



April 18, 2019

Loudoun County Board of Supervisors & County Senior Staff,

We are pleased to present to the Board of Supervisors our analysis and recommendations for consideration during the review of the Loudoun 2040 Comprehensive Plan. We have appreciated the invitation for our representative to be appointed to the Stakeholder Committee, and for the opportunity to work with the dedicated County Planning Staff. This sustained contact over three years has given us a unique perspective.

We recognize that there are conflicting views on how to plan the future of Loudoun County, which have largely focused on the amount and location of future housing. These contrasting views are held on the one hand by the business, real estate, and development communities that seek to accommodate the unconstrained housing market demand. On the other hand, the large majority of the residents who are concerned this will create fundamental issues with the quality of schools, traffic congestion, environmental impacts, and lowering the quality of life of present and future families.

It is our conclusion that while the draft plan contains many useful policies, strategies, and action recommendations it is nonetheless a high-risk plan which could jeopardize the County's financial structure, result in over-development of sensitive areas, and lead to the deterioration of the Quality of Life that the Loudoun residents value. These views are widely held by the many organizations which have directly participated in the preparation of the materials presented herein. Nonetheless, some differences remain, and each group will also speak in their own voice during the forthcoming Public Hearings.

We cover these points in detail with the materials presented in this consolidated package, including:

- Summary of recommendations for each Chapter and Section of the Draft Plan;
- An overview, "Understand the Numbers" and report data chronology across the past three years;
- Analysis of the Tischler/Bise Fiscal Impact Analysis, clarifying the high-risks involved with the projected "Medium Scenario" growth increment over the housing projections in the current Revised General Plan;
- A brief Workforce Housing White Paper that recommends an approach for this complex, but vital issue;
- An analysis of Loudoun's budget history that recommends breaking the "hooked on growth cycle;"
- Envision Loudoun presentation handout, used to clarify the issues during meetings with Supervisors, Aides and County Staff; and
- A consolidated review of all the proposed "policies, strategies, and actions" with recommendations for revisions where appropriate compiled from the Coalition of Loudoun Towns (COLT), 30 citizen organization's reviewers and public/community input.

While we appreciate the dedicated work of the Planning Commission on the Stakeholders Draft Plan, we cannot support the explosion of projected housing development they have proposed. We question the reasoning in the Planning Commission Letter of Transmittal to the Supervisors that it represents the public's desire, that it preserves Loudoun's Quality of Life, and that it was affordable and financially attractive.

Now the Plan has arrived on your dais and we appreciate that you approach this important task with open minds and sound questions. The future of Loudoun is now in your hands.

Sincerely,

Alfred P. Van Huyck, chair,
New Comprehensive Plan Committee of the Loudoun County Preservation and Conservation Coalition

Members:

Maura Walsh-Copeland, chair, LCPC Zoning Committee	Gem Bingol, Piedmont Environmental Council
Jeff Freeman, The Mosby Heritage Area Association	Cheri Conca, Loudoun Wildlife Conservancy
Norman Myers, Friends of the Blue Ridge Mountains	Dennis Kruse, Bike Loudoun
Owen Snyder, Unison Preservation Society	Jim Hanna, Committee member
Evan McCarthy, Piedmont Environmental Council	