• March 1, 2016 – Board Unanimously Initiated the New Comprehensive Plan

• April 21, 2016 – Board Unanimously Approved the Plan Charter for the New Comprehensive Plan
New Comprehensive Plan: New General Plan and New Transportation Plan
What is a Comprehensive Plan?

• Establishes The Vision
• Tool for planning the future growth
• Policies to guide decision-making on:
  – Development Proposals
  – Guide Future Public/Private Investments
  – New Ordinances and Standards
• Typical horizon time of 10 to 20 years
The Power of a Vision Statement

“At the start of this new millennium, we, the Loudoun County Board of Supervisors (BOS), envision Loudoun County as:

• a prominent, sustainable community;
• at the global crossroads of the information technology industry and with a vibrant rural economy;
• preserving our historic and environmental heritage and the character of our towns and neighborhoods;
• fostering a strong sense of community, with robust economic, educational and recreational activity, recognized as a superb place for families and individuals to live, learn, work, worship, invest and visit.”

2001 Revised General Plan

Loudoun County
Where Are We Today?
Population Trend 1940 to 2010, Loudoun County

Source: U.S. Census Bureau, 1940 to 2010 Census.
Loudoun County

2000: 169,699
2010: 312,311
2016: 373,694

Population Growth

Loudoun’s National Growth Rankings (By County)

<table>
<thead>
<tr>
<th>Years</th>
<th>Counties with a Pop of 100,000 or More</th>
<th>All Counties</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000 – 2010</td>
<td>#2</td>
<td>#5</td>
</tr>
<tr>
<td>Since 2010</td>
<td>#5</td>
<td>#14</td>
</tr>
</tbody>
</table>
Single Family Residential Growth

Residential Building Permits
Single-Family Detached
2000 to 2015

Residential Building Permits
Single-Family Attached
2000 to 2015
Housing Growth Type

Loudoun County
Multi-Family Residential Growth

Residential Building Permits
Multi-Family
2000 to 2015

Legend
Policy Area
- Rural
- Transition
- Suburban
- JLMA
- Town

Map #2016-093; Loudoun County, VA Department of Planning and Zoning, 5/6/2016.
Age and Ethnic Makeup

• Median Age
  • Loudoun
    • 2000: 33.6
    • 2014: 35.2
  • USA
    • 2000: 35.3
    • 2014: 37.7
Notes:
1) For purposes of comparing the minority population group trends, the white population is not displayed on the graph. It had a share of 85.4% in 2000 and has declined each year since, to a 2014 share of 70.7%.
2) Hispanics are an ethnicity, not a race. Hispanics can be of any race.

Sources:
Employment Growth

• Last Decade
  • 33,500 net new jobs (28% increase)
  • 154,000 total jobs located in Loudoun (2015)

• Diverse Business Base
  • 4 of 11 industry sectors have a 10% or greater share of employment
Non-residential Square Footage Permitted by Year
Loudoun County

Commuting Patterns

- Loudoun Residents who work in the County

  - 2000: 41.5%
  - 2014: 49.4%
## Regional Commuting Patterns

<table>
<thead>
<tr>
<th>Year</th>
<th>Arlington</th>
<th>Fairfax</th>
<th>Loudoun</th>
<th>Prince William</th>
<th>Alexandria</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>29.6%</td>
<td>52.7%</td>
<td>41.5%</td>
<td>33.5%</td>
<td>25.2%</td>
</tr>
<tr>
<td>2005</td>
<td>30.4%</td>
<td>52.4%</td>
<td>43.8%</td>
<td>37.1%</td>
<td>28.8%</td>
</tr>
<tr>
<td>2008</td>
<td>32.6%</td>
<td>53.7%</td>
<td>47.5%</td>
<td>36.5%</td>
<td>24.8%</td>
</tr>
<tr>
<td>2011</td>
<td>32.4%</td>
<td>51.5%</td>
<td>46.4%</td>
<td>35.6%</td>
<td>27.7%</td>
</tr>
<tr>
<td>2014</td>
<td>31.4%</td>
<td>54.5%</td>
<td>49.1%</td>
<td>36.9%</td>
<td>24.8%</td>
</tr>
</tbody>
</table>
New Plan Charter

• Plan on how to create the plan
• Roadmap for success
• Components:
  – Topics to be addressed
  – Organizational structure
  – Community outreach / engagement
  – Process and schedule
  – Resources/support required
1. Topic Area: Economic Development
2. Transition Area

• Gray Areas Already Developed

• Vacant (Mustard): 12,000 Acres
3. Topic Area: Housing Choice and Diversity
4. Topic Area: Redevelopment & Revitalization

Loudoun County
5. Topic Area: Suburban Policy Area

Loudoun County
6. Topic Area: Community Facilities and Infrastructure
7. Topic Area: Quality Development
8. Topic Area: Fiscal Management
9. Topic Area: Growth Management
9. Topic Area: Growth Management
Stakeholders Committee

Stakeholder Committee consisting of approximately 26 representatives:

- Two (2) Planning Commissioners (Chair and Vice Chair of the Task Force)
- Nine (9) Board-appointed citizens
- Fifteen (15) interest-specific members
Second Decision Point
Stakeholder Committee

1. Chamber of Commerce
2. Commercial Real Estate Development Association (NAIOP)
3. Dulles Area Association of Realtors (DAAR)
4. Economic Development Advisory Commission
5. Housing Advisory Board
6. Loudoun Preservation and Conservation Coalition
7. Northern Virginia Regional Parks Authority
8. Northern Virginia Community College Board
9. Northern Virginia Transportation Alliance
10. Rural Economic Development Council (REDC)
11. Northern Virginia Building Industry Association (NVBIA)
12. Piedmont Environmental Council
13. Visit Loudoun
14. Washington Airports Taskforce (WATF)
15. Zoning Ordinance Action Group

Loudoun County
## Process/Schedule

### Process and Timeline:

<table>
<thead>
<tr>
<th>Phase I – Project Preparation (4 Months)</th>
<th>Phase II – Plan Development (Months 1 – 13)</th>
<th>Phase III – Plan Recommendation / Adoption (Months 14-18)</th>
<th>Phase IV – Plan Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Plan Charter</td>
<td>- Public Input</td>
<td>- PC Recommendation</td>
<td>- Comprehensive Zoning Ordinance Amendment</td>
</tr>
<tr>
<td>- Plan Evaluation</td>
<td>- Visioning</td>
<td>- Board of Supervisors Consideration / Adoption</td>
<td>- Small Area Plans</td>
</tr>
<tr>
<td>- Stakeholders Committee Formation</td>
<td>- Issues Identification</td>
<td></td>
<td>- Capital Improvement Projects</td>
</tr>
<tr>
<td>- Consultant selection/procurement</td>
<td>- Plan /Policy Development</td>
<td></td>
<td>- Design Guidelines</td>
</tr>
<tr>
<td></td>
<td>- Public Review</td>
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<td></td>
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<td></td>
<td>- Plan Refinement</td>
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<td></td>
</tr>
</tbody>
</table>

**Board Decision Point to proceed with Plan Development**
Community Engagement Characteristics

- Open and inclusive (Equal Opportunity To Participate)
- In-Person and On-Demand input opportunities (On-Line Public Meetings)
- Three sets of four meetings at key locations (12 Total Outreach Meetings)
Resources / Support Needs

• Use of consultants and resources to support:
  - Transportation Planning
  - Technical Planning Assistance
  - Economic Analysis & Fiscal Impacts
  - Outreach / Public Engagement
One County
Our Future
Get Engaged
Stay Engaged
QUESTIONS?