BEYOND TRANSIT-ORIENTED DEVELOPMENT: 
EXPLORING SOLUTIONS FOR INCLUSIVE COMMUNITIES 
IN LOUDOUN COUNTY, VIRGINIA
“Ashburn Metro Station Area will be an urban community with development types, patterns and densities that will create jobs, grow the tax base, and be fiscally sustainable.”
“The Silver Line Area should be developed with walkable, urban, mixed-use center.” – a public input.

“The community will provide a variety of housing choices, both market rate and affordable...”
“The Affordable Dwelling Unit (ADU) purchase program...First-time homebuyers desiring to purchase a home must have a total household income more than 30% and less than 70% of the area median income based on the Primary Washington Metropolitan Statistical Area. Prices typically range from approximately $120,000 to $180,000... Average rental rates range from approximately $630 to $1,300 depending on the type and size of the unit, not including the cost of utilities.”
Inclusionary housing programs are to expand the supply of affordable housing and promote social and economic integration.

To date, inclusionary housing is estimated to have produced roughly 150,000 affordable housing units nationwide.
Inclusionary housing policies have been adopted in nearly 500 jurisdictions and 28 states.
Exurbs are growing faster than urban core again

After the recession, growth in the most urban counties of metro areas surpassed that of exurbs. Now, a Brookings analysis of Census population data shows the trend is reversing.

Counties in metro areas with 500,000 people or more are categorized.

Sources: The Brookings Institution, U.S. Census Bureau

FASTEST GROWING COUNTIES IN THE UNITED STATES, 2000 TO 2010

<table>
<thead>
<tr>
<th>TEN FASTEST GROWING COUNTIES: 2000 TO 2010</th>
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<tbody>
<tr>
<td>County</td>
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<tr>
<td>Kendall, IL</td>
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<td>Pinal, AZ</td>
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<td>Flagler, FL</td>
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<td>Lincoln, SD</td>
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<td>Sumter, FL</td>
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<td>Paulding, GA</td>
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<td>Henry, GA</td>
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Note: Among Counties with Census 2000 populations of 10,000 or more.
Source: U.S. Census Bureau, 2000 and 2010 Census.
Produced by: Loudoun County Department of Management and Financial Services, October 12, 2011.
Poverty & Cost Burdened

Age of Persons in Poverty 2008 to 2010

- Under 18 years: 7.9%
- 18 to 64 years: 34.2%
- 65 years and over: 57.9%


Loudoun County, VA - Cost Burdened Households by Age

- Under 25: 31.2%
- 25-34: 28.6%
- 35-44: 25.4%
- 45-54: 31.1%
- 55-64: 32.1%
- 65+: 20.6%
- All households: 36.6%

Source: U.S. Census Bureau, 2012-2014 American Community Survey 1-year files

Loudoun County, VA - Cost Burdened Households by Race

- White: 25.9%
- Black: 37.1%
- Asian: 26.5%
- Other/Multi-Racial: 13.8%
- Hispanic: 29.0%
- All households: 36.7%

Source: https://www.loudoun.gov/DocumentCenter/Home/View/9701
Proposed Land Use: Priority and Typology

Legend:
- 2005 IS S LDN65
- Runway Centeline
- Silver Line Policy Area Boundary
- Distance from Metro Rail Station
  - 0.25 Miles
  - 0.5 Miles
  - 1 Mile
- Airport Impact Overlay Zone
  - LDN60
  - LDN65
- Future Land Use Designation
  - Urban Residential
  - Urban Multifamily Attached
  - Compact, Walkable Non-Residential
  - Urban Mixed Use, Medium Buildings
  - Urban Mixed Use, Tall Buildings
  - Route 28 Core
  - Route 28 Business
  - Route 28 Industrial

Context:
- Ashburn
- Dulles International Airport

Source: https://www.loudoun.gov/DocumentCenter/View/127174
The MAE East fiber optic line uniquely positions Loudoun County to handle 70 percent of the World’s internet traffic.
**Metro Station Area Developments**

**Loudoun Station** will offer a 357-unit apartment complex… 1 million sqft of class-A office space and 300,000 sqft planned for retail, restaurants, and a hotel.

**The Gramercy District** will offer 590 multi-family dwelling units and 735,000 sqft of mixed-use office and retail space, and 147,000 sqft will be dedicated to parks, civic and open space.

Source: https://biz.loudoun.gov/site-selection/major-developments/.
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Case Studies

The Mariposa-Lincoln Park, Denver, Colorado.

transform the entire community into a mixed-use, transit-oriented development with affordable housing in a community with environmental justice concerns.

Rosslyn-Ballston Metro Corridor, Arlington, Virginia.

focusing on creating affordable housing and preserving a distinct sense of place, and providing 116 apartments, 70 of which will be reserved for lower-income residents.

Source: http://mithun.com/project/mariposa-south-lincoln-redevelopment-master-plan/
- EPA Smart Growth Grants
- Enterprise Community Loan Fund
- Low Income Investment Fund (LIIF)
Recommendations

01 **Create Inclusive Community**
Provide a portion of affordable units for inclusion in TOD neighborhoods and high-density development

02 **Introduce Inclusionary Housing Policy**
Introduce a zoning regulation and program for inclusion with 10%-15% of housing units for lower-income people.

03 **Enhance Social Equity in future mixed-use development**
Future housing development and revitalization must provide inclusion.

04 **Generate suitable incentives for developers**
Better Funding for inclusive community

05 **Foster strong partnership**
Engage relationship with Enterprise Community Partners and National Housing Conference (NHC)

By incorporating social inclusion into TODs presents opportunities to address Loudoun County’s growing affordability crisis by tackling housing and transportation costs for low-income people – while expanding access to jobs, educational opportunities and healthy environment for all.

“The first step in adequate planning is to make a fresh canvas of human ideals and human purposes.” -- Lewis Mumford, an American Historian