

Loudoun 2040 Comprehensive Plan Planning Commission Work Session

February 7, 2019

Work Plan

1. Development Forecast
2. Fiscal Impact Model Results
3. Travel Demand Model Results

Development Forecasts

- Reflect projected development during 2021 – 2040 timeframe
- Note that Fiscal Impact Model uses 2017 – 2040 timeframe
 - *2017 – 2020 forecast numbers in the Fiscal Impact Report are the same across all four scenarios (RGP and Loudoun 2040 Low, Medium, and High)*

2021 – 2040 Development Forecasts

- Based on October 23 draft of Loudoun 2040
- Significant Revisions Affecting Forecasts
 - *New Place Type in TPA (Transition Compact Neighborhood at 4-8 du/a)*
 - *Addition of large Land Bays with higher density in TPA (M1, M2, M3)*
 - *Merging of some Place Types (4 Place Types → Suburban Mixed Use)*
 - *Conversion of Route 28/Route 7 area from Urban Policy Area to Suburban Policy Area*
 - *Residential density revisions affect population, which is used to forecast certain non-residential development (e.g. retail)*

2021 – 2040 Development Forecasts

- Development is forecast in five year increments through 2040
- Policies could provide for phasing of development over time
 - *Transportation capacity and network improvements*
 - *Land availability and funding for capital facilities*
 - *Prioritize development in UPAs and Infill areas*

Residential Forecasts - Countywide

Countywide Residential Units Forecast 2021 through 2040

	SFD	SFA	MF	Total
Demand (Kimley-Horn Market Analysis)	22,470	18,760	18,890	60,120
Revised General Plan (Baseline – Medium Scenario)	10,510	4,140	14,810	29,470
Stakeholders Recommended Plan	12,140	7,160	18,890	38,190
Loudoun 2040 October 23 Draft (Medium Scenario)	20,260	17,420	18,690	56,370

Residential Forecasts – Policy Areas

October 23 Draft Residential Units Forecast 2021 through 2040

	SFD	SFA	MF	Total
Urban & Suburban Policy Areas	2,130	7,800	17,740	27,660
Transition Policy Area	10,250	7,390	0	17,640
Rural/Towns/JLMA	7,880	2,230	950	11,060
Total	20,260	17,420	18,690	56,370

RGP v. October 23 Loudoun 2040

Countywide Residential Forecast 2021 through 2040				
	SFD	SFA	MF	Total
Revised General Plan (Baseline – Medium Scenario)	10,510	4,140	14,810	29,470
Loudoun 2040 October 23 Draft (Medium Scenario)	20,260	17,420	18,690	56,370
Difference	9,750	13,280	3,880	26,900

Non-Residential Forecasts

Countywide Non-Residential Forecast 2021 through 2040	
	Total Square Footage
Revised General Plan (Baseline – Medium Scenario)	39,412,800
Loudoun 2040 October 23 Draft (Medium Scenario)	50,054,100
Difference	10,641,300