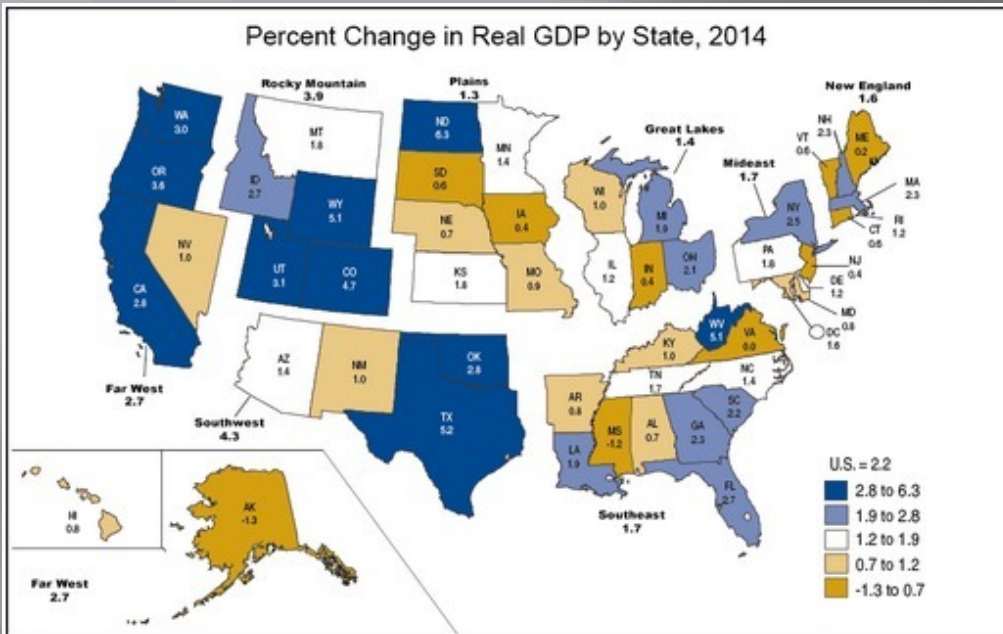


LOCAL LAND-USE AND TRANSPORTATION

Jim Neighbors

jimneighbors@verizon.net

Gross National Product (GDP) by State

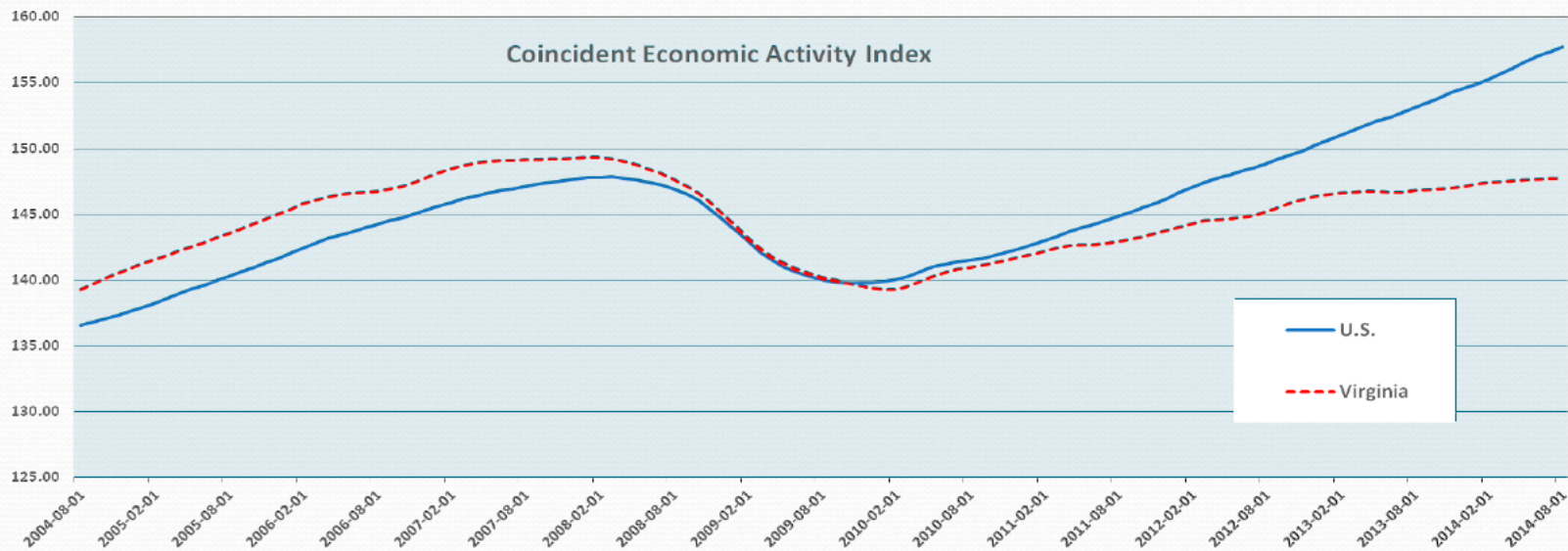


- Ranked 48th state for real GDP in 2014
 - Only ahead of AL and MS
- Mainly due to federal employment and contracting cuts
- Seeking new business opportunities by state leadership

VIRGINIA

Virginia Economic Growth

Based on Leading Indicators
Virginia Continues to Underperform the U.S.

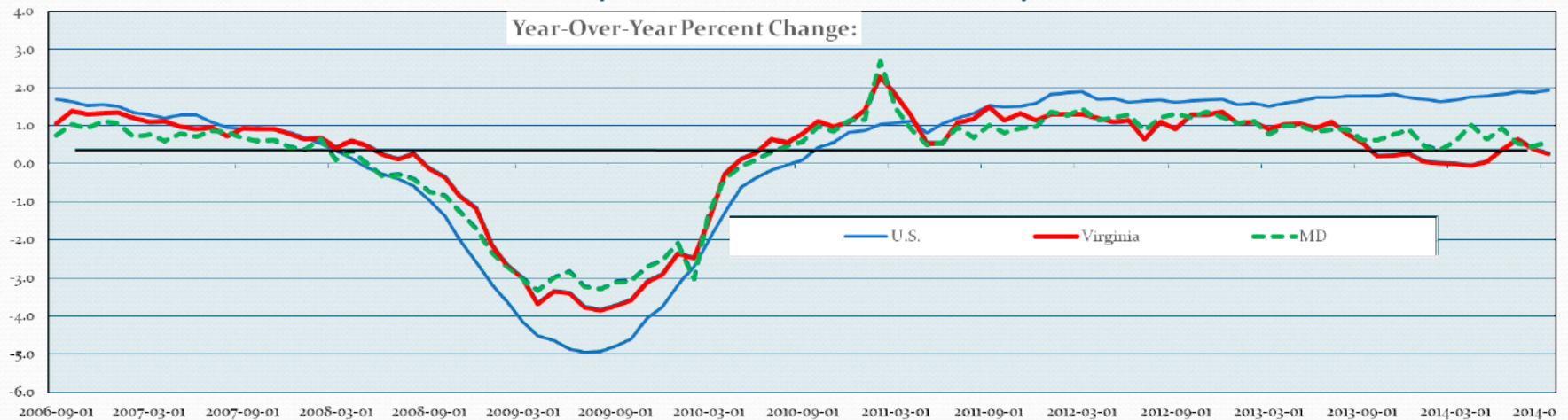


The Coincident Economic Activity Index includes four indicators: nonfarm payroll employment, the unemployment rate, average hours worked in manufacturing, and wages and salaries.

Source: Federal Reserve Bank of Philadelphia.

Virginia Economic Growth

Virginia's Job Growth has Underperformed the Nation Since May 2011 and so has Maryland's

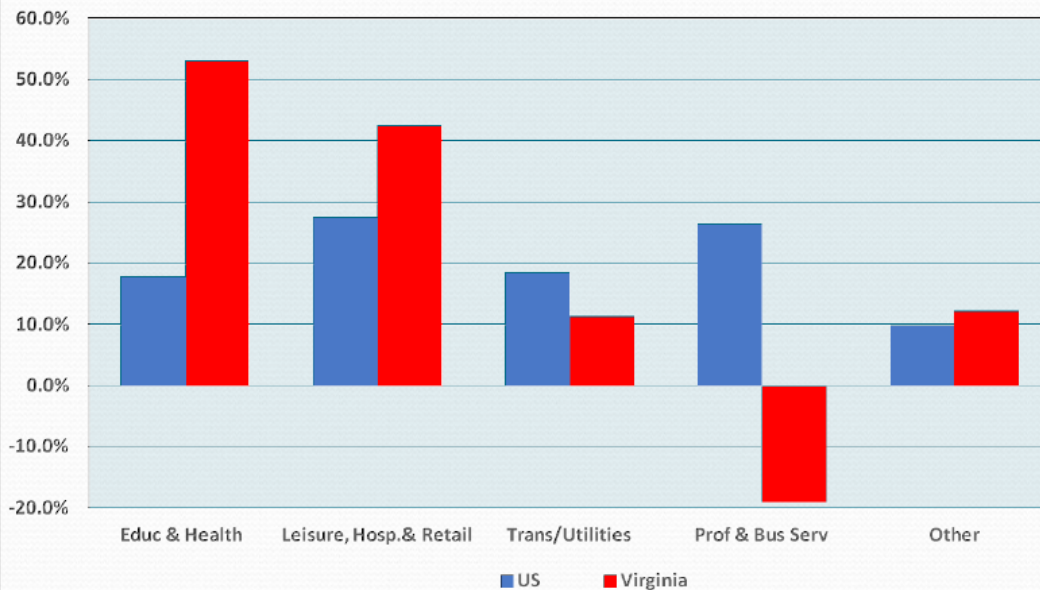


- Virginia's job loss was less than the Nation and it's recovery initially greater. However, unlike the nation, Virginia still has not recovered all of the jobs lost during the recession
- Beginning in 2011 – at the same time Congress began debating the Budget Control Act – Virginia's and Maryland's rate of job growth dropped dramatically and instead of leading the nation they now lag it
- Virginia and Maryland are heavily dependent on direct and indirect federal employment. Over the last 20 months Northern Virginia has lost 20,000 jobs in the Professional and Business Services, IT, and Federal Government sectors.

Virginia Economic Growth

Comparing Virginia's Job Mix with U.S.

US and Virginia Job Growth by Sector Since 2012



- Since 2012, the professional and business services sector has been an actual drag on Virginia's overall employment levels
- Instead, Virginia's job growth has been in lower-paying leisure, hospitality and retail sector and education and health
 - These two sectors account for 80% of Va's job growth over the past 2 years

Northern Virginia Population Growth Changes

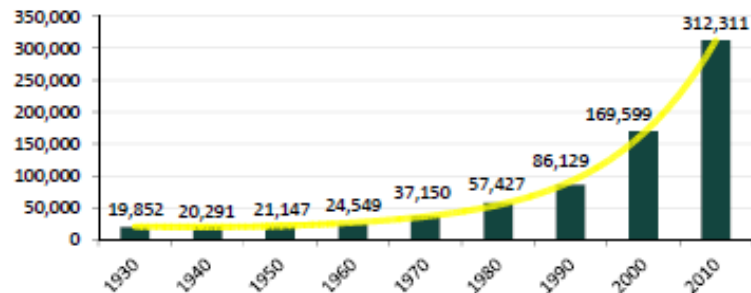
Population Numbers in Northern Virginia

Locality	2010	2011	2012	2013	2014	percent change
Loudoun County, Virginia	315,505	326,900	338,165	350,959	363,050	15.07%
Manassas city, Virginia	38,276	39,358	40,742	41,725	42,081	9.94%
Prince William County, Virginia	406,370	420,004	431,226	440,166	446,094	9.78%
Falls Church city, Virginia	12,446	12,720	13,136	13,469	13,601	9.28%
Arlington County, Virginia	209,395	216,603	221,947	226,012	226,908	8.36%
Fairfax city, Virginia	22,604	22,792	23,461	24,194	24,483	8.31%
Alexandria city, Virginia	140,829	144,461	146,934	149,312	150,575	6.92%
Manassas Park city, Virginia	14,409	14,891	15,079	15,409	15,174	5.31%
Winchester city, Virginia	26,183	26,756	27,178	27,497	27,543	5.19%
Fairfax County, Virginia	1,086,723	1,105,624	1,121,050	1,134,423	1,137,538	4.68%

LOUDOUN COUNTY

Loudoun County Population Growth

Figure 3. Historical County Population



Sources: U.S. Census Bureau, 1930 to 2010 Census.

- ▣ Significant increase of population since 2000
- ▣ More diverse especially with the Asian population
- ▣ Planned communities such as Sterling Park and Sugarland Run as well as Dulles International Airport responsible for early population growth

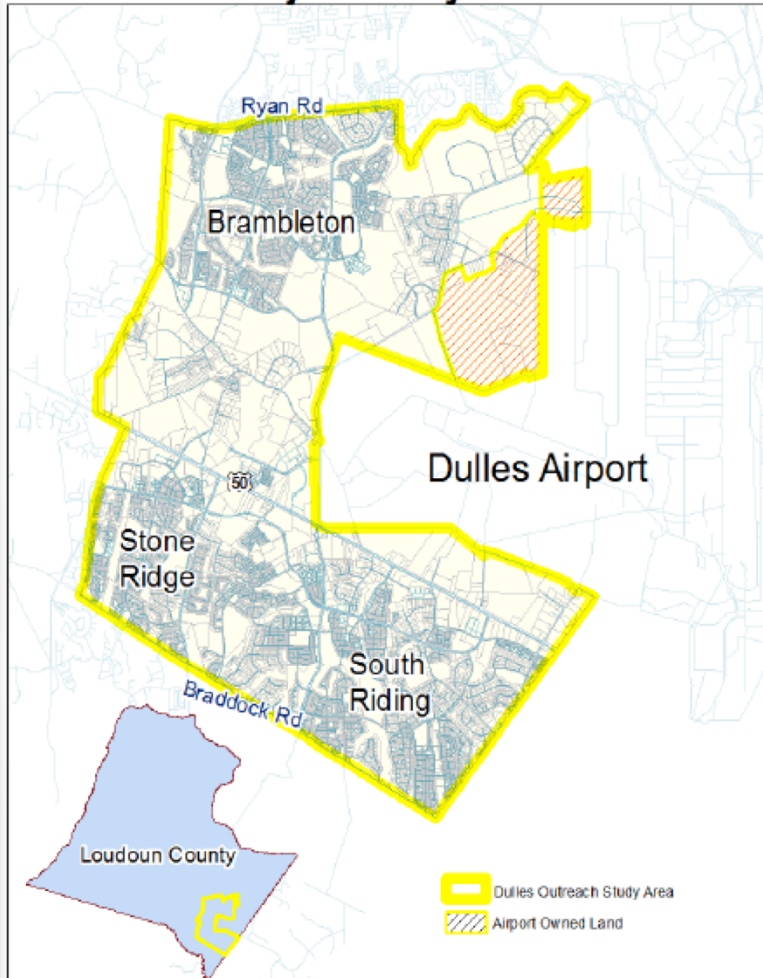
Figure 8. Race

	Dulles Community		Loudoun County	
	2000	2010	2000	2010
One Race	97.80%	95.60%	97.60%	96.00%
White	85.90%	56.10%	82.80%	68.70%
Black or African American	5.10%	7.00%	6.90%	7.30%
American Indian & Alaska Native	0.20%	0.20%	0.20%	0.30%
Asian ⁽¹⁹⁾	4.90%	30.30%	5.30%	14.70%
Native Hawaiian & Other Pacific Islander	0.00%	0.10%	0.10%	0.10%
Other Race	1.60%	1.90%	2.30%	4.90%
Two or More Races	2.20%	4.40%	2.40%	4.00%
Total	100.00%	100.00%	100.00%	100.00%

Sources: U.S. Census Bureau, 2000 and 2010 Census.

Loudoun County: Dulles Community

Dulles Community Outreach Project Study Area



- ▣ 500% increase of population since 2002
- ▣ 32.5 years old median age
- ▣ Health care and aviation cargo jobs growing
- ▣ Projected 42K jobs in 2040
- ▣ Over 17K housing units
- ▣ 33K housing units in the “pipeline” in LC
- ▣ [YouTube Video](#)

Dulles Airport: Dulles Air Cargo, Passenger, and Metro Access Highway

Figure 2. Washington Dulles International Airport Activity

	October 2013-September 2014 ^a	2040 Forecast
Total Passengers	21,588,267	37,790,000 ^b
Aircraft Operations (takeoffs & landings)	294,193	529,000 ^a
Cargo (tonnes ^c)	264,96	760,000 ^b

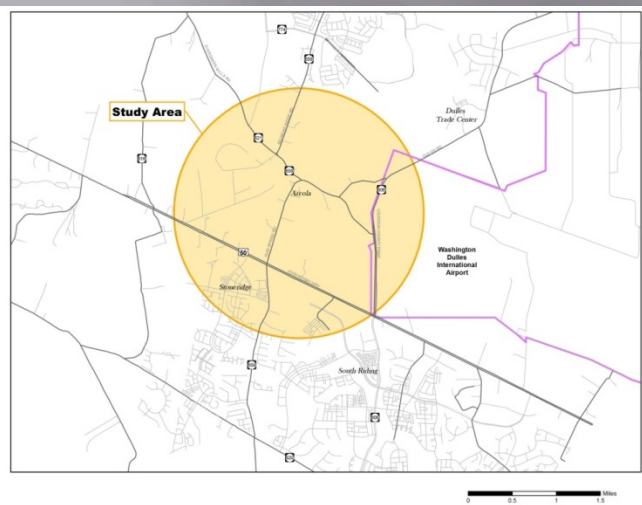
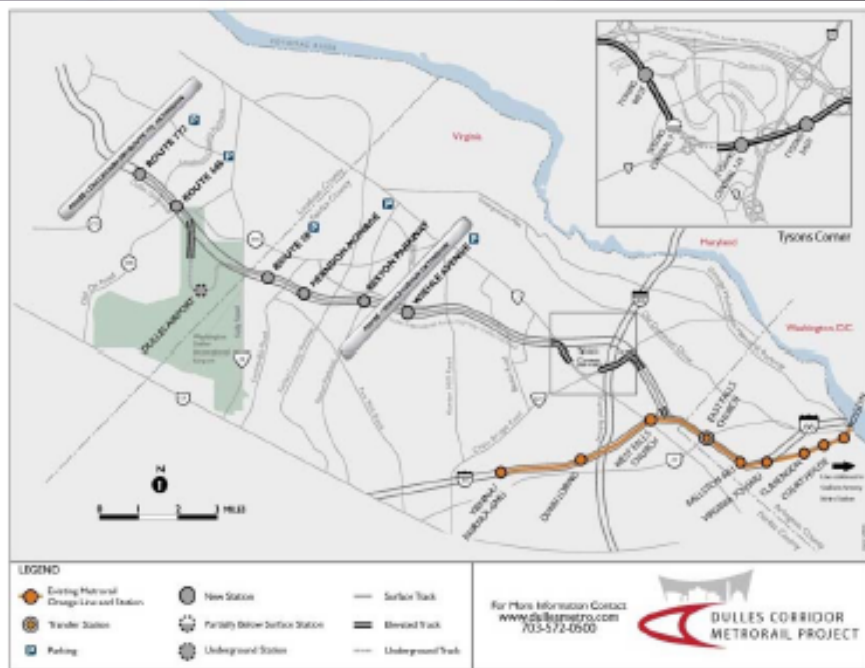


Photo courtesy of the Loudoun County Department of Economic Development and Shutterstock.

- ❑ 2014: 21.6 M passengers
- ❑ 2040: 37.8 M passengers
- ❑ Economic Engine of Northern Virginia if not Virginia
- ❑ Air Cargo Support for North-South Corridor
- ❑ 5 options include no-build
- ❑ Costs: \$239-936M for each option
- ❑ Keeps traffic at Level of Service “C” on most roads
- ❑ Environmental Impact Study (EIS) is TBD

Metro Silver Line Phase II As of January 2015



- Aerial guideway under construction
- Construction at 1%
- Two garages
 - Innovation Center Station (\$57M)
 - Herndon (\$58.7 M)
 - Construction starts March 2016
- Completion from 2018 to 2020

SULLY DISTRICT
FAIRFAX COUNTY

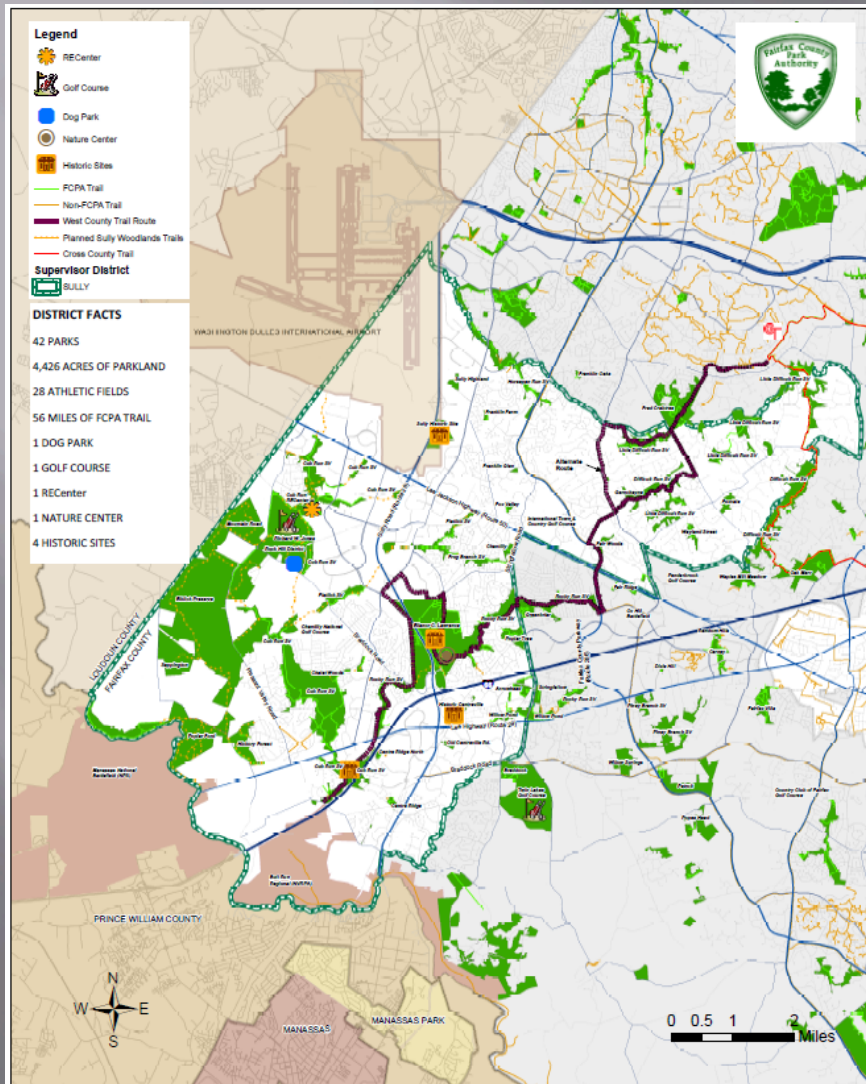
Sully District Population Growth

Year	Sully District Population		
	Population	Households	Housing Units
2014	129,582	42,042	42,603
2020	130,820	42,493	43,067
2030	140,810	46,216	46,875
2040	150,058	49,665	50,403

Race or Ethnicity	% of Sully Population
White alone	60.7
African American alone	5.8
American Indian and Alaska Native alone	.4
Pacific Islander or Hawaiian native alone	.1
Asian alone	23.1
Some other race alone	6.0
2 or more races	4
Hispanic or Latino	15.5

Ages	% in 2013	% in 2030
Under 5	6.7	6.0
5-9	6.5	6.5
10-14	6.7	7.2
15-20	6.4	6.1
20-24	5.5	5.5
25-34	14.7	13.5
35-44	14.0	14.6
45-54	15.6	14.3
55-64-	12.1	11.0
65 and above	10.7	15.2

Sully Woodlands



- 4,400 acres of parkland
- 43 parks
- 175 acres of active recreation
- Over 20 miles of new trails proposed
- 78% undisturbed

Land-Use

New Office Building Construction

Aerospace Corp Phase I Completion; Phase II TBD

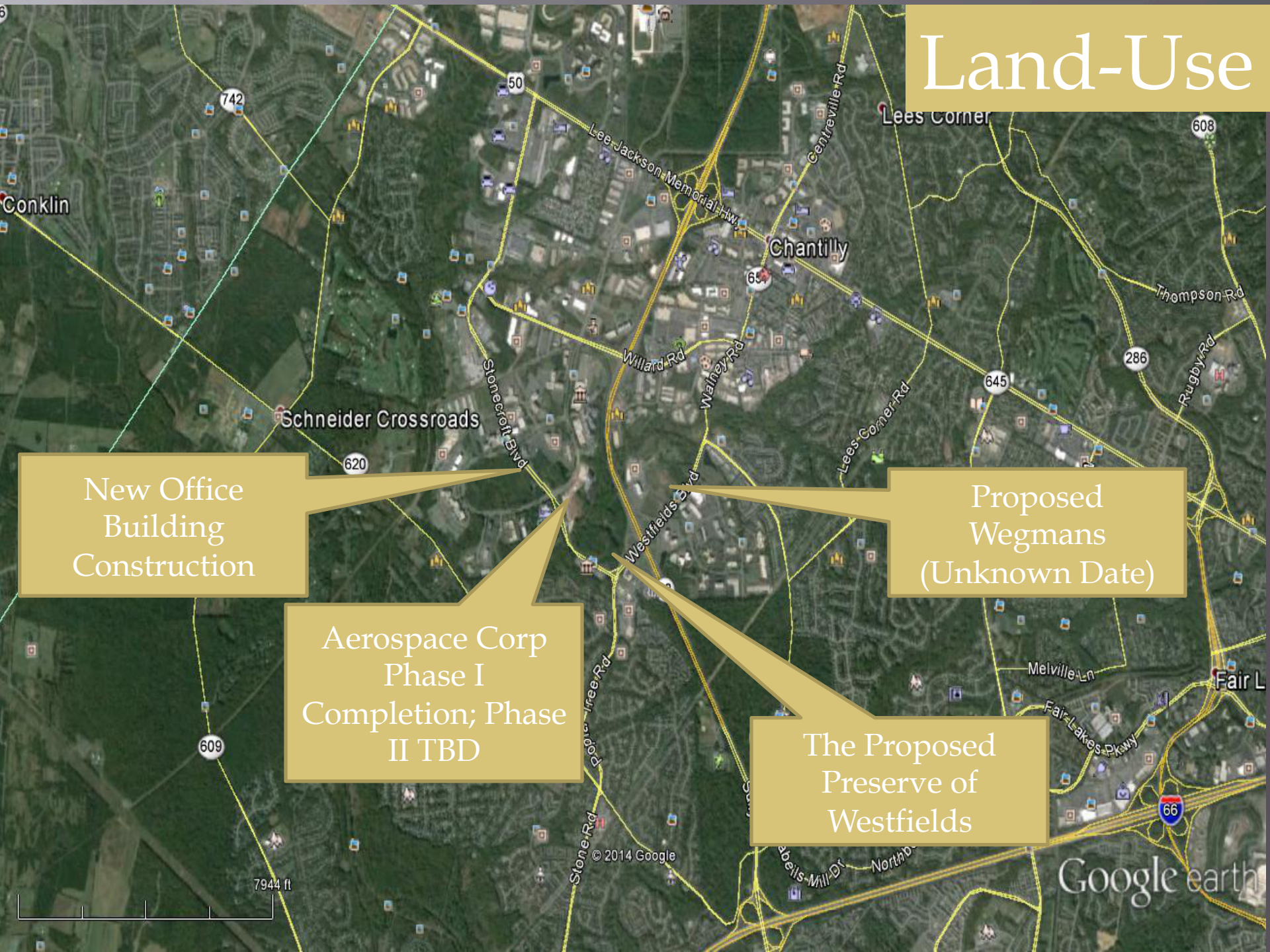
Proposed Wegmans (Unknown Date)

The Proposed Preserve of Westfields

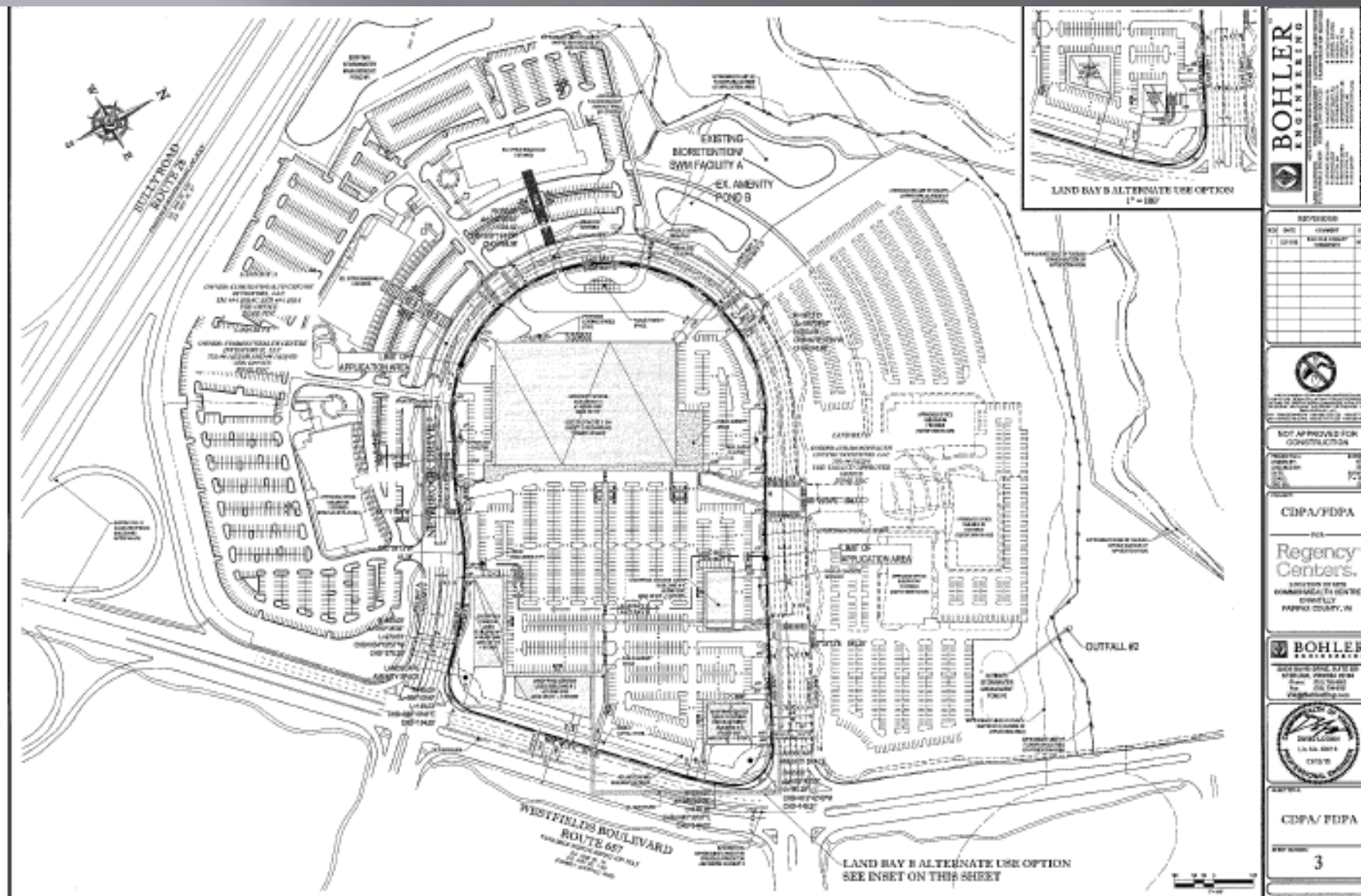
7944 ft

© 2014 Google

Google earth



Proposed Chantilly Wegemans



Mountain Road District Park

- ❑ 200 acres
- ❑ Lighted athletic fields
- ❑ Parking
- ❑ Picnic areas
- ❑ Flex space
- ❑ Natural resource management
- ❑ Trails
- ❑ Probably 2020 or later



Prepared by: Fairfax County Park Authority

MOUNTAIN ROAD DISTRICT PARK

Sully Woodlands

Conceptual Development Plan



September 2

PROPOSED MASTER PLAN

Building	Use	Floors	Area (SF)
A	Retail	1	5,000
B	Retail	1	5,000
C	Retail (Ground Floor) Multifamily	1	5,000 346,000
D	Multifamily	5	336,000
E	Attached Housing (150 Units)	4	424,600
F	Amenities Area		



STONECROFT BOULEVARD

NOTE: Proposed road improvements are not depicted on this plan.

The Preserve at Westfields

ILLUSTRATIVE RENDERINGS



SITE ENTRANCE



VIEW ACROSS POND TO AMENITY AREA



Transportation

RT-50 Widening
6 Lanes/Bike Path:
Dec 2015
Completion

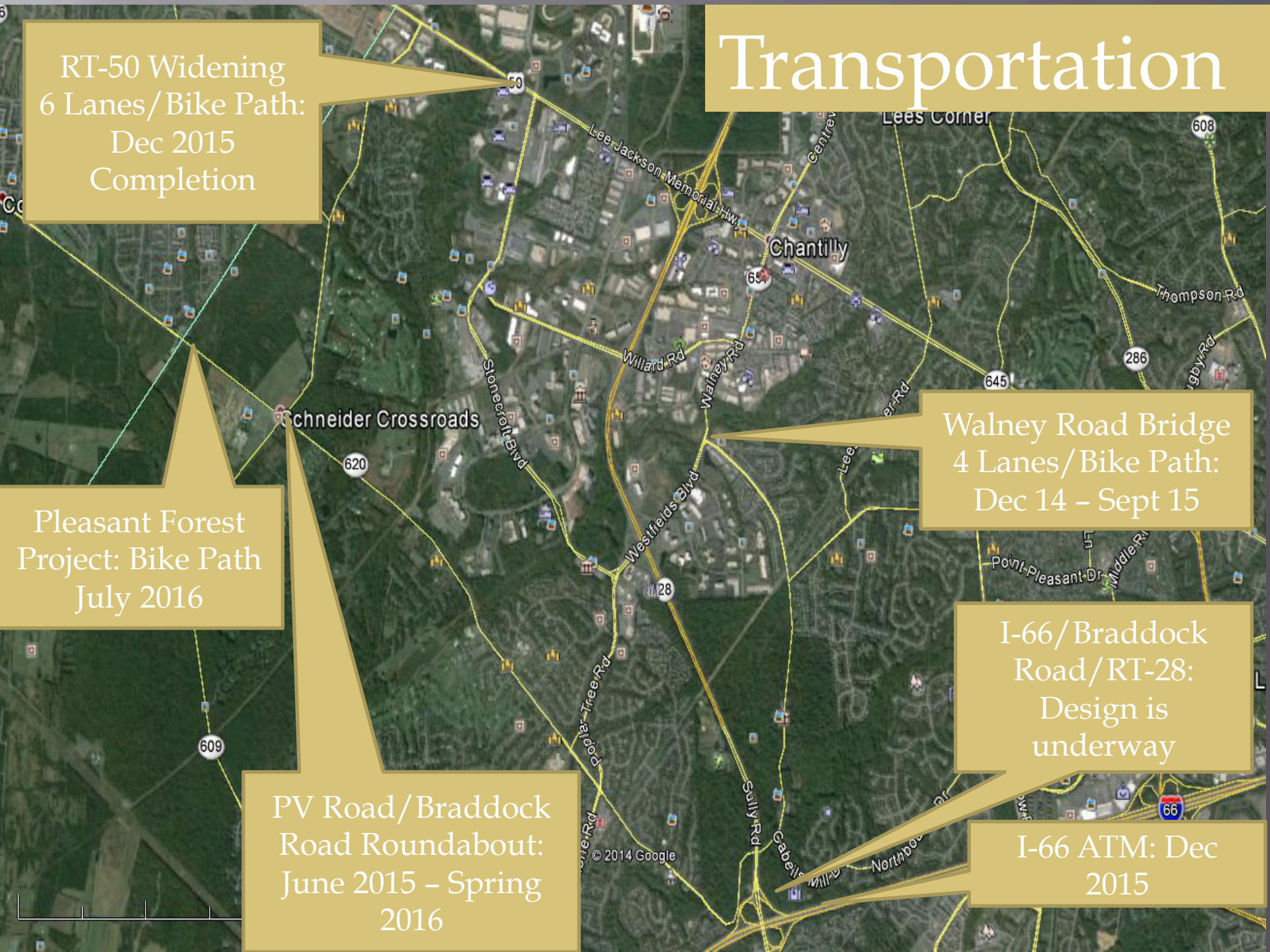
Walney Road Bridge
4 Lanes/Bike Path:
Dec 14 – Sept 15

I-66/Braddock
Road/RT-28:
Design is
underway

I-66 ATM: Dec
2015

PV Road/Braddock
Road Roundabout:
June 2015 – Spring
2016

Pleasant Forest
Project: Bike Path
July 2016

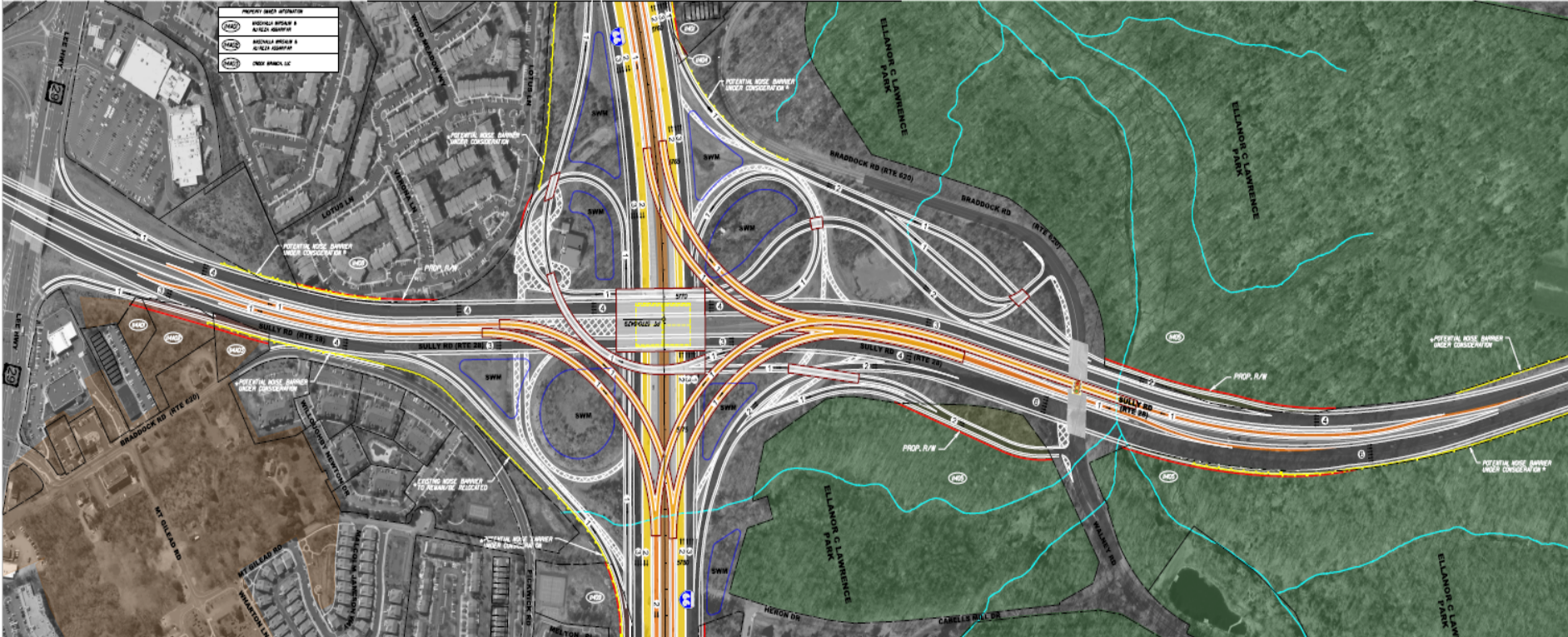


Braddock Road and Pleasant Valley Road Completed Project



I-66 Corridor Improvement: Alternative 2A

SEE SHEET 14 OF 15



SEE SHEET 14 OF 15

ALTERNATIVE 2A
SHEET 14A OF 15

PUBLIC HEARING - FOR INFORMATION ONLY (MAY 12, 2015)

<p>Notes</p> <p>1. This map is for informational purposes only and does not constitute a final engineering plan. It is subject to change without notice.</p> <p>2. The project location is shown on the map. The project location is shown on the map.</p>	<p>Legend</p> <table border="1"> <tr> <td>Proposed Road/Proposed Lane</td> <td>Proposed Street</td> <td>Proposed Street Use Path</td> <td>Proposed Street Use Path</td> <td>Green Marker</td> <td>Proposed Street Use Path</td> </tr> <tr> <td>Proposed Lane Lane</td> <td>Proposed Right of Way</td> <td>Proposed Right of Way</td> <td>Proposed Right of Way</td> <td>Proposed Right of Way</td> <td>Proposed Right of Way</td> </tr> <tr> <td>Proposed Lane Lane</td> <td>Proposed Right of Way</td> <td>Proposed Right of Way</td> <td>Proposed Right of Way</td> <td>Proposed Right of Way</td> <td>Proposed Right of Way</td> </tr> <tr> <td>Proposed Lane Lane</td> <td>Proposed Right of Way</td> <td>Proposed Right of Way</td> <td>Proposed Right of Way</td> <td>Proposed Right of Way</td> <td>Proposed Right of Way</td> </tr> <tr> <td>Proposed Lane Lane</td> <td>Proposed Right of Way</td> <td>Proposed Right of Way</td> <td>Proposed Right of Way</td> <td>Proposed Right of Way</td> <td>Proposed Right of Way</td> </tr> </table>	Proposed Road/Proposed Lane	Proposed Street	Proposed Street Use Path	Proposed Street Use Path	Green Marker	Proposed Street Use Path	Proposed Lane Lane	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Lane Lane	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Lane Lane	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Lane Lane	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	<p>Project Location</p> <p>North Arrow & Scale</p>	<p>Multimodal Solutions - 495 to Haymarket</p> <h2>I-66 CORRIDOR IMPROVEMENTS</h2> <h3>SEGMENT 1 - PRELIMINARY ALTERNATIVE</h3>
Proposed Road/Proposed Lane	Proposed Street	Proposed Street Use Path	Proposed Street Use Path	Green Marker	Proposed Street Use Path																												
Proposed Lane Lane	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way																												
Proposed Lane Lane	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way																												
Proposed Lane Lane	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way																												
Proposed Lane Lane	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way	Proposed Right of Way																												

Organizations and Meetings

- ▣ Western Fairfax County Citizens Association (WFCCA) Land-Use Committee
 - Third Tuesday of the month
 - 7:00 PM
 - Sully Government Center
- ▣ Sully District Council (SDC)
 - <http://www.sullydistrict.org>
 - Fourth Wednesday of the month
 - 7:00 PM
 - Sully Government Center
- ▣ VDOT Projects (Northern Virginia)
 - <http://www.virginiadot.org/projects/northern%20virginia/default.asp>

Everyone is welcome

Back-Up Slides