

**Loudoun County Planning Commission
Public Hearing
Wednesday, November 7, 2018**

**Statement of the
Dulles Area Association of REALTORS®
Presented by
Holly Weatherwax, President
Lars Henriksen, Past President and
Representative to the Comprehensive Plan Stakeholders Committee**

On behalf of the Dulles Area Association of REALTORS® and our 1,500 REALTOR® and Affiliate members, we appreciate the opportunity to comment on the Draft Loudoun 2040 General Plan.

Loudoun 2040 is an extremely important document that will guide the future growth and development of our county. It is significant that throughout Loudoun 2040, there are numerous goals and strategies designed to provide a diverse housing stock. DAAR supports allowing for higher residential density in certain areas, and incentives to increase the availability of housing that is affordable and attainable to households all along the income spectrum. We are pleased to see the emphasis on creating and sustaining viable communities that include recreational, natural, commercial, and other uses. We appreciate the more comprehensive approach to transportation that links communities together locally and regionally, creating multi-modal transportation networks, and calling for improvements to the mass transit system.

DAAR supports the Vision of the Housing Chapter in Loudoun 2040 to provide "housing options that can accommodate a variety of lifestyles, households, ages, cultures, market preferences, incomes, and needs."¹ The Chapter makes clear that providing an "adequate supply of housing – varied in type and price, both rental and for-sale, and located near necessary services and amenities – is a fundamental component of a complete, inclusive, healthy, and enduring community."²

¹ Loudoun 2040 General Plan, Draft Version: October 23, 2018, page Chapter 4-2.

² Ibid.

We hope that the vision articulated in the Housing Chapter will be realized. We feel, however, that many of the policies, strategies, and actions included in the Land Use and Implementation chapters would hinder, if not prevent implementation of the policies, strategies, and actions included in the Housing Chapter. There are those who rely on fear and claim that residential development has and will continue to ruin the character and nature of our county. We believe that retaining the great qualities of the county and addressing housing needs are not conflicting goals. With planning, Loudoun County can accommodate needed residential development AND retain the unique qualities of Loudoun County!

DAAR recommends that the Planning Commission closely review the Land Use and Implementation chapters and remove language that would negatively impact the development of affordable and attainable housing. Flexible policies and tools to address housing needs can, and should be, established and administered in a way that retains the qualities that make Loudoun County a special place in which to live, work, and play.

It is critical that Loudoun 2040 includes plans for needed housing that is affordable and attainable. As the Planning Commission reviews the draft Loudoun 2040, we hope the commitment to housing will be retained. We offer the following recommendations on ways in which we feel Loudoun 2040 could be strengthened.

DAAR believes that Loudoun 2040 should:

- Encourage development of affordable and attainable housing.
- Include strategically-targeted residential development.
- Be kept current to address changing market conditions.

Encourage development of affordable and attainable housing.

Not only is the average price of a home rising (up to \$520,303 in September 2018 from \$506,294 in September 2017), the county estimates a need for over 18,000 additional units by 2040, especially single-family housing (2017 Housing Needs Assessment commissioned by Loudoun County). Adding to this crisis is the lack of housing today! In September 2018, Loudoun County had the fewest September homes

listed for sale in over a decade. The low inventory resulted in the sales price of homes to increase, making housing in Loudoun County unaffordable and unattainable for many.

Policy statements to create housing that is affordable and attainable require supportive land use policies if they are to become a reality. Unfortunately, the draft plan contains several land use policies that are inflexible and overly prescriptive. These policies would make it difficult to provide such fundamental housing.

Therefore, the land use policies should be strengthened to encourage development of affordable and attainable housing. These policies should also include flexible development and design standards, such as increased building heights or decreased open space requirements on individual parcels, to maximize housing diversification to meet market demand.

Include strategically-targeted residential development.

The Vision of the Transition Policy Area (TPA) provides an opportunity to accommodate a development pattern that promotes housing diversity³. Because there is a dwindling amount of land available for development in the suburban areas of the county, development in the TPA is critical to addressing the county's need for affordable and attainable housing.

The draft plan includes options for addressing the housing needs of the county. One option is to increase development of the county's needed affordable and attainable housing in the TPA. The plan should encourage innovative and diverse housing types, rather than requiring a conservation design approach⁴, to create communities that will address the need for more single-family housing.

DAAR is concerned that new language inserted into the Rural Policy Area would result in a decrease in the current by-right levels of residential development. This is a substantive change to the RPA that could significantly impact the county's ability to meet the critical need for affordable and attainable housing. DAAR strongly disagrees with

³ Loudoun 2040 General Plan, Draft Version: October 23, 2018, page Chapter 2-55.

⁴ Loudoun 2040 General Plan, Draft Version, Redline: October 9, 2018, new Strategy 1.1 for TPA Policy 1, page Chapter 2-51.

including such a dramatic policy shift in the RPA without having public discussion, with citizen and stakeholder input, similar to the process for the Suburban Policy Area during Envision Loudoun.

Be kept current to address changing market conditions.

The current comprehensive plan has been in place for over fifteen years. Comprehensive Plans need to be updated in order to respond and adapt to changing market conditions. The Virginia Code, Article 3, § 15.2-223 requires that a comprehensive plan must be reviewed at least every five years. Additionally, the real estate market is cyclical and follows a general seven-year pattern. The market is also based largely on supply and demand, which makes it difficult to predict.

Not only should the county regularly review and update its Comprehensive Plan in order to accommodate future changes in residential and commercial needs, it should also regularly examine and estimate its unmet housing needs and evaluate its housing programs for their effectiveness in addressing those needs. Additionally, the county should conduct and make public an annual growth study. Only through having accurate information will the county be able to adequately address current and future needs. It is important that the draft and final Loudoun 2040 General Plan be easily accessible online. This will allow citizens to follow the draft plan's progress and propose changes to the final plan in between updates.

We all know that there is a lack of housing that is affordable and attainable in Loudoun County. As young professionals and working families have an increasingly hard time finding housing they can afford, the entire community suffers. Local business owners cite the lack of affordable housing as a detriment to their efforts to attract and retain employees. Prospective businesses seeking to locate in the county are calling for – if not demanding – housing that is affordable for their workforce. Even Amazon is looking for a community where its employees would enjoy living. They seek a diversity of housing

options for their employees⁵, whose positions will range from CEO to the entry level salesperson. DAAR is confident that through the strengthening of Loudoun 2040, the county will be able to develop a wide-range of urban, suburban, and rural housing choices at all price levels that will attract businesses to locate within the county.

DAAR is honored to have been part of the process of drafting Loudoun 2040 through our participation on the Comprehensive Plan Stakeholders Committee. We stand ready to assist and support efforts that develop growth plans and policies that will increase the availability of housing choices and address the needs of our workforce.

DAAR says YES! for housing that is affordable and attainable in Loudoun County.



⁵ Amazon HQ2 RFP, pages 5-6.



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November 1, 2018

OUR FILE NO. 028852-000055

Clifford Keirce, Chairman
Loudoun County Planning Commission
1 Harrison Street S.E., 3rd Floor
Leesburg, VA 20175

Re: 2040 Comprehensive Plan/Waterside

Dear Chairman Keirce,

Please accept this letter written on behalf and at the request of Waterside I, LLC, the contract purchaser of and Applicant for pending zoning applications on a 78-acre portion of PIN #034-38-9287, which is located on the north side of Route 606/Old Ox Road, east of its intersection with Route 636/Shaw Road, and is a portion of the 107-acre parcel zoned Planned Development-Industrial Park (PD-IP) and Planned Development-Commercial Center-Small Regional Center (PD-CC-SC) with the original Waterside rezoning (ZMAP-2012-0006). The site had been designated through the May 7, 2018 draft, referred to the Planning Commission in July, 2018, as a Suburban Employment Place Type, where data centers are recommended as an acceptable land use. The October 23rd draft of the 2040 Plan, however, changed the Place Type designation for this parcel from Suburban Employment to Suburban Mixed-Use, which precludes data centers. Maps from each draft are attached, with the subject site circled in red, for reference. We respectfully request the Planning Commission re-designate the site as a Suburban Employment Place Type prior to forwarding its recommendations to the Board of Supervisors.

The original Waterside rezoning divided the site into three land bays. Land Bay A-2 on the northern portion of the site and A-1 in the central portion were both rezoned to PD-IP. A-2 is proffered to be deeded to the County for an elementary school and a fire station. Land Bay A-1 remains vacant awaiting development, and data centers are permitted under the PD-IP regulations. Land Bay B comprises the southern portion of the site, and was rezoned to PD-CC-SC in the original Waterside application. The Applicant intends to file a ZMAP application imminently to rezone that portion of the site to PD-IP so that it can be developed along with Land Bay A-1 with data centers.

The Suburban Mixed-Use Place Type includes predominant uses that are not appropriate on the site. Encouraging residential development north of Route 606 would have a detrimental effect on the County's tax base, and would put undue burden on the local schools, roads, and other infrastructure. The site is also located in the Route 28 Business Tax District, which discourages residential development in favor of commercial uses such as data centers for this very reason. While the Commission may desire a transition from the more commercial and industrial nature of the Suburban Employment to the existing and planned residential to the east of the site, the Suburban Mixed-Use Place Type provides less open space than



Clifford Keirce
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Suburban Employment, and encourages building heights and layouts that are inconsistent with the existing townhomes that border the site to the east.

In contrast, the data center use currently entitled on a large portion of the site is consistent with the current Plan language, with the now-abandoned Silver Line CPAM, and with the 2040 Plan draft of May 2018. The properties to the north and west are also zoned PD-IP, with which data centers are clearly compatible. Moreover, these sites immediately adjacent to the north and west are designated as Suburban Employment in the October 2018 draft, and re-designating the subject site as the same would be a natural extension of this proposed Place Type.

Understanding that a transition is desirable between the large collections of PD-IP-zoned property and residential uses, we contend that the original Waterside rezoning provided as much in the approved proffer package. The site is bordered on the east by office and industrial sites zoned PD-GI, as well as a townhome development zoned PDH-6. The original Waterside rezoning, sensitive to buffering the existing residential neighborhood from PD-IP uses, proffered extensive plantings along both sides of the property line shared with the residential community, as well as the four-lane extension of Davis Drive between the buffer yard and any use in Land Bay A-1. The Applicant intends to honor those proffers, and as currently designed the nearest building on Land Bay A-1 would be nearly 400 feet from the property line shared with the community's common area; further from the community than the proposed fire station site in Land Bay A-2.

Data centers also represent the highest and best use on the site, especially with respect to the generation of tax revenue and its comparatively slight impact on local infrastructure. With assessment values for data center properties topping \$1M/acre, a significant amount of revenue is generated from real estate property taxes alone. For this particular site, that windfall to the County's coffers is compounded by the fact that it is also located within the Route 28 Business and Metrorail Phase II Tax districts. At the same time, data centers have proven to have little impact on local roads, schools, and other public infrastructure. The traffic study prepared for the pending ZMAP application concluded that changing the use from retail to data center resulted in over 16,000 fewer daily trips.

Over the past several months the Applicant has had several pre-application meetings with County staff from Planning and Zoning, Economic Development, as well as with Supervisor Meyer, and while issues were identified in terms of layout and aesthetics, all have been favorably disposed towards developing Land Bays A-1 and B with data center uses for all the reasons outlined above. Data centers, appropriately and extensively buffered from residential uses, are the highest and best use on this property. The site is most appropriate for the Suburban Employment Place Type, and we therefore ask the site be re-designated as such by the Planning Commission prior to forwarding its recommendations to the Board of Supervisors. Thank you for your time and consideration, and please do not hesitate to contact me if you have questions or would like additional information.



Clifford Keirce
November 1, 2018
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Respectfully submitted,

DLA Piper LLP (US)

A handwritten signature in blue ink, appearing to be 'B. Clifford', written over a horizontal line.

Brian J. Clifford
Sr. Land Use Planner
brian.clifford@dlapiper.com

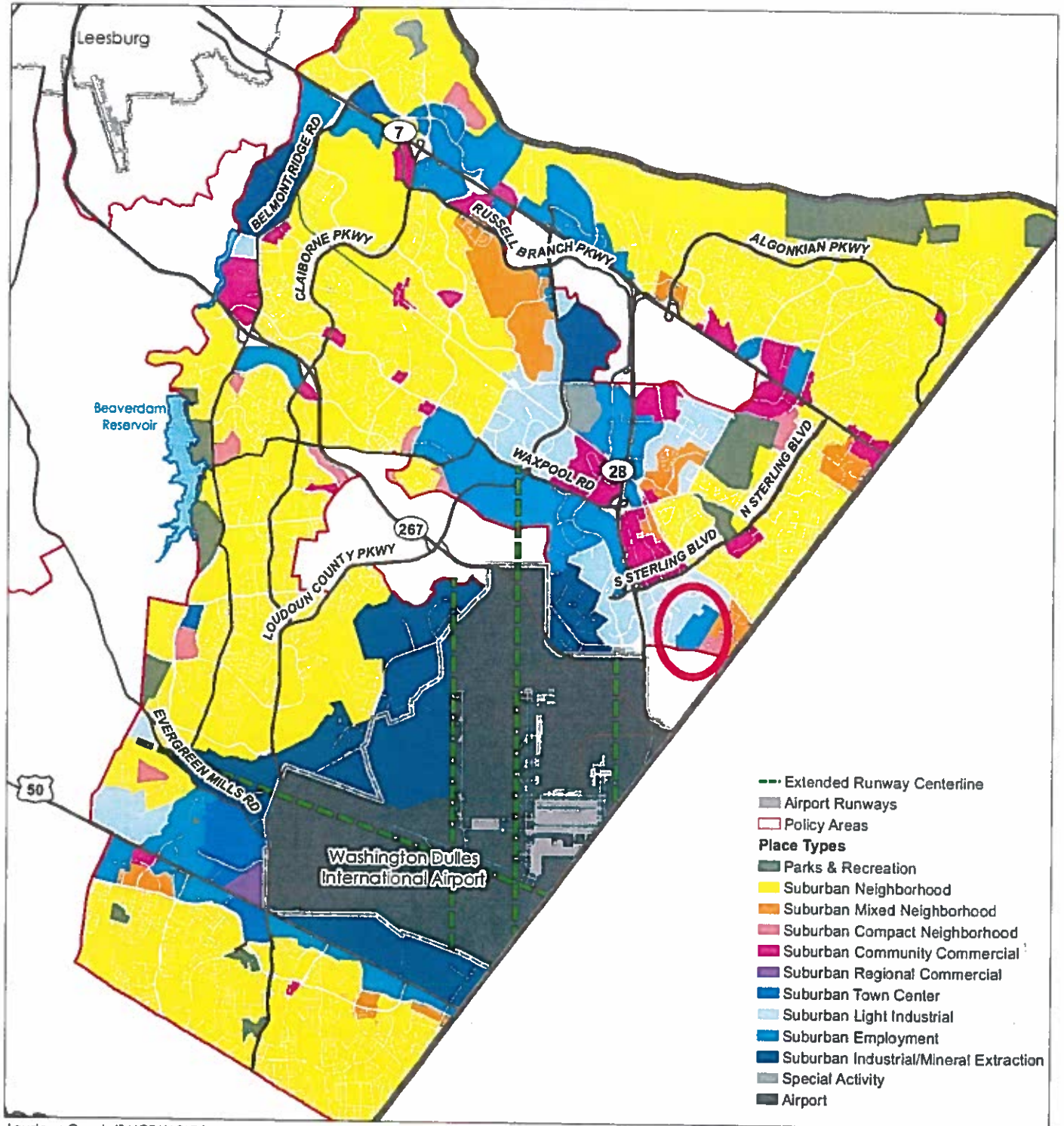
Cc: Supervisor Ron A. Meyer, Broad Run District
Kenny Young, Acting Director, Loudoun County Department of Planning and Zoning
Buddy Rizer, Executive Director, Loudoun County Department of Economic Development
Alaina D. Ray, AICP, Deputy Director, Loudoun County Department of Planning and Zoning
Antonio J. Calabrese, Partner, DLA Piper US (LLP)

ENCLOSURE

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Loudoun County
Suburban Policy
Area Place Types
 2040 General Plan

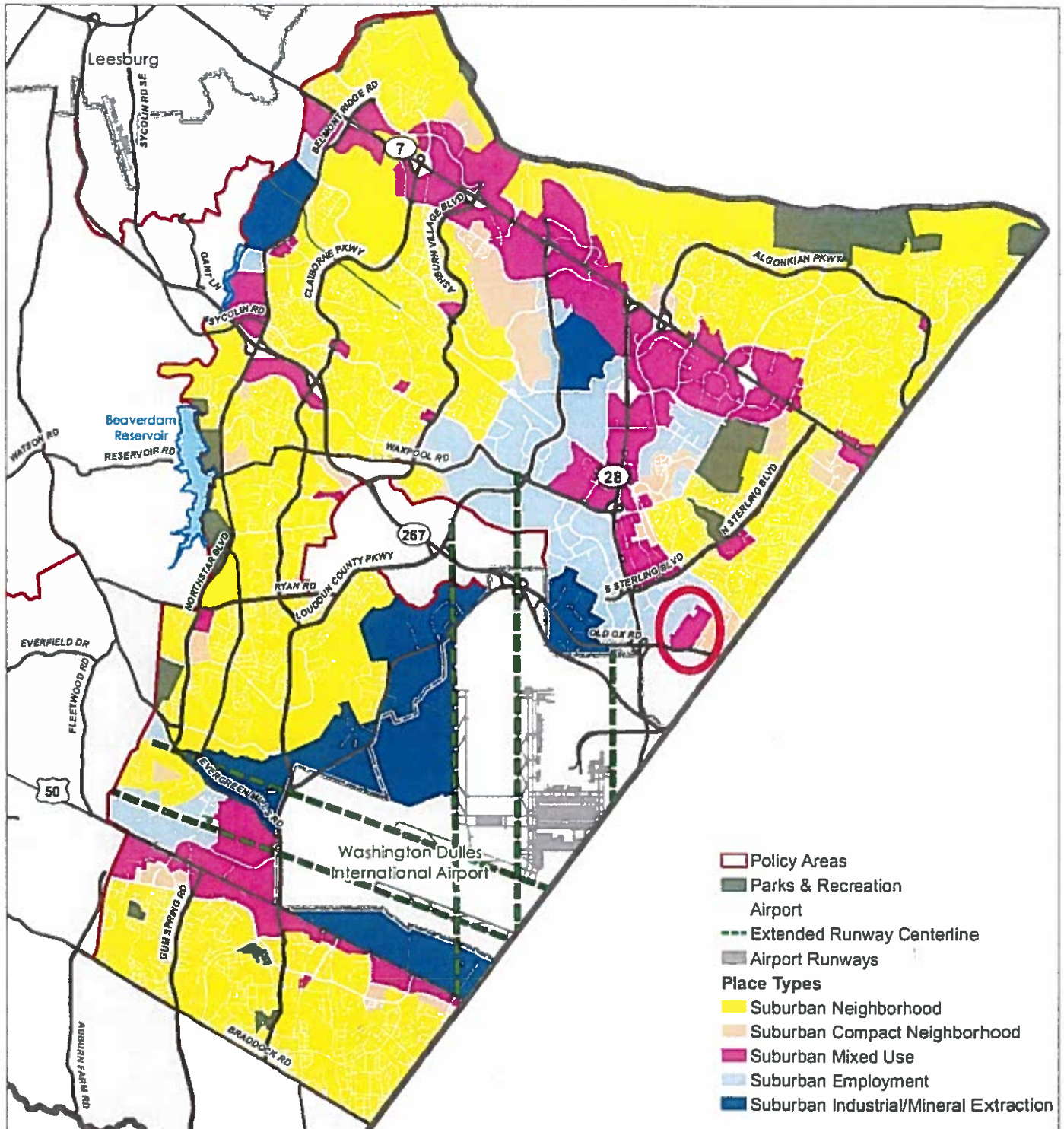


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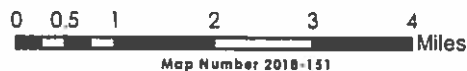


Map Number 2018-151

Loudoun County
Suburban Policy Area
Place Types
 2040 General Plan



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Testimony before the Loudoun County Planning Commission

November 7, 2018

Loudoun County Government Center

1 Harrison Street S.E., Leesburg

RE: Loudoun 2040 comprehensive plan update

Good evening Mr. Chairman and members of the Loudoun County Planning Commission. My name is Tony Howard and I am the President of the Loudoun Chamber of Commerce.

It is my privilege to address you this evening on behalf of the more than 1,200 businesses and organizations that comprise the Loudoun Chamber's membership.

I thank you for this opportunity to share the Chamber's perspective on the draft Loudoun 2040 Comprehensive Plan.

I will preface my comments by stating the Chamber's position on this Plan represents the collective input offered by hundreds of our members, many of whom were active throughout the Envision Loudoun process.

This includes several who served on the Stakeholders committee, those who attended community input meetings and the many more who offered their comments throughout the process.

In fact, there were so many comments from Loudoun Chamber members that it commanded an entire section within the Stakeholders Advisory committee's final report.

Though these Loudoun residents, business owners and community leaders come from diverse backgrounds and perspectives, all felt passionately that our shared vision for Loudoun's future must focus on sustaining our economy and the quality of life for all residents, employees and visitors.

Based on our members' collective perspective, the Chamber's Board of directors has adopted a policy statement that focuses on four main chapters of the draft Plan.

Economic Development

The first is economic development. Loudoun is a world class place in which to live, work and raise a family because of our strong business climate and County policies that value businesses and their investments in our community.

It must remain Loudoun's top priority to make our County a welcoming destination for commercial investments, business

expansion and job growth, while ensuring the fruits of prosperity are enjoyed by all citizens.

That is why the Loudoun 2040 plan must continue and strengthen the County's customer-focused approach that views businesses as partners in Loudoun's success.

Loudoun's economy is strong because of our skilled workforce. Envision Loudoun must prioritize workforce development, by addressing the infrastructure challenges that make workforce attraction and retention difficult.

These include the lack of available workforce housing, an improving yet still challenging transportation network and land use policies that need to become more responsive to changing market conditions, while still preserving the natural heritage that Loudouners cherish.

Housing

The policies addressing the cost, diversity and availability of housing options for Loudoun's workforce will have the greatest impact on the success of the Loudoun 2040 plan.

Loudoun is unquestionably suffering from a housing affordability crisis that is hurting the youngest, the oldest and the lowest income members of our workforce.

Too many Loudouners are paying too much of their monthly income on housing. Limited housing supply is making this situation worse by driving up costs.

The County's own expert analysis shows that by the year 2040, Loudoun's current plans would leave us 19,000 housing units short of meeting our workforce's needs.

Sadly, a lack diverse and affordable housing choices is impacting our newest and future workforce the most.

After investing billions of taxpayers' dollars into public education, Loudoun needs a housing strategy that will allow our students and our investment in their education to remain here in Loudoun.

Transportation

On the subject of transportation, there is good news; Loudoun is attracting new jobs, residents and investment because this is a world class community in which to live and do business.

To keep our positive momentum, Loudoun needs a transportation network that will support economic growth, create vibrant, safe communities and protect our natural resources.

Because Loudoun's economy depends on our access to a workforce, customers and suppliers, the Envision Loudoun plan must address the constant gridlock on Routes 15, 9 and 50, while envisioning new connections to Maryland and Prince William.

Within Loudoun, our investment in Metro must be supported with improved roadway access to our new train stations, and other top employment and activity centers, including Dulles Airport.

Land Use

Loudoun's land use policies must allow for creative, flexible and market-aware thinking that is needed to create great places and communities where businesses and employees want to locate.

Urban Policy Areas: Specifically, the Chamber is strongly supportive of the proposed Urban Policy Areas that target denser transit-oriented, mixed-use developments around Metrorail stations and other transportation assets.

Compact urban style development at future Metrorail stations and at other transit-accessible locations support our economic development goals, particularly if they provide diverse housing choices for workers and residents at different income levels.

When done correctly, urban-style activity centers can provide the type of entertainment, dining and interactive experiences our residents have told us they want.

Transition Policy Area: The limited amount of developable space in the urban and suburban areas demands new and more thoughtful approaches in the Transition Policy Areas.

With the right strategies and safeguards, Loudoun is quite capable of adding a reasonable and limited amount of desperately needed housing units in the transition area, while protecting our rural policy area from the impacts of suburban development.

That is why the Chamber supports the proposed strategy to target specific areas of the TPA for higher density residential and mixed-use development that create affordable and diverse housing options in compact communities.

Again, thank you for all the work that has been put into this process so far, and thank you for accepting input from the general public. The Loudoun Chamber looks forward to seeing the revised draft after the public comments have been incorporated.

Planning Commission Members
2018

November 7,

My name is Joe LaFiandra and I live in the Brown's Farm community, just outside the Town of Purcellville. According to the map of the proposed General Plan, my home and 134 other homes around Purcellville are located in the Purcellville JLMA and zoned JLMA-3. A JLMA or Joint Land Management Area is defined in the proposed County's General Plan as, "The County area surrounding an incorporated town intended to accommodate future town growth..." This provision of proposed County's General Plan is seriously flawed. Why? Because, developed areas should not be included in a town's JLMA plan. It's common sense that JLMA zoning should only apply to annexation of undeveloped land. How can you manage the use of land that has already been decided?

In addition, I and all of the neighbors I've talked to, don't want to be included in any plan that makes us part of Purcellville's expansion. We don't need the town's water and septic systems because we have our own. We don't need their property taxes, density or \$60 million of debt either. In terms of the "land management" part of JLMA, we don't want to be managed any further; the "management" of our property was determined decades ago when our residential communities were approved by the Town and the County.

Please be assured that law suits will abound from myself and 134 neighbors if Purcellville attempts to expand into our land because of a flawed General Plan. This zoning error is a time bomb that will explode in our faces some time in the future. Let's change the zoning of our homes back to AR-3 and solve this problem.

Public Hearing Envision Plan

My name is John Nicholas, I moved to Loudoun in 1978. I bought the 2nd largest employer, SGC, to Loudoun, and have participated in every Comp Plan since, and thus I have a lot of institutional knowledge. Also, I have participated in many Loudoun projects over the years

I have submitted a set of charts to the Planning Commission secretary providing greater detail, and backing up my comments here

I wish to address the new light industrial area in the Transition area:

There is little raw land left east of Arcola/Ashburn/Sterling areas

This is particularly dire for the data center industry

Most have no "second act" for new campus projects. Think about that.

The area along the major N-S 500 & 230 KV powerline is evolving with Google/Compass, and makes the most sense. Why?

Presents an opportunity to do the first "Purposely Planned Data Center cluster" – maybe the first anywhere in the U.S.

Eliminates the need to run Hi-tension powerlines everywhere, like in the east

Allows for local underground power distribution from centralized substations

Keeps future buildings from being seen from Sycolin Rd or the Greenway.

Centered on, and enhances, the Loudoun Academy – a premiere STEM school and this area will be "enclosed" so that there is no metastasizing

I call my approach the "EGG" concept (describe) VS "splatted cracked egg"

My approach envisions adding back the original staff/stakeholders proposed areas, plus about 300 acres more, and eliminates area P2, as it is outside the "egg," which could lead to future metastasizes to the N and W of P2

Andrew A. Painter
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**WALSH COLUCCI
LUBELEY & WALSH PC**

November 7, 2018

Via Email & Hand Delivery

The Honorable Cliff Kierce, Chairman
Loudoun County Planning Commission
1 Harrison Street, S.E., 3rd Floor
Leesburg, Virginia 20177

**Re: Landowner Input for Envision Loudoun:
Wright Revocable Trust
Loudoun County PIN #227-17-8669**

Dear Chairman Kierce:

On behalf of the **Wright Revocable Trust** (the "Wright Trust"), I write to offer a suggestion for consideration to the draft of the Envision Loudoun comprehensive plan (the "Draft Plan") as it pertains to the above-referenced Property.

The Wright Trust is the owner of the Property, which comprises approximately 417 acres located immediately north of the Town of Leesburg, west of James Monroe Highway (Route 15) and north of Tutt Lane (Route 740) in the Catoctin Election District. Known as Merriweather Farm, the Property is situated between the 1,000-acre Morven Park historic site and equestrian center to the south, the Raspberry Falls residential community and golf course to the north, the Catoctin Mountain range to the west, and the Saddlebrook residential community to the east. The Property is less than a five-minute drive to historic downtown Leesburg and is located near numerous amenities, wineries, and shopping facilities in the Town.

The Property is zoned to the Agricultural Rural-1 zoning district pursuant to § 2-100 et seq. of the Revised 1993 Loudoun County Zoning Ordinance ("the Zoning Ordinance"). The Property is subject to the policies of the current Revised General Plan, and is located within the Rural Policy Area. Substantial by-right development has occurred in the vicinity of the Property over the past 10 years, and the Property now finds itself located at the center of these by-right neighborhoods.

The Property is one of the largest contiguous undeveloped parcels in Loudoun County. While by-right development remains an option for the Property, the Wright Trust believes the Property's location offers an opportunity to provide a unique, environmentally-sustainable rural destination and senior housing community that promotes the Property's history and Loudoun County's rural and equestrian heritage.

ATTORNEYS AT LAW

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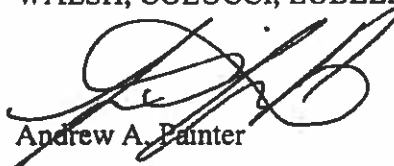
The recently-released Draft Plan map classifies the Property within the "Rural North" place type. The Wright Trust respectfully suggests that language be considered in the Draft Plan's housing policies chapter that would permit senior housing communities in the Rural North place type where such communities are: (a) located within two miles of an incorporated town or the Suburban Policy Area; (b) are served by communal water/wastewater systems; (c) reflect cluster design and/or new urbanist planning principles; (d) provide a variety of single family housing types and continuing care facilities that address the "missing middle" affordable housing ranges for seniors; and (e) retains at least 50 percent common open space that will provide both an opportunity for equestrian and agriculture uses that will compliment surrounding uses and the rural economy of the county.

The Wright Trust also suggests that the Draft Plan include a set of optional traditional neighborhood design guidelines that would, theoretically, require certain commitments to new urbanist planning principles in exchange for an increase in density above the baseline Draft Plan recommendations.

I would appreciate it if you would provide this information to staff for consideration in its deliberations. Please feel free to contact me directly at (571) 209-5775 if I may answer any questions. As always, we thank you for your consideration as well as for the opportunity to participate in the Envision Loudoun review process.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Andrew A. Painter

Cc: Andrew W. Wright, Wright Revocable Trust
Packie Crown, Bowman Consulting, Ltd.
Joshua M. Johnson, Esq., Walsh Colucci

Loudoun County Planning Commissioners Meeting

Public Hearing Statement - Wednesday, November 7th, 2018

Dennis M. Pettit / Debra W. Pettit

Springfield Farms Community

Good Evening.

My name is Dennis Pettit and my spouse and I live within Area P1 of the Transition Policy Area in the Springfield Farms Community.

Deb and I have been residents of Loudoun County since 1985 and we have seen a great deal of change over the past few decades. We have raised four children in Loudoun County yet only one of our children now resides in the county. Two of our adult children have left the county due to increased housing costs.

This compels us to advocate for:

- (1) Housing that is more affordable to average wage earners, retirees, etc. ; and,*
- (2) Residential communities that have closer proximity to schools, shopping, recreational and park facilities, transportation infrastructure and centers of employment.*

Clearly, the 286 acre tract that is represented as "Area P 1", due to its very unique location adjoining the Dulles Greenway, Evergreen Mill and Shreve Mill Roads and its very close proximity to the Battlefield Parkway, would provide multiple points of access for a well-planned and more affordable Transition Compact Neighborhood.

Affordable housing and well planned communities for working families who live in Loudoun County are even more important now than when we moved here 33 years ago. There is a growing demand for affordable housing for both older and younger citizens.

Thank you for this opportunity to address the Loudoun County Planning Commission. It is our hope that the potential for Area P1 will be highlighted as a clear-cut example of good urban planning that was facilitated by the Envision Loudoun initiative.

Statement to the Planning Commission

November 7, 2018

Honorable Commissioners,

My name is Darrell Quesenberry and I live in the Springfield Farms subdivision in the land bay known as Area P. I'm here speaking for myself and approximately 25 other families in Area P who support the Draft 2040 Comprehensive Plan. First, I would like to thank you and the Envision Loudoun Stakeholders Committee for your hard work in this effort.

As the Commission members know, although Area P is in the Rural Policy Area, it has been severely compromised by development and traffic. There is little resemblance to anything rural in our community.

There are residents of the county who say that moving our community to the Transition Policy Area will put pressure on Western Loudoun. This is far from the truth, and in fact will help to remove pressure on the west.

Loudoun attracted 10,000 new jobs in the last year. Already, there is limited choices for diverse and affordable housing in the Suburban Policy Area. There are fewer than 1,200 acres left for development. Leesburg is almost completely built out, as well.

As we know from the marketing study regarding Loudoun housing, the demand for single family homes far exceeds the existing supply of homes in the planning stages.

Unless we allow the TPA to increase density, those people coming here for jobs will seek housing in surrounding areas. Since these workers need to get to work, they will increase traffic on routes 7 and 15 and 50. Or, some will try to find housing in Western Loudoun, thus providing the pressure on the west. Either choice threatens the west more than allowing higher density in the TPA.

We believe the solution is to move Area P to the Transition Policy Area with a density that matches the new place type outlined in the draft plan. The Transition Compact Neighborhood provides higher density to allow a continuum of diverse housing and still retains 50% of open space, thus preserving open space in the TPA.

If we do not plan for growth, it will happen anyway. By making the recommended changes to the TPA now, we can continue to preserve the west and still provide needed housing as we continue to grow our commercial and industrial foundations in the county. Thank you.

Dear Supervisors: Rose Ellen Ray, Catoclin District, Nov. 7, 2018

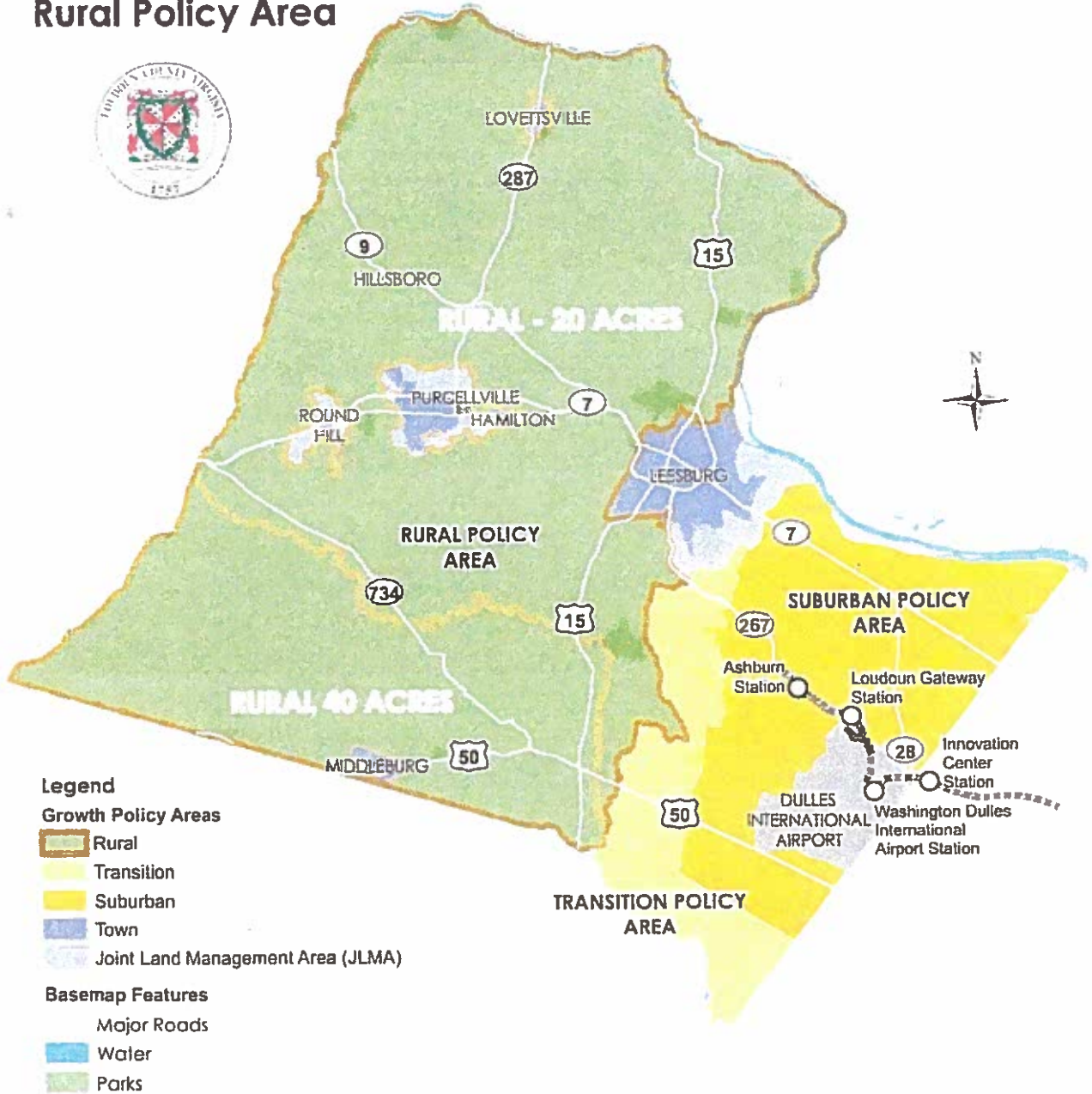
1. Economics 101: Jobs effect homes.
2. About your surveys: It is human nature to want to be “the last house on the block.” Of course, Loudouners don’t want more houses.
3. I live in Area 1, “Rural North.” I have one of those too many houses that are eye sores to certain activists.
4. I’m glad I built when I did. 1972. I don’t have 20 acres. So I am on a “non-conforming” lot of 15.4 acres due to the last REC-inspired massive downzoning. I could not build today.
5. I’m also on a ridgetop—Mount Gilead. That’s also a no-no under the proposed plan.
6. My house is not screened by native plants. Nor buffered. No English boxwoods?
7. I could not afford the huge land development costs to comply with the proposed Conservation Design so-called “guidelines.”* They will be mandates. There will be lots of them with meetings, costly experts, delays, revisions, all paid by the owner.
8. Years ago I did not join a local Historic District. I did not want other people telling me how to spend my money. There were already enough rules.
9. The PEC plan creates a de facto Historic District in 2/3 of the county.
10. Will some of the new rules end up affecting current homeowners? I bet, YES.
11. Just how are you going to “incentivize” landowners to give up their development rights?
(Is this proposal an employment act for land use lawyers?)
12. Landowners need to know **NOW** by registered mail that their building rights may be in jeopardy.
13. Isn’t Loudoun exclusive enough? Nice try with your “affordable” housing ideas—does the 1/3 east end (minus the airport) of the County agree with these “solutions”?
14. You cannot make up for your artificial scarcity of building land, because you cannot create your own economic laws. Loudoun’s zoning map shocks.

*Chapter 2-92: “While the Design Guidelines are not regulatory requirements, the County prefers that all future developments comply with these guidelines.”

DRAFT

Loudoun County

Rural Policy Area



Every reasonable effort has been made to ensure the accuracy of this map, but reliance upon it is at the risk of the user.



November 30, 2016

I was on the Envision Loudoun Stakeholder Committee, and Chairman of the Planning Commission in 2000 when we drafted the current Revised General Plan.

FIRST, I want to congratulate the Planning Staff. Alaina Ray and her colleagues have done a solid job in preparing the Plan. While citizens will still have issues, a serious planning effort has been made.

SECOND the Board of Supervisors specifically wanted the Plan to be guided by CITIZEN INPUT. Three sessions were held involving 2,000 Loudoun Citizens generating over 6,000 comments. In huge majorities the Citizens of Loudoun have demanded:

1. Limited managed growth focused on the Metro Centers
2. Solutions for the County traffic congestion and transit options
3. A high standard of schools, parks, trails, and open space.
4. Protection of the environment and heritage assets of the County
5. Continuation of the Transition and Rural Policy Area ~~concept~~. **POLICIES**

NONETHELESS under State Law it is the Planning Commission that has sole responsibility for preparing the draft Plan and you are proposing to open up the County to massive new residential development, not only in the Metro area, but throughout the Suburban and Transition Policy Area.

You have taken this decision without benefit of analysis on the implications for transportation, new schools and other public facilities expenditure. *YESTERDAY, WE VOTED ON A 251 MILLION DOLLAR BOND ISSUE to cover past growth. Have we learned nothing?*

If your recommendations stand the quality of life in the Suburban Policy Area will be compromised by permanent deficits in public facilities and transportation and the Transition Area will be blown open to development all on the taxpayer's back.

I ask you to reconsider and recognize that Loudoun is a special place and should not be destroyed by over development.

Statement to the Planning Commission

Public Hearing

November 7, 2018

My name is Mike Wilkins and I live in Area P, which includes the Angelos and Springfield Farms subdivisions. I speak as a resident and in alignment with the other 25 families who live there.

I commend the Stakeholder Committee and the Planning Commission for the excellent work that has gone into the Draft 2040 Comprehensive Plan. I have observed these meetings first-hand, and I have seen how difficult that it's been to thread the needle to protect Loudoun's western legacy while accommodating expected growth.

There are many who will speak tonight who don't like this plan. However, growth is all but inevitable, and we need to prepare.

To my point, let's consider fact one: In the 12-month period ending in July this year, there were 10,000 new jobs created in Loudoun County. Some of these are high paying, while others are on the lower end of the pay scale. Not all of these workers are going to move to Loudoun. A substantial number of them, however, will want to live close to their work and will be seeking a continuum of housing types from affordable to large-lot, executive homes. Loudoun lacks housing diversity.

Consider fact two: There are only 1,200 acres left on which to build in the Suburban Policy Area. Even with infill and redevelopment in Eastern Loudoun, the number of potential new homes is small compared to the expected need for houses. There is already a planned surplus of multi-family dwellings in the Urban Policy Area through 2040. Therefore, we can't just cram more multifamily homes into Eastern Loudoun and hope that it will satisfy market demand.

The undeniable conclusion is that the Transition Policy Area can now act to absorb much of the new, residential growth to Loudoun just as it was designed to do. Only with increased densities here, can we reduce development pressure on the west and provide a wider choice of attainable homes for our workers.

In summary, the residents of Area P support the 2040 Comprehensive Plan with its proposed new densities and added land bays.