  |
| 33 | Safe environment for kids  |
| 34 | Topics mean different things to different generations and their priority structure   |
| 35 | Trailer parks, the separation of poor from rich, I'm not a Spanish speaker myself but since I moved here I've noticed a numerous amount of Hispanics left out and discriminated which should be fixed.   |
| 36 | Trying to accommodate to many diverse viewpoints   |
| 37 | Utilize strengths and talents of all members of the county/community   |
| 38 | We must do a better job in educating our policy makers, our employers, and our developer/ builders about the needs of the disability community and the value they bring to the community. Collaboration with our non-profits is the key.   |

# 5.0 Support for Improved Government Communication with the Public (32)

*As indicated by these public comments, participants support improved communications from the County to keep them informed and educated. These public comments also indicate support more use of technology to improve communications between the County government and County residents. Respondents support a larger social media presence and more remote viewing options for government meetings.*

| <b>Table 6. Actual Public Comments – Support for Improved Government Communication with the Public</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Allow citizens to know what is going on before it happens   |
| 2  | Better communication during snow emergency events regarding roads that are not passable   |
| 3  | Better communication with people moving into area re: values; to prevent trash, crime, drugs, gangs. Code enforcement? New arrivals handout/packet, translated.   |
| 4  | Campaign on "what's great about Loudoun", especially for Sterling and Leesburg  |
| 5  | Develop better identity to increase interest in philanthropy  |
| 6  | Goals in general: open and transparent communication with the public.   |
| 7  | Government at all levels seems to ignore the need to educate and provide feedback to the voters. Decisions by supervisors seem to be driven by personal relationships and developer lobbying, comfortably dismissing the desires of voters. |
| 8  | Keeping population informed. Slow growth in zoning changes. Do not disturb as _____. Connectivity between towns. Implementation plan is not included (for different areas)  |
| 9  | Improve communications with all citizens to include those who do not have access to a computer. Area specific all of Loudoun County.  |
| 10   | Maintaining community input transparency throughout plan dev process  |
| 11   | Our county will have a smoother flow of information as well as dialogue instead of one-way communication.   |
| 12   | People will know what is happening and what is going to happen  |
| 13   | Public concerns - traffic, over population , rezoning, full time job keeping up with board & decisions (cumulative impacts)   |
| 14   | Smart, responsible, transparent government (ex. Resources used in the comprehensive plan process)   |
| 15   | There would be cost including man-power to update, a commitment to updating, a commitment to transparency and not holding anything back.  |
| 16   | Transparent process - potential commitment to follow plan by elected officials  |
| 17   | Washington Post shows what congress has voted on. Need a weekly publication of votes, like a digest. A language a lay person can understand   |
| 18   | We'll see transparent govt.   |
| 19   | When every citizen is being kept informed of the forthcoming changes. The process might include mailings to the citizens to compliment those who have internet access and a computer in their home.   |
| <b>Support for Using Technology to Improve Communications with the Public</b>                          |   |
| 20   | And Loudoun should make its appearance on Social media effectively so people can engage creatively. Its website should be users friendly and please create an app. Thank you.   |
| 21   | Annual reporting on the plan progress   |
| 22   | Create an interactive web portal that is interactive with everyone's email addresses and develop a thorough   |

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|----|--|
|    | comprehensive website for business and government community organizations.   |
| 23 | Fully functionally public educational and governmental (PEG) access through FCC Guidelines. Give place to develop TV and radio programs and messages. Use it to train. TV and Radio facilities   |
| 24 | Have a disaster plan in place--safety plan; media and emergency cell phones  |
| 25 | More difficult now to find events to do--better way one location to communicate  |
| 26 | More televised meetings on the county channel or through streaming.  |
| 27 | More transparency in what developments have active applications and what stage of decision-making is at. Need to improve website.  |
| 28 | Online input on county/town issues like Town of Purcellville website--great way to get well thought out comments   |
| 29 | Please make available the 900 inputs that were provided during the meetings. I suggest a GPS approach that will provide a county overview of areas as well as input that I could build upon. I am sure the consultants can write the required software for this application. |
| 30 | Re-evaluating the plan to see how on track we are  |
| 31 | Single Doc to monitor development approval and notify citizens   |
| 32 | We are in the era of Web 2.0. Up-to-the-minute updates can be provided online and people will know where they can find them versus the current system where information is very slow to be disseminated.   |

## 6.0 Concerns about the Development Community's Influence (30)

| <b>Table 7. Actual Public Comments – Comments about the Development Community's Influence</b> |  |
|---|--|
| <b>#</b>  | <b>Comment</b>   |
| 1   | Address ZOAG in this comprehensive planning process. To come up with a process is more public and transparent.   |
| 2   | Appointed government committees with more residents who have no ties to developers and businesses not in county to have a counter balance  |
| 3   | Challenges that have already compromised planning- developers having too great an influence and overdevelopment which raises taxes, crowds roads and makes life more difficult. Keep western Loudoun rural and curb development.   |
| 4   | Conflict of interest - developers and their reps sitting on decision making boards.  |
| 5   | Developers and their unending desire to build, build, build. Land owners seeking to increase the profit from land sale by changing the zoning. Supervisors who are beholden to developers' political contributions. Government leaders who see development as offering more tax dollars and as a way to expand the bureaucracy.  |
| 6   | Developers have a strong lobby and want to build cheap houses close together. Elected officials need to resist this to preserve the county.  |
| 7   | Developers should be off comp plan committee and 2046  |
| 8   | Developers--they have the supervisors in their pocket--balance of power  |
| 9   | Discourage special interests between developers and town council members. Rewrite what is acceptable and not acceptable if necessary.  |
| 10  | Dominion's influence on the VA General Assembly. 2. Dominion's objective to be the sole producers of electricity in VA and road blocks for distributed solar on residences and businesses. 3. Lack of stricter standards for development regarding environmental protection. 4. Lack of stricter standards for construction in terms of energy conservation and energy efficiency. 5. Lack of an updated County Energy |

|    |  |
|----|--|
|    | Strategy incorporated into the Comprehensive Plan. 6. Developers interested in corporate profits instead of community needs. 7. Approving residential development instead of requiring mixed use development. 8. Stacking the deck on stakeholders committees in favor of developers instead of equal representation by all interested and affected parties. 9. Lack of an energy and environment advisory committee to the Board of Supervisors.  |
| 11 | Include non-developer representation on ZOAG and working groups.   |
| 12 | Influence of ZOAG-membership of development community  |
| 13 | Less beholden to developers  |
| 14 | Loudoun is a diamond in the rough of northern Virginia. Too often, development pressure, empowered by political money has left many residents behind, while forcing them to deal with increased traffic congestion, poorly planned development, and corporate first policies, especially regarding rural broadband. I support (1) careful planning for commercial and residential; (2) greater control of rural business economic development so it better respects and protects our historic landscapes; (3) innovative transportation planning to deal with the tremendous traffic problems; and (4) communications infrastructure that supports the entire county (licensing for cable and internet should require providers to cover the ENTIRE county). |
| 15 | Many decision makers re: land use/zoning are connected to development industry and real estate. Conflict of interest criteria for office-holders.  |
| 16 | Money being more important than quality of life.   |
| 17 | Not having politicians bought off by wealthy developers.   |
| 18 | Politics, business interests, real estate development industry, and those with little appreciation for a healthy environment or longtime residents.  |
| 19 | Put the brakes on ZOAG; too many conflict of interests   |
| 20 | Quality of life of citizens - their quality of life <u>more important</u> than business  |
| 21 | Reduced impact of development industry on advisory boards  |
| 22 | Short-sighted politicians who give in to greedy developers.  |
| 23 | Special interest groups have too much influence on County decisions  |
| 24 | Supervisors only respond to money  |
| 25 | The biggest concern for me is that the voice of the people who live here will be ignored in favor of the home building and real estate industry.   |
| 26 | The board of supervisors appear to be beholden to developers. Frankly, every modification from commercial to high density development seems to be rubber stamped regardless of impact on the surrounding community.  |
| 27 | The challenges are greed, and the many conflicts of interest that exist in those working on zoning changes. Preservation is impossible when ZOAG and other groups consist mainly of those in the development community.  |
| 28 | Too much corporate influence in state and local government.  |
| 29 | We need a strong BOS with a vision that is the vision of the citizens and not the developers.  |
| 30 | ZOAG being what it is  |

## 7.0 Support for Greater Collaboration between Western & Eastern Loudoun County (25)

*As indicated by these public comments, there is support for greater communication and*

*collaboration between Eastern and Western Loudoun.*

| <b>Table 8. Actual Public Comments – Greater Communication &amp; Collaboration between the East and West</b> |   |
|--|---|
| <b>#</b>   | <b>Comment</b>  |
| 1  | Better communication with Eastern and Western Loudoun-so they can understand each other better  |
| 2  | Better represent western Loudoun; consider new boundaries for district or create new districts  |
| 3  | Clearer relationship between east and west, maximize complementary relationship (tourism, economic development).  |
| 4  | Communication is improved on both sides of the issues   |
| 5  | Community conversation on value of east and west parts of county, education on value of western Loudoun to economy and quality of life-bridge of communication between east and west  |
| 6  | Diversity of opinions and core values depending on geography  |
| 7  | Divide Loudoun into 1 city (east) and 1 county (west)   |
| 8  | Divide Loudoun into two counties, along Rt. 15 corridor or some variation   |
| 9  | E/W and socio-economic division   |
| 10   | East and West to better appreciate each other’s resources and contributions. Foster that approach.  |
| 11   | Have a more connected community feel rather than a collection of smaller communities with no real links between them.   |
| 12   | Have unity  |
| 13   | I fear that there is a substantial cultural difference between Eastern & Western Loudoun that inhibits unified strategic planning. I also worry that Loudoun is somewhat Elitist in attitude and may not be interested in sharing the county with lower income residents.   |
| 14   | Increase awareness of western Loudoun to people of different ethnicities in eastern Loudoun   |
| 15   | More autonomy for western Loudoun County  |
| 16   | More communication between E/W Loudoun-investing in Farm to Table in E (more than farm-to table, community garden). More inter-reliance, awareness between E/W Loudoun  |
| 17   | More cross pollination between eastern/western Loudoun  |
| 18   | More unity between Eastern and Western parts of the County  |
| 19   | Participation between the west and east supervisors/commissioners   |
| 20   | Politics - Eastern Loudoun controls Western Loudoun. W. Loudoun needs to control own density  |
| 21   | Property rights need to be maintained in Western Loudoun. Protect citizens’ property rights.  |
| 22   | Reverse the trend that is making it more like two separate counties, east vs west. I live in the extreme west, feel like my tax dollars are being used to build extravagant infrastructure (roads, schools) in the east so developers can make money, while I cannot get potholes repaired on the single-lane road I live on. |
| 23   | RGP - break county into fragments; doesn't address interdependent issues; strategies to recognize; utilize interdependency of county  |
| 24   | Rural vs. Urban animosity is our biggest stumbling block. Reassuring the rural population that they're a part of the success of the county and they won't be shut out is imperative. The rural community can profit, retain its character while still being part of the capital region.                                       |
| 25   | Western Loudoun needs to be its own county  |

# 8.0 Support for More Opportunities for Community Input (20)

Public comments indicate support to foster more opportunities for continuous public engagement, input, and participation.

| <b>Table 9. Actual Public Comments – Support for More Opportunities for Community Input</b> |   |
|---|---|
| <b>#</b>  | <b>Comment</b>  |
| 1   | By the input of people who voice their concerns.  |
| 2   | Continuous community engagement - look at plan more frequently  |
| 3   | County needs to do better job engaging citizens (encouragement) - volunteer, communities, etc.  |
| 4   | County should continue to get local input on local growth. Prioritize schools, parks, etc. at a local level. Libraries, community centers, other county resources   |
| 5   | County work more directly with HOA to improve continuity between themselves - contributing/facilitate meetings/voice to county/and sharing of best practices  |
| 6   | Ensure open transparent govt. Don't let citizen voices not be heard   |
| 7   | Facilitation of continued/increased community engagement (all ages) (more of this process)  |
| 8   | Having a common platform where people can signup/volunteer  |
| 9   | More involvement from communities in the smaller - connecting communities to others; Charrettes   |
| 10  | Need a way to get more input from public - lots of older people - need young people involved in the process. Need their input.  |
| 11  | Need outreach-not just online-reach all residents   |
| 12  | Not enough participation  |
| 13  | Potential may be constrained when focus is on cost, but taking the time to listen and share with other communities may be worth the time invested and some ideas do not require too much funding to implement.  |
| 14  | Public input to who sits on planning commission   |
| 15  | Residents will feel heard   |
| 16  | Safe space for political discussion-encourage involvement   |
| 17  | Should know what is going up around you.  |
| 18  | There will be more community involvement  |
| 19  | Voices not being heard or honored.  |
| 20  | When the BOS actually listens to their constituents and employ some common sense for the benefit of all of Loudoun, not the benefit of the supervisors and everyone in the development food chain. When the county isn't constantly chasing overdevelopment with the never-ending need for more schools, roads, and infrastructure. |



This report provides a user-friendly summary of the public input provided during Rounds 1 and 2 of the Envision Loudoun community outreach meetings. Loudoun County used this document to inform the development of the *Loudoun 2040 General Plan* and the *Loudoun 2040 Countywide Transportation Plan*.

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