Agenda

1. Welcome / Sign-in / Dinner
2. Administrative Items
3. Discussion of Public Input
4. Discussion of Factors Influencing Our Future
5. Break
6. Questions and Discussion
7. Next Steps
8. Adjourn
Administrative Items
The Process

Open and Inclusive, Opportunity, and Connecting

2016

PHASE 1
Foundation
What do we know?

PHASE 2
Vision
What do we achieve?

PHASE 3
Explore
Where do we go?

PHASE 4
Plan
Putting it together.

PHASE 5
Review & Adopt
Finishing the work.

2017

ROUND 1
LISTENING & LEARNING WORKSHOPS
NOVEMBER 2016

PUBLIC ENGAGEMENT

ROUND 2
ENVISION THE FUTURE WORKSHOPS
JULY 2017

ROUND 3
PLAN REVIEW WORKSHOPS
JANUARY 2018

2018
Reviewing the Listening & Learning Workshops

Jamie Greene
Principal, planning NEXT
Key Points

1. What we did
2. Who we heard from
3. Where participants live and work
4. How they heard about the meetings
5. How they felt about the experience
6. What are our next steps
7. Reactions from the group
Overview

• 6 meetings
• 91 facilitated table conversations
• 900+ participants
• 2,000+ comments
  • 1,900 opportunity statements
  • 150 “how will we get there” comments
  • 100 “greatest challenges” comments
  • 70 general comment cards
• High levels of satisfaction
Summary of Activities

Each workshop had the same agenda

1. Placing dots onto the Live / Work map
2. Orientation presentation
3. Facilitated discussion
4. Exit questionnaires
Who we heard from

Participants were asked to fill out Exit Questionnaires

• 630 Exit Questionnaires collected or from ~70% of participants

• Demographic highlights
  • More women than men (53 to 47%)
  • Underrepresentation from the Asian, African American, and Hispanic and Latino communities
  • Fewer young adults, those aged 44 and younger
  • Underrepresentation from those earning less than $100k in household income, and those without a college degree
Where participants live & work

Participants were asked to place dots on a large wall map

966 total dots placed

- 539 live
- 427 work
Where participants live & work

Participants were asked to place dots on a large wall map

Where do you live?
Where participants live & work

Participants were asked to place dots on a large wall map

Where do you work?
Communication Methods

How people heard about the workshops

- 22% Word of mouth
- 16% Email message
- 12% Newspaper Article
- 12% A Community Organization
- 9% Facebook
- 8% Loudoun County Government Website
- Various other sources
  - Ads, HOA’s, posters / flyers, etc
Experience for attendees

Participants were asked to rate their experience

Very high levels of satisfaction

• 99% comfortable in their group
• 99% felt their ideas were recorded accurately
• 99% will continue to participate in the process
• 8% thought the meeting could have been longer!
Experience for attendees

Participants were asked to reflect on their experience.

Collected comments, “Why did you attend the L&L Workshop?”

- “Thought it was just listening and I wanted to be educated about the process. Was really glad to be allowed to add input”
- “I want to live in county for a long time and have my kids live here”
- “I love Loudoun, but it's not quite meeting my needs.”
What’s Next?

Online engagement and summarizing the input

- Online form now live
  - www.envision-loudoun.org/listen-learn
  - Identical activities to the workshop

- Targeted follow-up from underrepresented groups between rounds 1 and 2

- Summary document for all Listening & Learning input available in mid-January
Reflections on the Listening & Learning workshops?
Upcoming Engagement Opportunities

Online Input Form
www.Envision-Loudoun.org
Opened December 15

Share with anyone unable to make it to the in-person workshops
FACTORS INFLUENCING OUR FUTURE

- Loudoun Growth Management
- Growth Forecasts
- Buildout Analysis
- Development Status
- Discussion
Revised General Plan
Land Use Tools

• Planned Land Use

• Policy Areas
Planned Land Use
Policy Areas

- Suburban
- Transition
- Rural
- Joint Land Management Areas (JLMA)
- Towns
Suburban Policy Area

• Majority of growth since 2001 Plan
• Suburban residential neighborhoods, town centers, and mixed use business centers
• Density:
  • Residential Neighborhoods = 4 DUs / acre max
  • High-density Residential = 8-24 DUs / acre max
Transition Policy Area

• Established in 2001 as a permanent area between Suburban & Rural Policy Areas
• 6 distinct subareas
• 50-70% open space policy
• Clustered residential villages or large lot neighborhoods
• BOS approval of 2005 CPAM allowed central water and wastewater systems
Rural Policy Area

• Rich agricultural and rural heritage with crossroad settlements
• Agribusiness / Agritourism growing and important component of County’s economic base
• Density:
  • Southern Tier – 1DU / 40 acres
  • Northern Tier – 1DU / 20 acres
Key Factors Influencing Growth:

• Market Demand
• Build-Out Capacity
Residential Forecasts
Historic Population Growth

Sources: U.S. Census Bureau, Decennial Census, and Loudoun County Department of Planning and Zoning, April 15, 2016 Estimate Series.
Population Forecasts (constrained by existing plan)

2015 Fiscal Impact Committee, Intermediate Scenario

2045 Forecasted Population

100,000 200,000 300,000 400,000 500,000 600,000


363,524

493,603
Housing Unit Forecasts (constrained by existing plan)

2015 Fiscal Impact Committee, Intermediate Scenario

2045 Forecasted Housing Units
Housing Unit Forecasts (constrained by existing plan)

2015 Fiscal Impact Committee, Intermediate Scenario

These will be compared to the Housing Needs Assessment that is currently being conducted, which will be market and demographics driven.
Residential Unit Build-Out
Assumptions

• Approved projects in the pipeline
• Land use plan density policies for vacant and under developed land
• Environmental and other factors
Residential Unit Build-Out

2016, Loudoun County Planning and Zoning Department

Scenario 1
- Existing Residential Units: 131,440
- Remaining Units: 51,787

Scenario 2
- Existing Residential Units: 131,440
- Remaining Units: 54,309
Residential Build-Out by Policy Area

2016, Loudoun County Planning and Zoning Department, Scenario #1

- **Suburban**: 86,568 (Existing Units) + 27,688 (Remaining Units)
- **Transition**: 5,453 (Existing Units) + 5,853 (Remaining Units)
- **Rural**: 14,296 (Existing Units) + 11,643 (Remaining Units)
- **JLMA**: 5,068 (Existing Units) + 7,602 (Remaining Units)
- **Towns / Dulles International Airport**: 4,069 (Existing Units) + 20,055 (Remaining Units)

Total: 114,256

[Graph showing distributions by policy area]
Housing Units in Suburban Policy Area

- 86,568 Existing
- 27,688 Build Out
- 26,840 +Silver Line
- Total: 141,096

2016, Loudoun County Planning and Zoning Department Scenario #1, + Silver Line CPAM Proposal
Where is the Build-Out?
Development Status: Suburban Policy Area

Legend
- Policy Area Boundaries
- Uncommitted and Under Developed Residential
- Future Metrorail Stations
- Future Silver Line Metrorail
Development Status: Suburban Policy Area

There are approvals for 22,700 residential units (i.e., pipeline development) outside of the uncommitted and under developed lands.

Legend
- Policy Area Boundaries
- Uncommitted and Under Developed Residential
- Future Metrorail Stations
- Future Silver Line Metrorail
Development Status: Transition Policy Area

Legend

- Policy Area Boundaries
- Uncommitted and Under Developed Residential
Development Status: Transition Policy Area

There are approvals for 3,237 residential units (i.e., pipeline development) outside of the uncommitted and under developed lands.

Legend

- Policy Area Boundaries
- Uncommitted and Under Developed Residential
Summary

• Limited land for residential growth in the Suburban Policy Area means that growth is forecasted to slow due to the County reaching its desired growth strategy (planned density and suburban development pattern)

• Little land in the Suburban Policy Area is uncommitted or under developed – most remaining buildout is in “pipeline” land

• The Housing Needs Assessment should give us a better sense of the market demand
Summary

• The Silver Line CPAM would change the buildout if adopted

• 1/3 of the land in the Transition Area is uncommitted – more than half of the remaining buildout is “pipeline” development

• Non-Residential growth is not forecasted to slow down
Planning Considerations?

• Plan carefully for the remaining areas still in play

• Focus more on redevelopment and reuse planning and policies

• Planning for a reduced growth rate

• Understand fiscal implications

• Understanding jobs/housing balance

• Others?
Questions and Discussion
Development Status: Suburban Policy Area

- Policy Area Boundaries
- Town Boundaries
- Uncommitted Property (with potential for residential units)
- Pipeline Development (with residential units)
- Committed Property (with residential units)
- Under Developed Property
- Committed and Uncommitted Property (nonresidential only)
Development Status: Transition Policy Area

Legend:
- Policy Area Boundaries
- Town Boundaries
- Uncommitted Property (with potential for residential units)
- Pipeline Development (with residential units)
- Committed Property (with residential units)
- Under Developed Property
- Committed and Uncommitted Property (nonresidential only)
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