

Loudoun County Farmland Protection via Conservation Easements 1968-2020



UPDATED March 6, 2021

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LCPCC Zoning Committee Chair

GOAL: Evaluate Loudoun County Farmland Protection via Conservation Easement Types

Answer a Question

- How does Loudoun County compare to Montgomery County farmland loss to protected land?

Analysis

- Loudoun Conservation Easement data: 1968 to **DECEMBER, 2020***

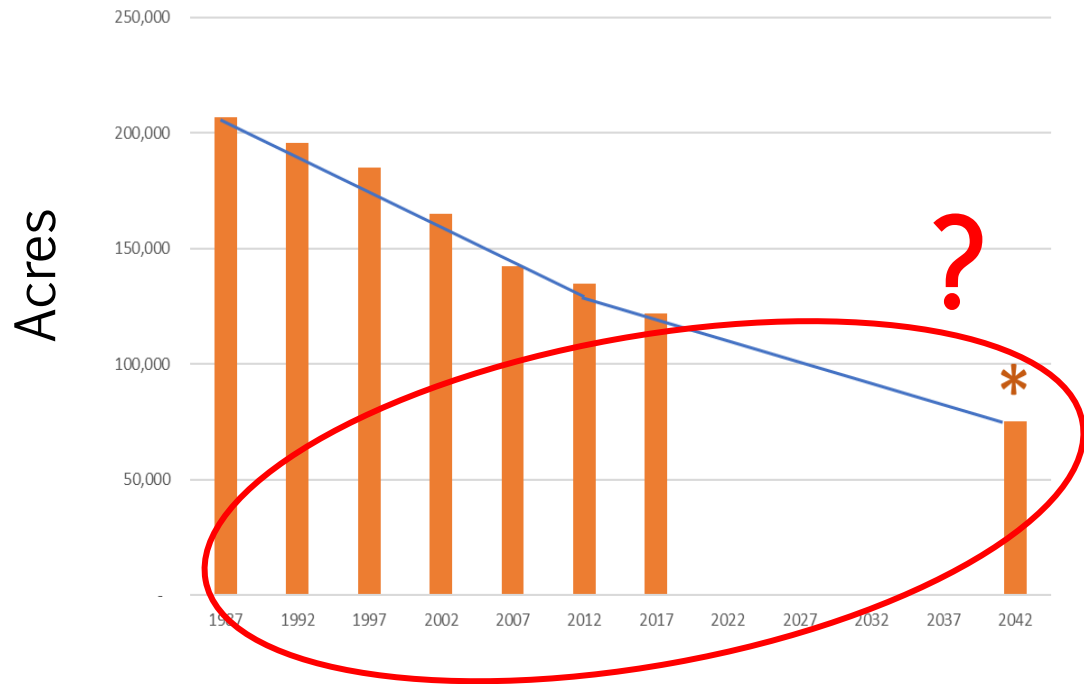
Next Steps

- How to “Close the Gap”

*Source: Loudoun_Conservation_Easements.xls, Loudoun Mapping GeoHub (AS OF DEC. 31, 2020)

QUESTION: How does Farmland Protection compare between Loudoun County & Montgomery County?

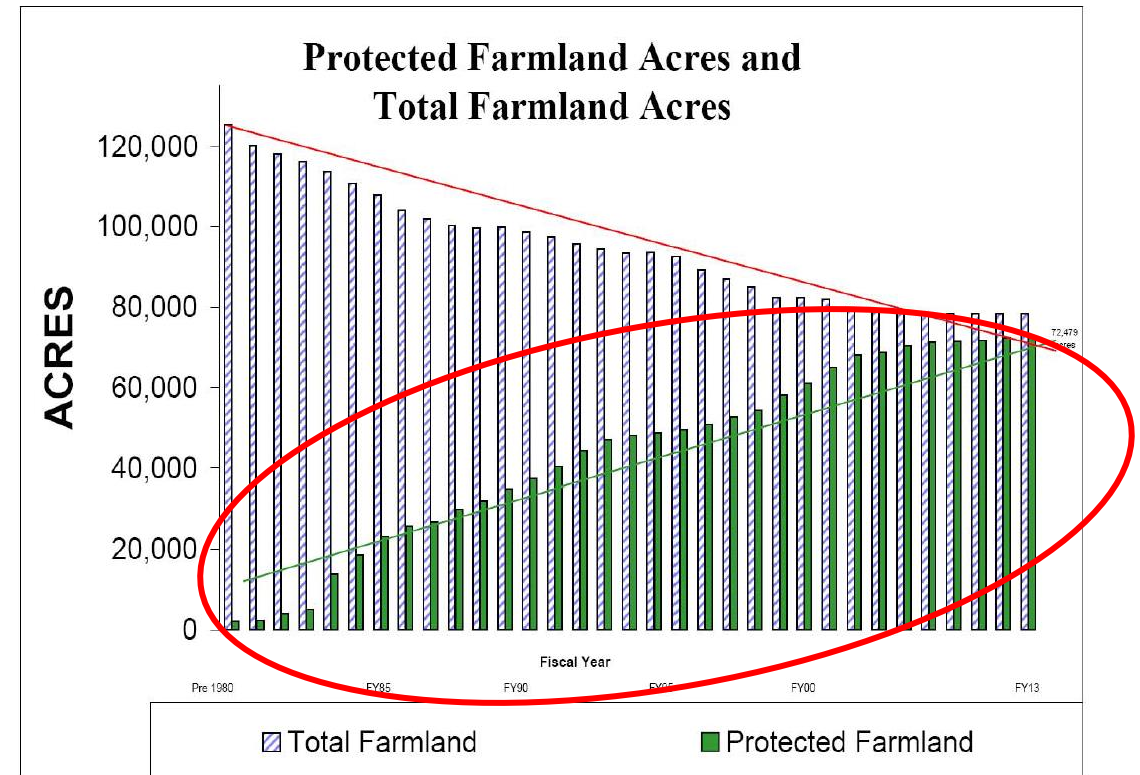
Loudoun County Farmland*



Loudoun Farmland – Acres

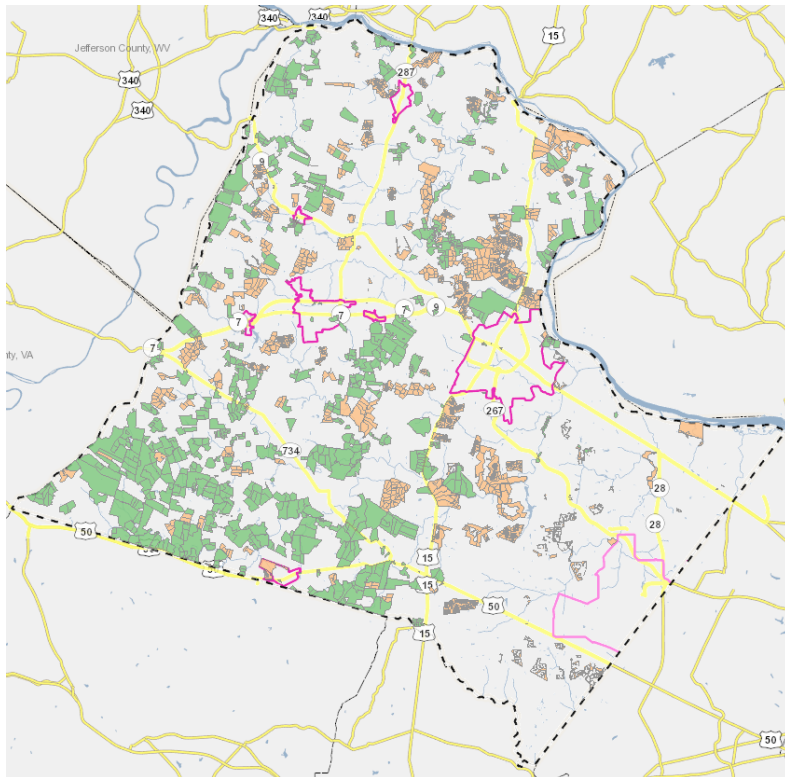
* Source: Save Rural Loudoun

Montgomery County Farmland



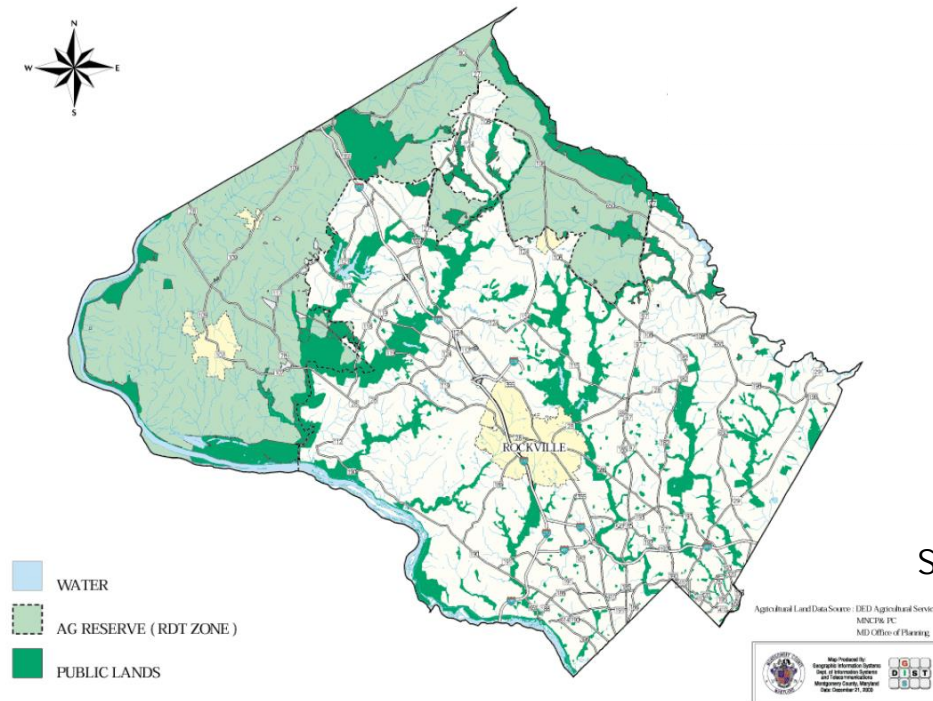
QUESTION: How does Farmland Protection compare between Loudoun County & Montgomery County?

Conservation Easements of Loudoun County*



*Source:
Loudoun
Mapping
GeoHub

Montgomery County Agricultural Preservation**



**Source:
J. Criss, Ag
Services Director,
Montgomery
County

LEGEND: Loudoun Mapping GeoHub Data

Loudoun_Conservation_Easements.xls

Board of Supervisor (BOS) Easement Types

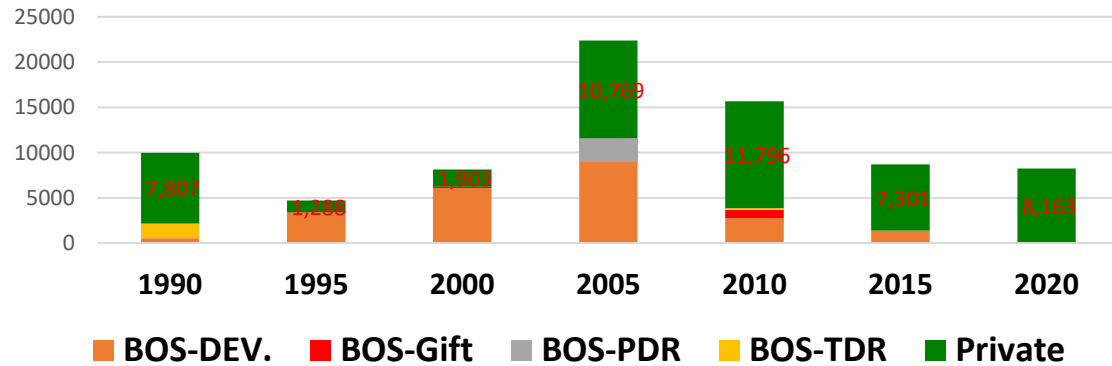
- BOS Development Easement
 - Clusters, Rural Hamlet, Low Density 25, Countryside Hamlet, PD Rural Village, proffered, cluster CR1, Traditional Design, etc.
- Purchase of Development Rights (PDR)
- Transfer of Development Rights (TDR)
- Gift (co-easement hold)

Private Easement Holders

Appalachian Trail Conservancy	Piedmont Environmental Council
Jamestown Compact	Town of Middleburg
Land Trust of VA	Town of Purcellville
Nat'l Land Conservancy	VA Board of Historic Resources
Nat'l Trust - Historic Preservation	VA Dept. of Forestry
Nature Conservancy	VA Historic Landmarks Comm.
NOVA Conservation Trust	Virginia Outdoors Foundation
Old Dominion Land Conservancy	Waterford Foundation
Potomac Appalachian Trail Club	Wetlands America Trust
Potomac Conservancy	Other Misc. (smaller)

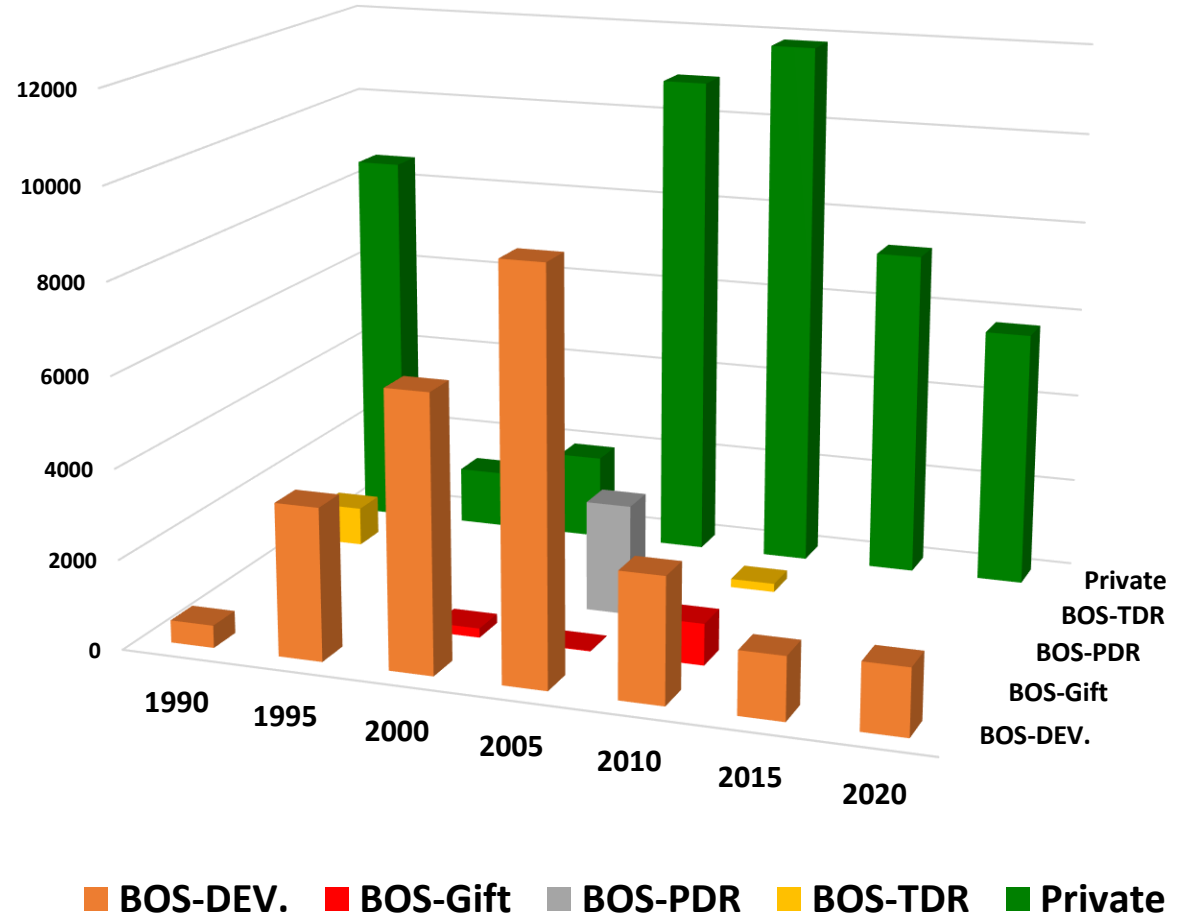
Loudoun Easements by Type

Easements by Type



Yrs Ending	BOS-DEV.	BOS-Gift	BOS-PDR	BOS-TDR	Private	TOTAL
1990	498	29		1643	7,807	9,977
1995	3380	31			1,288	4,699
2000	6091	145			1,903	8,139
2005	8953	17	2630		10,769	22,369
2010	2767	921		191	11,796	15,675
2015	1393				7,301	8,694
2020	84				8,163	8,247
	23166	1143	2630	1834	49,027	77,800
	29.78%	1.47%	3.38%	2.36%	63.02%	100.00%
BOS Types	23166	1143	2630	1834		28773
	80.51%	3.97%	9.14%	6.37%		100.00%

Easements by Type

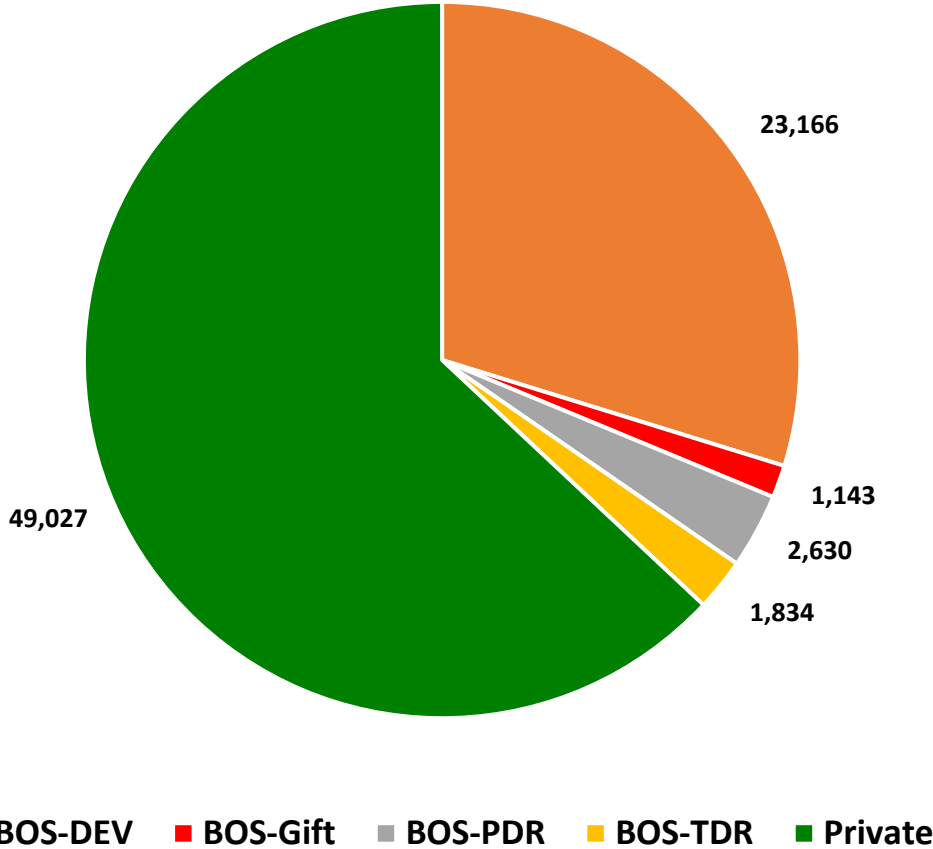


Source: Loudoun_Conservation_Easements.xls, Loudoun Mapping GeoHub (AS OF 12/31/2020). Some differences in totals due to rounding)

Loudoun Easements by Quantity

BOS-DEV	23,166	29.8%
BOS-Gift	1,143	1.5%
BOS-PDR	2,630	3.4%
BOS-TDR	1,834	2.4%
Private	49,027	63.0%
	77,800	100.0%

Conservation Easement Types
 (Total Acres 1968-Dec. 31, 2020 = 77,800 acres)

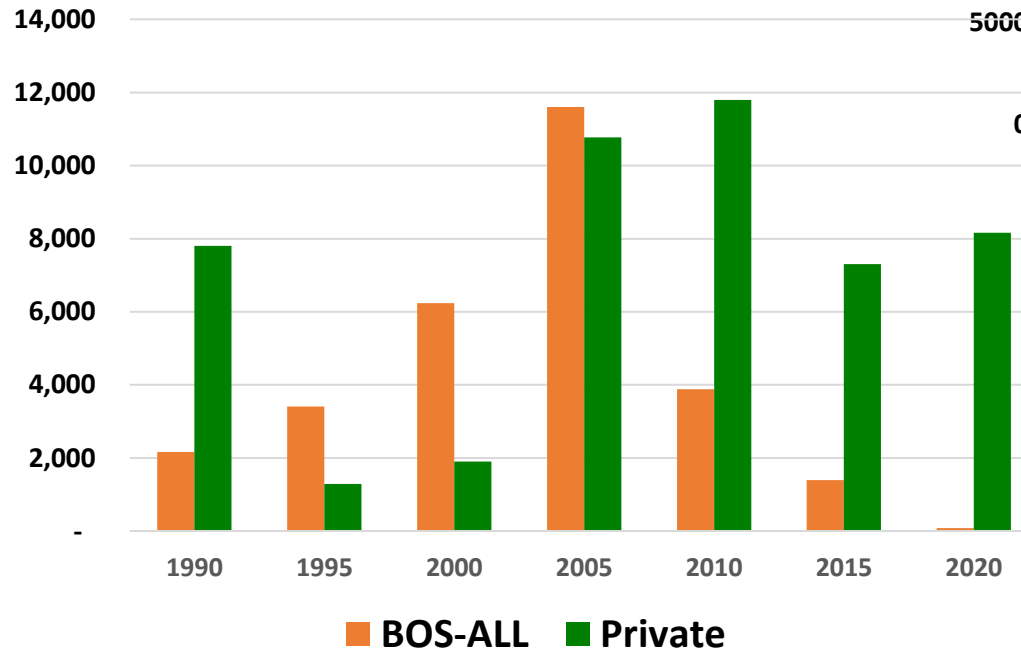


Source: Loudoun_Conservation_Easements.xls, Loudoun Mapping GeoHub (as of Dec. 31, 2020). Some differences in totals due to rounding)

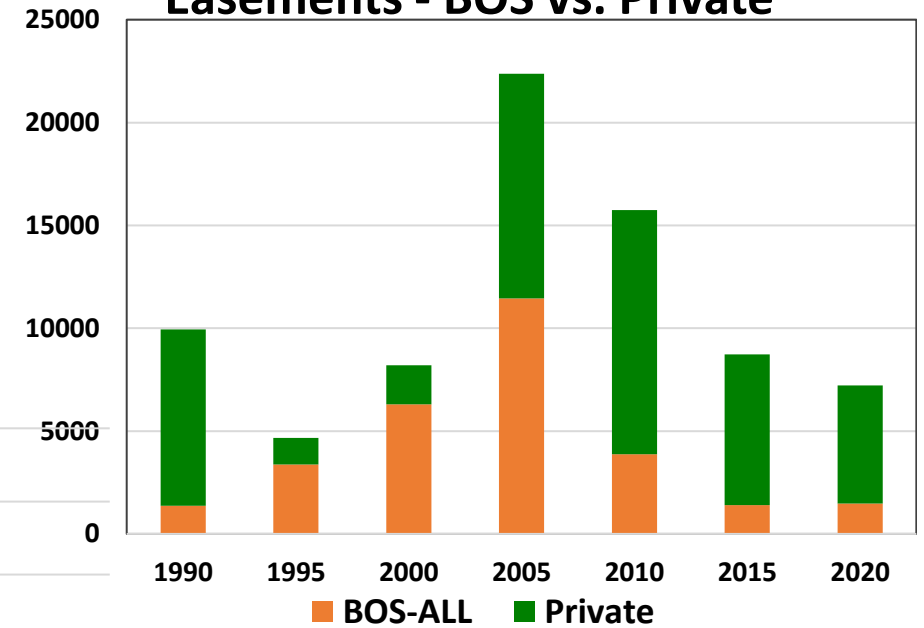
Loudoun Easements BOS vs. Private

Yrs Ending	BOS-ALL	Private	TOTAL
1990	2,170	7,807	9,977
1995	3,411	1,288	4,699
2000	6,236	1,903	8,139
2005	11,600	10,769	22,369
2010	3,879	11,796	15,675
2015	1,393	7,301	8,694
2020	84	8,163	8,247
	28,773	49,027	77,800

Easements - BOS vs. Private



Easements - BOS vs. Private



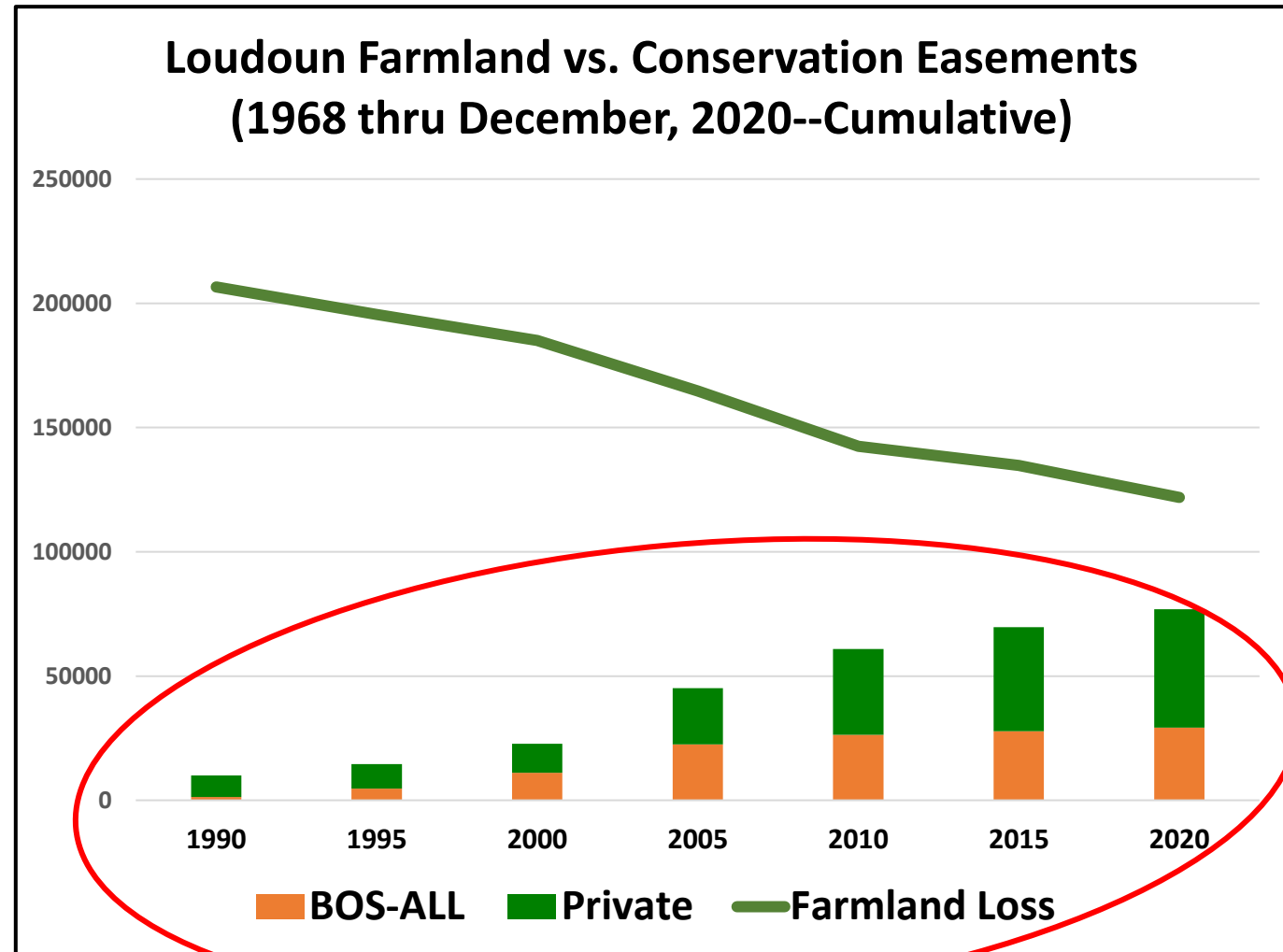
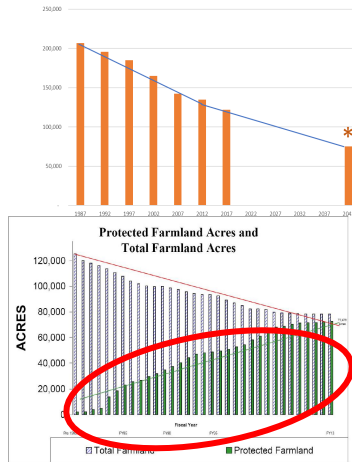
Source: Loudoun_Conservation_Easements.xls, Loudoun Mapping GeoHub (as of Dec. 31, 2020). Some differences in totals due to rounding.

Loudoun Farmland vs. Conservation Easements

1968 thru December, 2020 cumulative)

HOWEVER – includes BOS Development easements (by definition, resulted in some loss of farmland)

		Farmland Loss (SRL)	BOS-ALL-Cum
1990	1990	206600	2,170
1995	1995	195476	5,581
2000	2000	184998	11,817
2005	2005	164753	23,417
2010	2010	142452	27,296
2015	2015	134792	28,689
2020	2020	121932	28,773



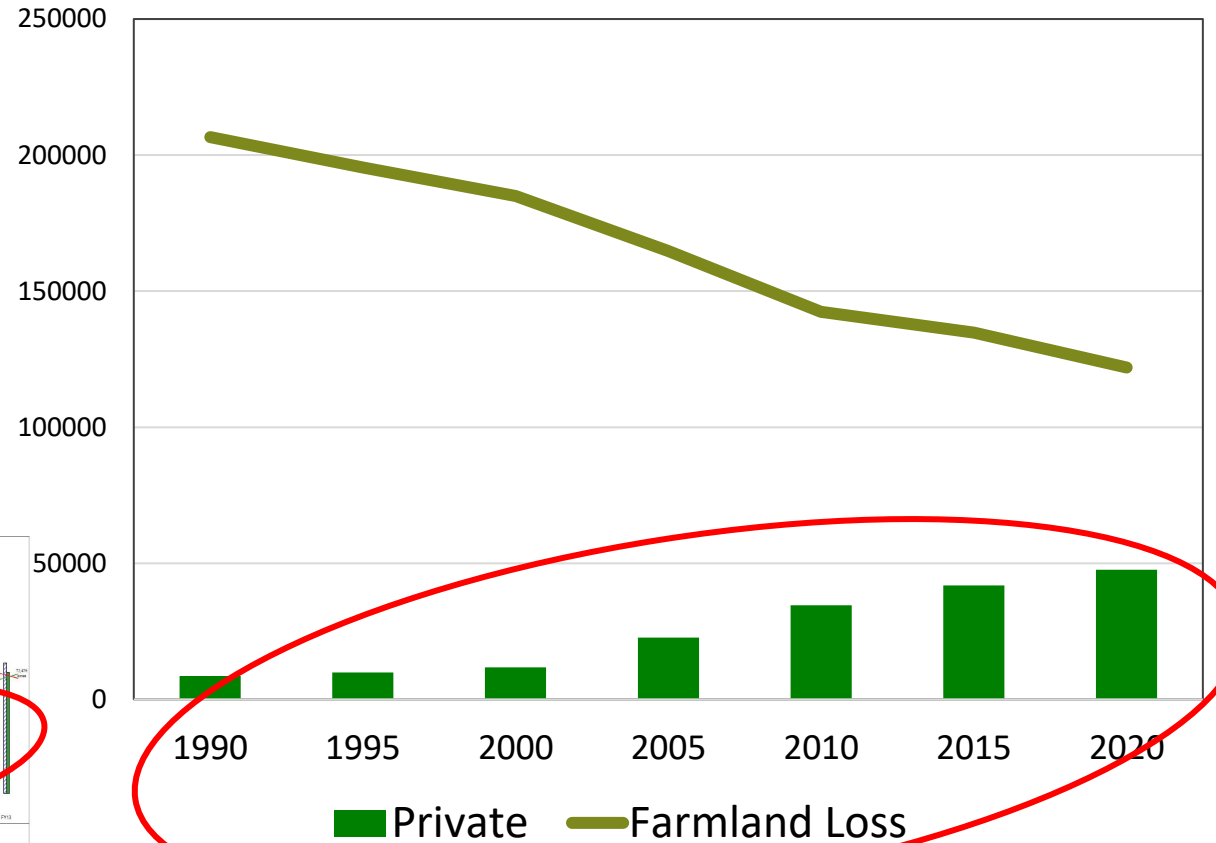
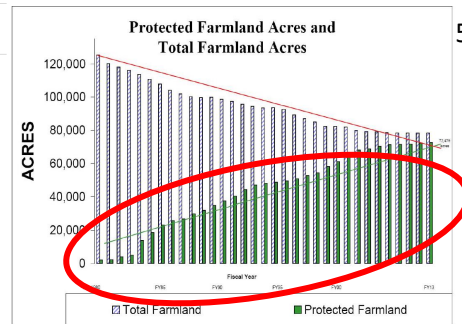
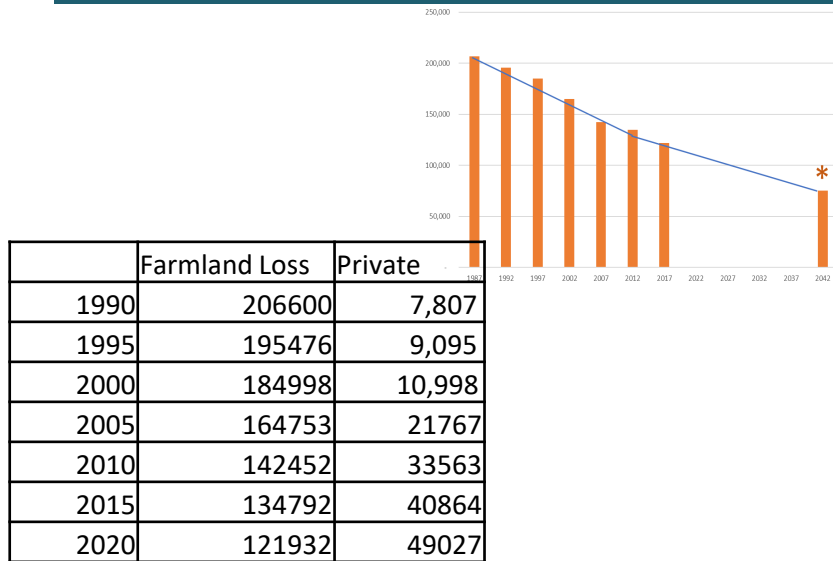
Source: Loudoun_Conservation_Easements.xls, Loudoun Mapping GeoHub (as of Dec. 31, 2020. Some differences in totals due to rounding)

Loudoun Farmland vs. PRIVATE Conservation Easements

1968 thru December 2020 cumulative)

Private conservation easements alone – did not “Close the Gap”

Loudoun Farmland vs. PRIVATE Conservation Easements (1968 thru December 31, 2020-- Cumulative)



Source: Loudoun_Conservation_Easements.xls, Loudoun Mapping GeoHub (pulled Dec. 31, 2020. Some differences in totals due to rounding)

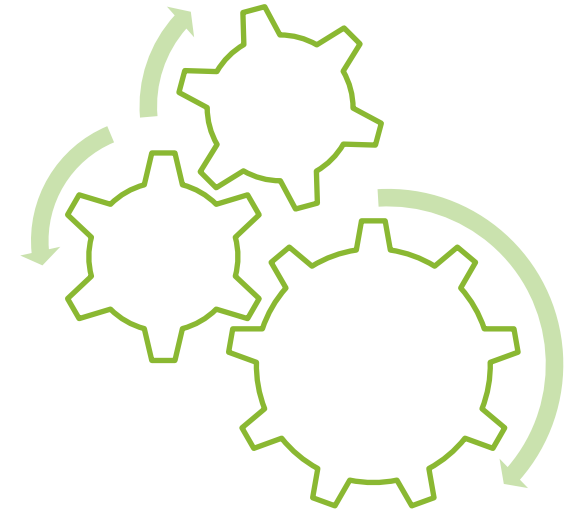
CLOSING THE GAP –

1. Loudoun Conservation Easements have been instrumental, but - alone - have not closed the gap.
2. TDRs/PDRs provided some protection when used. Revisit for 2019 Comp Plan implementation.
3. **Zoning Ordinance Changes via “ZOR” needed to protect RPA Farmland (“more tools in toolbox”)**
 - Several RPA Preservation proposals made by stakeholders
 - See LCPCCC ZOR Public Input summary – options:
<https://loudouncoalition.org/zoning-committee/zoning-sub-committee-input/>



NEXT STEPS

1. Review Zoning Options/Changes
 - See LCPCCC ZOR Public Input summary options:
<https://loudouncoalition.org/zoning-committee/zoning-sub-committee-input/>
2. Further Data Analysis/implementation requirements (Mapping Dept.* & County ZOR Staff):
 - Zoning Ordinance options/proposals for ZOR
 - TDR/PDR program investigation, CPAM requirements
 - Conservation easement assistance –
 - improvements to private easements;
 - define policies for development easements.
3. Develop an integrated farmland protection implementation strategy for 2019 Comp Plan (*no one “magic bullet” solution*).



* Written report requirements available upon request.