Loudoun County Chamber of Commerce

LAND USE

The Chamber strongly recommends that Loudoun County's Comprehensive Plan truly reflects the County's shared vision for the future growth and economic prosperity of our community. To ensure that outcome, the Chamber supports a strong and effective business stakeholder input and review process for the continued improvement of Loudoun's Comprehensive Plan, in part to ensure that land use policies and land use designations reflect the current and future needs of businesses.

The Chamber also advocates that Loudoun County conduct a regular thorough review of its Comprehensive Plan – touching on all components of the Plan – at least every five years in compliance with Virginia law. The purpose of this review and potential revision of the County's Comprehensive Plan, and associated policies and regulations, should:

Make certain that Loudoun's land use categories, and designated land use areas, ensure commercial land inventory is sufficient and responsive to the full complement of current and future market demands;

- Provide maximum flexibility to allow landowners and other businesses to adapt to changing market and economic conditions.
- Provide for airport-compatible uses to protect growth and allow for developing the full potential of Washington-Dulles International and Leesburg Executive Airports.

To this end, the Chamber supports Loudoun County's efforts to conduct outreach leading to strong visions and plans for its premier business corridors. These plans should be market aware, sufficiently flexible to enable responsiveness to the market and should be used to support the highest and best business growth, utilizing best practices to drive such growth.

Silver Line/Transit-Oriented Development:

The Chamber supports a safe, reliable, and appropriately managed Metrorail system as a critical component of the County's economy. The Chamber encourages transit-oriented, mixed-use development principles around Metrorail stations that encourage multimodal transit use, reduce

automobile traffic, incorporate safe pedestrian and bicycle options, and increase the County's commercial tax base. To provide flexible policies for guiding this type of development, the Chamber recommends the County's adoption of a policy that includes these transit-oriented development principles.

The Chamber supports incorporating compact urban forms of residential development at Metrorail stations to achieve live-work centers, support the County's existing economic development objectives, and provide a mixture of housing types and sizes to enhance affordable and workforce housing opportunities for residents with different income levels. To address transportation infrastructure needs around Metrorail stations, the Chamber supports public-private partnerships between employers, transit agencies, and developers. The Chamber also favors interim development strategies regarding the evolution, repurposing, and greater utilization of existing underdeveloped properties into dense, mixed-use development.

The Chamber encourages harmonious growth of Washington Dulles International Airport and the County by recognizing the current zoning in the Airport Impact (AI) Overlay District, contained in the Loudoun County Zoning Ordinance, which forecasts the ultimate build-out conditions of the Airport. The Chamber supports carefully-considered, Airport-compatible residential uses in the vicinity of the Airport.

Proffer Reform:

The Chamber believes that proffer reform legislation that passed during the 2016 General Assembly session may have an adverse effect on development projects and investment in the County. The Chamber encourages the General Assembly to fully evaluate the effects of the legislation and supports efforts to mitigate adverse impacts on development. The Chamber encourages the County and developers to consider additional strategies that would provide flexibility with respect to conditional zoning entitlements and continued private-sector investment.