



DEVELOPERS TARGET EASTERN LOUDOUN

33,000 + New Units Possible

Developers are targeting Eastern Loudoun (see map Page 3) for massive new residential development by submitting 14 development schemes to the County for approval. If adopted by the Loudoun County Planning Commission and the Board of Supervisors, it could pave the way for more than 33,000 plus residential units through re-zonings. According to the most recently published Loudoun County Growth Summary, there were nearly 39,000 residential units already in the pipeline that can be built by-right predominately in Eastern Loudoun.

Adjacent is a summary of the Developer requests and the number of potential units that could be built if rezoned by the Board of Supervisors.

COMMUNITY	PROJECT NAME	POTENTIAL UNITS
Dulles	Westport	1548 to 1730
Leesburg	Crosstrail	1382
Leesburg	Creekside	4235
Dulles	Greenvest/Dulles South	12,000 to 15,000
Dulles	Shockey Family	512 to 2336
Ashburn	Erickson	1,728
Ashburn	1 Loudoun Center	1360 to 2176
Ashburn	Stonegate	263 to 300
Dulles	Middle Goose/Criswell	371 to 1482
Dulles	Rouse	1631 to 1863
Leesburg	Fern Cliff	660
Sterling	Victoria Station	135 to 180
Dulles	Stone Ridge West	609 to 696
Dulles	Rouse	1631 to 1863
Dulles	Braddock Village	127 to 146
TOTAL		33,883 Maximum Potential Units

SUPERVISORS REFUSE TO RE-ENACT RURAL ZONING

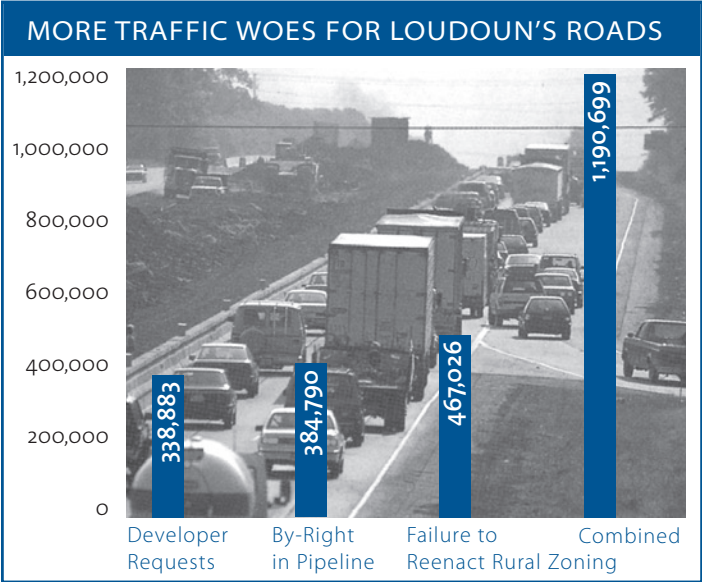
Sets Stage for \$1.8 Billion in New Taxpayer Costs

The Loudoun County Board of Supervisors has refused to re-enact the rural zoning categories that the Virginia State Supreme Court overturned due to a technicality earlier in March. The refusal to re-enact the rural zoning sets the stage for up to \$1.8 billion in new taxpayer costs as the Supreme Court decision puts the potential of up to + 48,000 new residential units on the zoning map. The taxpayer impact and number of new residential units are based upon either Board-adopted fiscal policy or current staff estimates on dwelling units. This is in addition to the nearly 39,000 by right units that are in the pipeline and the more than 33,000 new units that developers are requesting approval from the Board of Supervisors.

In January 2003 the previous Board of Supervisors enacted two new zoning categories for the largely rural areas of Loudoun County which limited residential development, but promoted additional commercial uses to enhance the rural economy. The Court’s decision and the Board’s refusal to re-enact the zoning ordinance return the County to old zoning categories.

The Supervisors of the Blue Ridge and Catoctin Districts and the Chairman of the Board of Supervisors had requested colleagues to re-advertise and re-enact the rural zoning. In addition, six towns in the County, representing more than 40,000 residents, requested the Board to re-advertise and re-enact the rural zoning categories. The request was denied without a vote by the Board.

The Court’s decision if allowed to stand, will have a severe negative financial impact on County taxpayers. Furthermore, the new units if allowed to remain on the map, will result in 467,026 average daily vehicle trips.



GOT TRAFFIC?

How's 1.19 Million More Car Trips on the Road!

The potential 33,383 new residential units as proposed by developers would have a severe impact on Loudoun's already overburdened road system. On average single family, residential units add 10 daily vehicle trips to the roadways.

Taken in combination with the number of by-right residential units in the pipeline and the refusal of the Board of Supervisors to re-enact the rural zoning categories nearly 1.2 million average daily vehicle trips could be generated.

Protecting Our Drinking Water Supply

Goose Creek is a state-designated Scenic River whose watershed in Loudoun and Fauquier counties is a rich and varied landscape of rolling countryside with farms, forests and historic sites. Soils well suited to agriculture and a network of fresh spring water and streams have made this some of the most productive farming country in the United States.



Goose Creek provides drinking water to the rapidly growing suburbs of Loudoun County and to our neighbors in the City of Fairfax. Water quality surveys performed in the early 1990’s showed it to be one of the cleanest waterways on the Atlantic seaboard. Over the past decade, scientists studying the creek have found a rare biological community and new species of aquatic life within the banks. Additionally, the forested riparian areas and farm fence hedgerows of the watershed provide natural habitat and essential corridors for wildlife. The mature tree canopies contribute to water and air temperature reduction in summer and improved air quality for the region.

This special resource, however, is under great threat. The watershed of Goose Creek encompasses one-third of Loudoun County, the fastest growing county in the nation. The state of Virginia has identified the North Fork of Goose Creek as a high-priority area for non-point-source pollution and Lower Goose Creek as an impaired waterway. This diverse watershed is an invaluable natural resource at high risk.

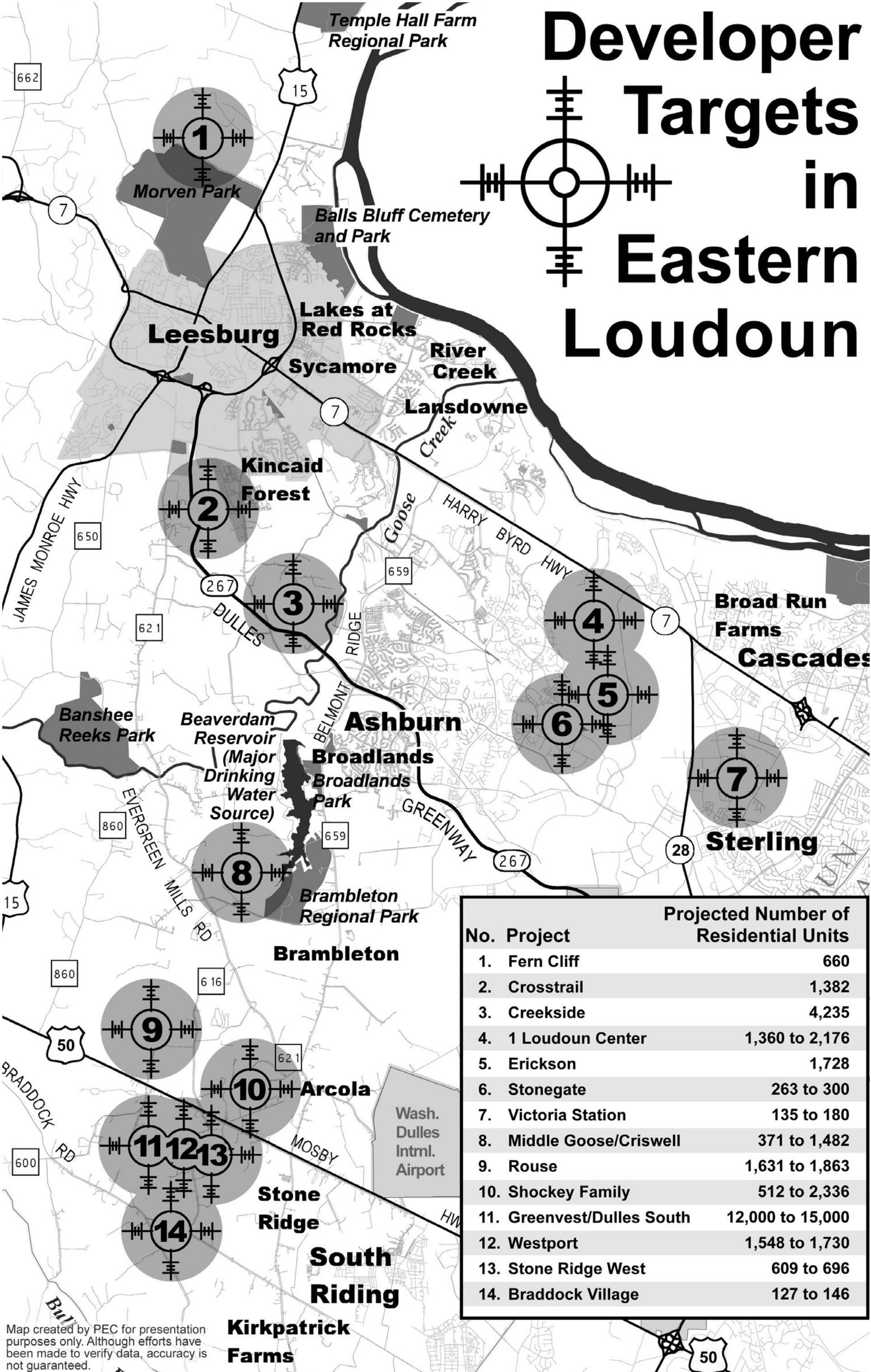
In early 2002, the Center for Watershed Protection, Goose Creek Association and the Piedmont Environmental Council embarked on a three-phase project to study the Goose Creek Watershed. The three parts of the study included 1) a watershed vulnerability analysis to identify the most vulnerable subwatersheds in the Goose Creek watershed; 2) intensive stream and riparian management assessments within three selected subwatersheds to ground-truth analysis and identify opportunities to protect and restore stream health within each subwatershed and 3) rapid watershed plans for these subwatersheds. As the study says, “The unique value of Goose Creek as a natural resource combined with the diversity of land use and water quality concerns within the larger watershed, make it an ideal location to implement and demonstrate watershed planning.” For more information, please visit our website at www.pecva.org.

THE COST OF OVERDEVELOPMENT ON TAXPAYERS

Loudoun County is the fastest growing county in the nation. As reported in the national media, 25% of all growth in the Washington metropolitan area is occurring right here in our County. The cost of over-development has put a strain on local roads and taxpayers to meet the needs of a population that is increasing by more than 1,000 residents per month. The development schemes as proposed by developers will add to the burden of our already over-crowded roads and on the taxpayers themselves.

Adjacent is a summary of the impact of the proposed 14 development schemes. The numbers are derived from the Board of Supervisors’ adopted Capital Intensity Factors which set standards of service.

Number of New Residential Units:	33,883
Number of New Residents:	90,237
Number of New Students:	18,527
Number of New Schools Required:	17
Construction Cost of New Schools:	\$522.7 million
Annual Operating Cost of New Schools:	\$152.1 million
Number of New Teachers:	842
Number of New Fire/Rescue Personnel:	126
Number of New Sheriff Personnel:	196
Number of New Athletic Fields Required:	190
Acres of Passive Park Required:	902
Cost of New Parks & Rec. Facilities:	\$281.7 million



MAKING YOUR VOICE HEARD



Above: Residents present a petition to the Board of Supervisors opposing the 14 development schemes. Nearly 14,000 names were contained on the petition.

Both the Loudoun County Planning Commission and Board of Supervisors will be holding crucial public hearings in the near future (as of press time Fall 2005) regarding many critical issues that will determine if the County approves the development schemes that have been submitted. This provides the citizens of Loudoun County the opportunity to make our voices heard and express our concerns related to these matters.

The PEC will be actively participating in all of the public hearings to advocate for fair and responsible planning of our communities. To join the many citizens who have already expressed their concerns about the developer proposals, please find a number of ways to make your voice heard by email, fax, letter and phone:

MAIL

Loudoun County Board of Supervisors
P.O. Box 7000 • Leesburg, VA 20177

FAX 703.777.0421

EMAIL

All members of the Board will receive your email at the following address: **bos@loudoun.gov**

Individual email addresses are as follows:

- Scott K. York (Chairman At-Large): syork@loudoun.gov
- Jim Burton (Blue Ridge District): aldiemanor@aol.com
- Jim Clem (Leesburg District): JClem1@loudoun.gov
- Eugene Delgaudio (Sterling District): eugenedelgaudio@erols.com
- Stephen J. Snow (Dulles District): ssnow@loudoun.gov
- Sally R. Kurtz (Catocin District): skurtz@loudoun.gov
- Mick Staton (Sugarland Run District): mstaton@loudoun.gov
- Bruce E. Tulloch (Potomac District): btulloch@loudoun.gov
- Lori Waters (Broad Run District): LWaters1@loudoun.gov

Citizen Comment Line 703.777.0115

Join the Fight to Protect Loudoun

The Piedmont Environmental Council (PEC) has been in the forefront in advocating for fair, responsible planning in Loudoun County. The PEC is committed to protecting both the suburban and rural flavor of Loudoun County that make it such a great place to live and work.

We need your assistance in helping us protect Loudoun County.

_____ Yes, you can count on my (our) support in helping the PEC advocate for fair, responsible planning in Loudoun County. Enclosed, please find my (our) check in the amount of \$25 to join the PEC.

_____ Yes, you can count on my (our) support in helping the PEC advocate for fair, responsible planning in Loudoun County. Enclosed, please find my (our) donation in the amount of \$_____ to help you in that fight.

Name: _____

Address: _____

Phone: _____

Email: _____

You can support PEC through on-line donations/membership @ www.pecva.org.



Please make all checks payable to: PEC.

Please return coupon and check to:

Piedmont Environmental Council
802 Children's Center Road, SW
Leesburg, VA 20175