December 2012 –

Metrorail Service District established

October 2013 –

Board of Supervisors initiates CPAM

May 2014 –

Urban Land Institute Technical Assistance Panel
1. Prompt realization of tax revenues to support future Metrorail operations.


3. Achieve a desired land use pattern.

4. Minimize demands on the County’s transportation infrastructure.
ULI TAP Summary Recommendations

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

1) Land Use Scenario Planning Study
2) Market Analysis & Best Practices Study
Airport Compatibility Concerns
Our role is to empower others to make more informed decisions about their future.
Objectives for Writing the CPAM

- Desirable Land Use Patterns
- Employment Opportunities
- Potential Tax Revenue
- Managing Impacts on the Transportation System
Key Issues:

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

**01 Where are we now?**
- Community assessments
- Participant values and preferences
- Key decision criteria/performance measures for evaluating choices
- Cost trends
- Previous commitments
- Market realities

**02 How do we make decisions?**
- Scenario testing software
- Anticipated growth trends
- Statistical models
- Forecasting tools

**03 Where are we going?**
- Evaluate scenarios and buildout of the study area based on currently adopted plan

**04 Where do we want to be?**
- Vision statements
- Social, ecological, and economic perspectives
- Growth scenarios report card (trade-offs)
- Preferred growth scenario

**05 How do we get there?**
- Goals, strategies, and actions
- Agendas and priorities
- Documentation

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**Playing in a Virtual Sandbox**

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

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

Information from the scenario planning process will be shared with key decision-makers and project implementers to develop a shared vision, preferred growth scenario map, and supporting recommendations for the forthcoming Loudoun County Comprehensive Plan Amendment.
Where are we headed (right now)?

Loudoun County Land Use Scenario Planning Study

Loudon County
Anticipated Growth by Development Category at Build-Out of the Study Area

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

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

Trend Development

Compact Centers (Medium to High Mixed Use Intensity)

Housing Choices

Big Ideas (In-Reach / Out-Reach)
## Scenario Planning Schedule

<table>
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<tr>
<th>February</th>
<th>March</th>
<th>April</th>
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Internal Design Charrette
— June 2-4, 2015
Overall, how attractive is each scenario for continued growth in the region (% of people saying ‘very attractive’ or ‘attractive’ among all responses)?

- Decentralized Growth: 15%
- Compact Centers & Growth Corridors: 57%
- Green Print Initiative: 48%
- Greater Jobs-Housing Balance: 61%

Program Performance Comparison:

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

- Maintain Suburban Focus: 55%
- Follow Community Plans: 70%
- Grow Cities, Towns, Centers, & Transit: 76%
- Focus on Regional Transportation: 73%

07. More Transportation Choices:

- Maintain Suburban Focus
- Follow Community Plans
- Grow Cities, Towns, Centers, and Transit
- Focus on Regional Transportation
### Scenario Testing & Reporting

**Loudoun County Land Use Scenario Planning Study**

#### Urban Footprint
- Decentralized
- Jobs-Housing Balance
- Compact Development
- Green Print

#### Agricultural Land Consumed
- Decentralized
- Jobs-Housing Balance
- Compact Development
- Green Print

#### Percent of Income Spent on Transportation
- Decentralized
- Jobs-Housing Balance
- Compact Development
- Green Print

#### Viable Mobility Options
- Decentralized
- Jobs-Housing Balance
- Compact Development
- Green Print

#### Amount of Protected Open Space
- Decentralized
- Jobs-Housing Balance
- Compact Development
- Green Print

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<tr>
<th></th>
<th>Decentralized Growth</th>
<th>Green-Print Initiative</th>
<th>Compact Development</th>
<th>Jobs-Housing Balance</th>
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<td>Mobility</td>
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<td>Percent of Population near Potential Transit Node</td>
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<td>Congested Condition</td>
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<td>Eco-Corridor Land Consumed</td>
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<td>Sustainable Communities</td>
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<td>Housing Mix</td>
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<td>Proximity to Existing Development</td>
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<td>Jobs-Housing Balance</td>
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<td>Regional Collaboration</td>
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<td>Consistency with Local Plans &amp; Ordinances</td>
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<td>Consistency with Regional Plans</td>
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<td>Land Use / Transportation Connectivity</td>
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<td>Maximizing Efficiencies in Public Infrastructure</td>
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<td>Demand for New Parks</td>
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<td>Preservation of Civil War Battlefields</td>
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<td>Maintaining Rural Character</td>
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<td>Composite Grade (w/ Equal Weighting for All Variables)</td>
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**Notes:**
- **•** Most satisfies the performance measure
- **+** Moderately satisfies the performance measure
- **○** Somewhat satisfies the performance measure
- **☐** Least satisfies the performance measure
Recommended Growth Scenario

[Image of hands holding a glowing crystal ball]
MOVING FORWARD

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

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

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

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

Continuing the Discussion:

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

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

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

www.SilverlineScenarioPlanning.com

LOUDOUN COUNTY
SILVER LINE SCENARIO PLANNING

SCENARIO PLANNING PROCESS

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

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

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

GET EMAIL UPDATES

Enter Email Address

SUBSCRIBE

UPCOMING EVENTS

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

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

PUBLIC WORKSHOP
August 26 @ 6:00 pm - 8:00 pm

View All Events

SEND US A COMMENT

Your Name:

Email Address:

SUBMIT