

PROMPT 1: What do we need to do to make Loudoun County an even better community in the future?

Listening & Learning Round Input: Envision LOUDOUN

No.	PROMPT 1 (What do we need to make Loudoun County an even better community in the future?)	Primary Theme	Secondary Theme	Sub Theme (Primary)	Sub Theme (Secondary)
459	Call tower should be visually attractive	Built Environment		Aesthetics	
494	More attractive entrance to Loudoun County; street scaping/gateway development	Built Environment		Aesthetics	
1018	Trash along Cochran Mill Road - blowing onto adjacent properties and Rt. 7	Built Environment		Aesthetics	
1099	Important role of keep Loudoun beautiful	Built Environment	Environmental and Agriculture Heritage	Aesthetics	Conservation/Protection of Natural Land
1195	Require landscaping along the roads - i.e. along Rt. 50, at entrance to developments, etc.	Built Environment		Aesthetics	Regulations / Incentives
1460	Demand better aesthetics for development	Built Environment		Aesthetics	
2006	Place mailboxes on the side of the road with the house (rural)	Built Environment		Aesthetics	
551	Way finding strategy for specific communities: identify as to Loudoun (branding); global identity and colleges and other major areas (Potomac Falls, Brambleton, etc.) Less restrictive sign policy	Built Environment		Aesthetics	
1872	No billboards and advertising	Built Environment		Aesthetics	
2356	Lake by Lake House restaurant-trees overgrown, should be trimmed; no landscaping, lights are out	Built Environment		Aesthetics	
2701	Control zoning and blight	Built Environment		Aesthetics	
2722	Create scenic roadsides: Loudoun has a lot of big roads. But they are usually landscaped with grass and has no interest. Making these roadsides landscaped with perennials will make Loudoun unique and beautiful. Driving around Loudoun will be a colorful and pleasant experience - improving the quality of life.	Built Environment		Aesthetics	
2933	This eyesore is permitted under "agricultural" use I am sure, but if you look at what is stored there it would appear to be an industrial storage site. Not appropriate for the neighborhood.	Built Environment		Aesthetics	
2953	Rural roads should be left unpaved. If people move to the Rural Area it should be for the aesthetics of the area. If suburban amenities are desired, then please do not move to the Rural Area.	Built Environment	Built Environment	Aesthetics	Rural areas
3161	Sterling-more landscaping	Built Environment		Aesthetics	
3196	Make sure there is outdoor community spaces in every mall. The playground and water features in the Village of Leesburg and OneLoudoun are great. There is no such space at GooseCreek and other Ashburn plazas where grocery stores, gas stations, and restaurants are constantly going out of business. To prevent this we need to add areas for families and children to enjoy. This is critical for the success of our businesses and the future of our culture.	Built Environment		Aesthetics	
3241	Keep area around Sterling Park shopping mall clean.	Built Environment		Aesthetics	
66	Landscaping around data centers (trees)	Built Environment		Data centers	
94	Concern long term use of data center properties - obsolete	Built Environment		Data centers	
190	A back up plan for unused data centers in future	Built Environment		Data centers	
191	Legalize marijuana and include in empty data centers, if unused	Built Environment		Data centers	
240	Repurposing of data centers	Built Environment		Data centers	Redevelopment / Revitalization
241	Landscaping for uses - e.g. to buffer data centers	Built Environment		Data centers	
324	What comes after data centers?	Built Environment		Data centers	
380	Build data centers on airport land	Built Environment		Data centers	
448	Concerned data centers are going in near transportation hubs	Built Environment		Data centers	
611	Data center problem; move to western Loudoun	Built Environment		Data centers	
612	Data centers not compatible with age restricted other residential	Built Environment		Data centers	
1107	Data centers should not be near metro centers	Built Environment		Data centers	

No.	PROMPT 1 (What do we need to make Loudoun County an even better community in the future?)	Primary Theme	Secondary Theme	Sub Theme (Primary)	Sub Theme (Secondary)
1148	Put hold on data center development, especially around metro stations	Built Environment		Data centers	
1247	Stop the data centers; stick in corners not near residential; power lines underground	Built Environment		Data centers	
1794	Consider context when planning for data centers.	Built Environment		Data centers	
1864	No more data centers, taxes water and power supplies	Built Environment		Data centers	
2161	Why so many data centers? Stop selling the land to datacenters and warehouses.	Built Environment		Data centers	
2218	When is cutoff of adding data centers? Uses a lot of elec. Water; new if not re-use water, target for terrorism	Built Environment		Data centers	
2433	Concern about proliferation of data centers and proximity to residential	Built Environment		Data centers	
2573	Data centers are ugly and need architectural guidelines	Built Environment		Data centers	High quality design / Architecture
2574	Waxpool is a major road. Should not be planned data centers.	Built Environment		Data centers	Opportunity areas
2628	Data centers are not best use around metro stations	Built Environment		Data centers	
2652	Less data center and more corporate parks. Data centers do not hire many employees and are fairly dull buildings that take a lot of space. Corporate parks will increase our tax base and reduce highway congestion as people commute to these areas and spend less time driving to Fairfax.	Built Environment		Data centers	
2729	Stop building data centers.	Built Environment		Data centers	
2853	Less Data Centers!!!!!!!!!!	Built Environment		Data centers	
2894	Fewer datacenters located near major transportation systems.	Built Environment		Data centers	
2930	Stop the unmitigated high density growth and ugly data centers. My family moved from Fairfax 15 years ago because we did not like the congestion and density. We wanted green and beauty. That is all being destroyed.	Built Environment		Data centers	
2963	Halt the surge of data center development. These businesses offer little in the way of jobs, and overtax our power infrastructure. They also are changing the appearance of the county. They resemble factories, and when technology changes, will be irrelevant, standing empty and deteriorating like factories in the rust belt. Think long term!	Built Environment		Data centers	
3159	Data centers; put under flight path; not near residential; what happens when the technology changes	Built Environment		Data centers	
3162	Tax advantages of data centers in the right place	Built Environment		Data centers	
3164	Review perishability of data center industry	Built Environment		Data centers	
3261	Limit data center construction and add berms and more trees and landscaping in front of data centers and at major intersections. In Ashburn area.	Built Environment		Data centers	
28	Manage density what point does it stop? De we manage density?	Built Environment		Density / intensity	
29	Focused areas fore densely development. Prevent unmanaged density	Built Environment		Density / intensity	
71	Increase growth (density) in the East of Route 15	Built Environment		Density / intensity	
120	Taller, dense around infrastructure	Built Environment		Density / intensity	
148	More high density urban centers; leaving green space elsewhere	Built Environment		Density / intensity	
165	Reduce density in developments	Built Environment		Density / intensity	
231	Increase residential density and economic diversity in Leesburg and other areas of county	Built Environment	Jobs and Businesses	Density / intensity	Business/Employment Diversity
347	Increase density where appropriate	Built Environment		Density / intensity	
393	Densities need to be tied to transportation improvements	Built Environment	Transportation System	Density / intensity	Transportation Planning
451	Loudoun County will have urban centers	Built Environment		Density / intensity	Mixed-use development
506	Higher density/urban growth along major transportation routes	Built Environment		Density / intensity	
696	Continue to put urban density in Eastern Loudoun	Built Environment		Density / intensity	
1005	More oversight is needed with new development; environmental impacts; sustainable development for new area; density; economic impacts	Built Environment	Environmental and Agriculture Heritage	Density / intensity	Sustainable Practices
1014	Ability for higher density so property can be subdivided - traffic is bad	Built Environment	Transportation System	Density / intensity	Congestion
1182	Highest density at Moorefield	Built Environment		Density / intensity	
1234	Vertical living Ashburn, South Riding near Metro	Built Environment		Density / intensity	Mixed-use development

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1263	Vertical dev constructed after infrastructure	Built Environment		Density / intensity	
1276	Control Proper density - limit high density residential the further west you go	Built Environment		Density / intensity	
1298	Focus development in more developed areas-at higher density	Built Environment		Density / intensity	Planning and management
1482	Build taller, not spread out	Built Environment		Density / intensity	
1638	Do cluster development; eliminate development option; maintain base density	Built Environment		Density / intensity	Preservation (Land)
1665	Transportation - without increase in density	Built Environment		Density / intensity	
1666	Keep density same in west	Built Environment		Density / intensity	Small Town Feel
1702	Cluster development a bad idea without definition of "open space"; reduce allowed density of environment interrelated with development	Built Environment		Density / intensity	Preservation (Land)
1816	Geographically decentralize activity & business in/near small towns, vs. "avoid sprawl" (difference of opinion at table)	Built Environment		Density / intensity	Small Town Feel
1862	Has to be active measures and strategies to maintain low density	Built Environment		Density / intensity	
1933	Easier to live in the county in regards to land-use programs, family subdivision desire, inquiries on building uses, intrusive bureaucratic rules	Built Environment		Density / intensity	
2112	Too much difference in density between E and W, but desire to protect rural character of W	Built Environment		Density / intensity	Preservation (Land)
2331	Height limitations of buildings	Built Environment		Density / intensity	
2568	Better manage Evergreen Mills development. Don't mix different densities.	Built Environment		Density / intensity	Planning and management
2621	Build up in concentrated areas	Built Environment		Density / intensity	
2643	Higher density commercial by-right in targeted sterling areas--modify zoning ord. to facilitate this	Built Environment		Density / intensity	Regulations / Incentives
2769	Be less afraid of rooftops and allow Loudoun to grow with market demands.	Built Environment		Density / intensity	
2790	Stop approving all this new, high density housing until you fix the roads and provide new jobs within the county. The small, country roads are choked with new residents trying to get to their jobs outside the county. The route 50 corridor, Brambleton, South Riding and other areas are over-built and the roadways around them are past their full capacity levels.	Built Environment	Transportation System	Density / intensity	Congestion
2833	I think we do need more dense development, even if it ends up just being on the Eastern side of the County. I think that a Reston Town Center type of development, maybe even larger, would help manage the growth of the County and attract and maintain millennials here.	Built Environment		Density / intensity	
2849	Curtail high density development in the transition area between eastern and western loudoun county	Built Environment		Density / intensity	
3163	Residential density adjacent to highways (and commercial)	Built Environment		Density / intensity	
3168	Reduce housing density and development as population increases	Built Environment		Density / intensity	
3459	Disallow/restrict further high density developments in Leesburg and points west. High density development bringing down quality of life in Loudoun.	Built Environment		Density / intensity	
107	Relieving pressure on eastern Loudoun, protecting property values, build vertically	Built Environment		Development Pressure	
386	Less "mini" shopping areas and larger central shopping areas	Built Environment		Development Pressure	
428	Keep the Redskins stadium out of Loudoun	Built Environment		Development Pressure	
431	Would like to see them stop building strip malls	Built Environment		Development Pressure	
1905	Developers need to pay significant portion of new school costs	Built Environment		Development Pressure	
3111	Reduce home lots to R-5.....The schools and roads are over capacity and we need to get a handle on this before it is too late. Build a bridge in Sterling or add another ferry over the Potomac	Built Environment	Transportation System	Development Pressure	Regional Connection
3470	Discourage special interests between developers and town council members. Rewrite what is acceptable and not acceptable if necessary.	Built Environment		Development Pressure	
3475	Make housing builders and businesses contribute to the Local Schools before they impact them, not years after and charge the taxpayer for it	Built Environment		Development Pressure	
93	No 5th runway	Built Environment		Dulles Airport	
538	Noise controls; development around the airport; open up dialogue and look at: where can you build more residential; energy and noise efficient buildings	Built Environment		Dulles Airport	
1020	Dulles Airport noise - bigger and wider planes flight path changing - miles still impacted	Built Environment		Dulles Airport	

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1038	Airport overlays - update the Loudoun lines and contours around airport	Built Environment		Dulles Airport	Regulations / Incentives
1440	Air traffic noise over South Riding studied and not increased	Built Environment		Dulles Airport	
2275	no more homes under the airport (limit development around Dulles)	Built Environment		Dulles Airport	
3116	Dulles Airport needs to be a premier airport--not just cargo. Upgrade it to have family friendly areas-- play area, some art installation, Nursing stations for new moms, lots of family friendly restrooms-- KNOW YOUR MARKET, Loudoun is an internationally diverse, family friendly area... and the airport needs better fares, but if you had other perks, people might not mind the higher fares.	Built Environment		Dulles Airport	Opportunity Areas
3165	Airport zoning impact overlay to no more than 1 mile	Built Environment		Dulles Airport	
141	LEED neighborhood developments	Built Environment	Environmental and Agriculture Heritage	Energy Efficiency	Planning and management
3167	Zoning density bonuses based on energy efficiency and renewable energy generation	Built Environment	Environmental and Agriculture Heritage	Energy Efficiency	Density / intensity
169	Concerned with architecture and lack of beauty of data centers/what if data centers obsolete?	Built Environment		High quality design / Architecture	
211	Need architectural diversity - need architecture standard; need individuality	Built Environment		High quality design / Architecture	
390	Architecture; we have crap; bridges; improve to be more suitable for LoCo; historic aspects	Built Environment	Transportation System	High quality design / Architecture	Transportation Planning
562	High quality development, focus on traffic improvement north/south	Built Environment		High quality design / Architecture	
1029	Consistent character and architectural look to building and development to blend in the area	Built Environment		High quality design / Architecture	
1219	More thoughtfully designed and diverse architectural development	Built Environment		High quality design / Architecture	
2002	Require new development in dense zones in the east to adhere to the highest current environment supportive landscape--green architecture and landscape design	Built Environment		High quality design / Architecture	
2073	Raise expectations for quality of development-preserve landscape, beauty, views	Built Environment		High quality design / Architecture	
2191	quality growth rather than quantity	Built Environment		High quality design / Architecture	
3160	Quality of residential construction, new construction	Built Environment		High quality design / Architecture	
206	Preserve historic and uniqueness of our towns	Built Environment		Historic Towns	
547	Historic towns - RC zoning - uses in small area - give careful consideration of RC zoning, ex. Frederick County parking for small town - give preference to historic tours	Built Environment	Built Environment	Historic Towns	Regulations / Incentives
645	Historic districts being used for commuter traffic. Historic villages aren't meant to support traffic	Built Environment		Historic Towns	
723	Preserve the historic towns and help them thrive - i.e. help town market self better; thru car free pedestrian only downtowns	Built Environment		Historic Towns	
846	Putting money into historic district downtown Leesburg - need more viable businesses	Built Environment		Historic Towns	
1122	Historic resources - less suburban community oriented/downtowns	Built Environment		Historic Towns	
1157	Support for downtown Leesburg and other towns; commercial area	Built Environment		Historic Towns	
1853	Preserve history and historic villages. Lincoln, Hamilton, Lincoln Elementary, Waterford. Preserve historic villages.	Built Environment		Historic Towns	
2095	Reinvigorate small towns to preserve sense of community, smalls schools	Built Environment	Built Environment	Historic Towns	Small Town Feel
3026	I know this has been discussed at length, but I feel it would be a good idea to restrict/reduce traffic flow through the heart of old town leesburg. Spending time downtown is not pleasant with worry about family members getting hit by cars. Or having to wait for traffic lights to cross a street to get to another store. Love the calmness of the downtown/oldtown Winchester area.	Built Environment	Transportation System	Historic Towns	Active Transportation
1097	In-fill pockets surrounded by density	Built Environment		Infill development	
3166	Use existing land before new buildings	Built Environment		Infill development	Redevelopment / Revitalization

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1319	Need development that balances needs of all generations, considers needs for the future	Built Environment	People	Innovative / Future Focused Development	Diversity/Culture
1411	What impact is technology going to have on LoCo.	Built Environment		Innovative / Future Focused Development	
1585	Can we strengthen use of technology	Built Environment		Innovative / Future Focused Development	
2442	Like the idea of "circular development" vs. strip malls like Reston Town Center	Built Environment		Innovative / Future Focused Development	Mixed-use development
2443	Ranch style homes for retired people; bike lanes and walkable community, walkways and sidewalks, affordable transportation	Built Environment	Transportation System	Innovative / Future Focused Development	Active Transportation
2613	Build a reputation for innovative smart growth. Loudoun has this opportunity.	Built Environment		Innovative / Future Focused Development	
14	More urban centers around metro	Built Environment		Metro-oriented development	
95	People for metro need to plan density to support ridership	Built Environment	Transportation System	Metro-oriented development	Transit
108	Metro stations - innovation station, development opportunities	Built Environment	Transportation System	Metro-oriented development	Transit
152	Mixed use development; including residential at Metro stations	Built Environment	Transportation System	Metro-oriented development	Mixed-use development
153	Urban mixed use development at metro stations (including residential Route 606)	Built Environment		Metro-oriented development	Mixed-use development
166	Concerned with development around metro	Built Environment		Metro-oriented development	
249	Urban around metro-rail so everything is so spread out. Example: Ballston	Built Environment		Metro-oriented development	
306	Around metro stations; need mixed-use/residential around metro stations	Built Environment		Metro-oriented development	
529	Consider different densities around Metro areas (higher density than present)	Built Environment		Metro-oriented development	
543	Redevelopment of existing communities as metro comes on line (areas established first)	Built Environment		Metro-oriented development	
582	Development around the metro stops; provide easy access to those stations	Built Environment		Metro-oriented development	
584	Economical development around metro stations; mix of commercial and residential; make it a destination	Built Environment		Metro-oriented development	
678	Promote urban development along silver line	Built Environment		Metro-oriented development	
978	Maintain balance and not just suburb like Fairfax; dense development around metro and not a homogeneous County	Built Environment		Metro-oriented development	
1039	Update TOD - include residential around Silver Line	Built Environment		Metro-oriented development	
1043	Smart environmentally sound development; just because a metro stop is coming, don't fill to maximum	Built Environment		Metro-oriented development	
1052	The higher density development coming to metro areas have an affordable housing aspect; keep work force housing close to work	Built Environment		Metro-oriented development	
1255	High rise along Metro	Built Environment		Metro-oriented development	Density / intensity
1372	Focusing residential and commercial together development at Metro. Focus housing near Metro. Utilize light rail to connect communities to Metro and to connect the West.	Built Environment	Housing	Metro-oriented development	Diversity
1374	Metro station-The County needs to have both commercial and residential at both stations. We don't want to be a Vienna. We should focus on housing diversity (type of housing)	Built Environment		Metro-oriented development	
1591	Need greater density metro station (mixed use)	Built Environment		Metro-oriented development	
1602	Density around the metro	Built Environment		Metro-oriented development	
1603	Focus large commercial, businesses near metros, too. Help decrease development pressure in rural areas	Built Environment		Metro-oriented development	
1760	Development around metros needs to be dense with a variety of home types, including workforce	Built Environment	Transportation System	Metro-oriented development	Transit
1972	Plan/utilize density around metro stations-increase density	Built Environment		Metro-oriented development	

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2447	Avoiding overdevelopment near new metro station and good transportation options to get to metro	Built Environment	Transportation System	Metro-oriented development	Transit
2601	Develop business and commercial hubs around transit stations	Built Environment		Metro-oriented development	
2616	More density around metro stations, similar to Reston	Built Environment		Metro-oriented development	
2631	No density around metro stations would be too high. Allow as much height as a developer would like to build	Built Environment		Metro-oriented development	
2748	Promote walkable and mixed use communities with easy access to public transportation. This is probably best done around the towns and metro stations, but could theoretically be anywhere in the county.	Built Environment		Metro-oriented development	
2839	Develop the areas around all future metro stations as true mixed use areas with diverse retail, employment and residential offerings. They should be highly walkable destinations with attractions and offerings 7 days a week. Included should be ample space for outdoor events, arts venues and entertainment.	Built Environment	Transportation System	Metro-oriented development	Transit
2843	Growth should be centered around the Silver Line. The unique historical character and environment of rural Western Loudoun should be preserved for future generations. We already have thousands of housing units and businesses permitted under the current Master Plan. Do not deviate from its transition zone and allow exception after exception to ruin it, particularly for the environmental damage it would cause that will affect the water, air and other factors in the entire county.	Built Environment	Environmental and Agriculture Heritage	Metro-oriented development	Preservation (Historic)
2960	have residential at all metro stops to ensure there is a sense of place and a night life at all metro stops.	Built Environment		Metro-oriented development	
3037	we need more dense development at major transportation hubs.	Built Environment		Metro-oriented development	
3466	Limit further residential development until appropriate AFFORDABLE FREQUENT AND RELIABLE MASS TRANSIT EXISTS. Congestion on route 7 is making the area unattractive.	Built Environment		Metro-oriented development	
219	Develop walkable mixed-use developments that are interconnected (Greenfield and In-fill)	Built Environment	Transportation System	Mixed-use development	Infill development
223	Encourage mixed-use/entertainment uses in DuWin south area	Built Environment		Mixed-use development	Opportunity areas
288	Mixed use opportunities should be started	Built Environment		Mixed-use development	
312	Dense, mixed use developments to attract younger work force	Built Environment	People	Mixed-use development	Millenials
366	"Downtown" communities like "One Loudoun"; heavy arts/culture	Built Environment	Lifestyle	Mixed-use development	Night Time Economy
411	LC invest in high, medium, low density (multi-purpose development) and LC stay with their parks; don't give up agricultural low density areas	Built Environment	Environmental and Agriculture Heritage	Mixed-use development	Planning and management
510	Areas of dense mixed use; more people oriented meeting places with destinations retro fitting older areas to make this happen	Built Environment		Mixed-use development	Redevelopment / Revitalization
688	More mixed use communities, with higher density and commercial centers	Built Environment	Lifestyle	Mixed-use development	Density / intensity
842	Need for mixed use development, especially in western (affordable housing)	Built Environment	Housing	Mixed-use development	Affordability
886	Promote mixed use/walkable communities (e.g. condos, TH, multi-family, SFD - live/work; mixed prices and unit types) units	Built Environment	Housing	Mixed-use development	Innovative / Future Focused Development
1169	Channel all mixed-use and other non-residential on major county corridors; not really Route 15	Built Environment		Mixed-use development	
1241	Developing City Center, walkable European communities like Reston	Built Environment		Mixed-use development	Placemaking
1368	Create mixed-use environments (IE One Loudoun, Loudoun Station) to encourage businesses to locate to Loudoun, maintain appropriate density. Focus in Dulles South.	Built Environment		Mixed-use development	
2268	Design more walkable communities	Built Environment	Transportation System	Mixed-use development	Active Transportation
2352	Mixed-use only in designated zones/areas-urban, Rte. 28 corridor, metro centers NOT at Sterling Park Shopping Ctr. (Residential separated from business)	Built Environment		Mixed-use development	Opportunity areas
2372	Mixed use development	Built Environment		Mixed-use development	

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2623	More village centers (with convenience retail)	Built Environment		Mixed-use development	
2668	I would like to see several more urban centers, similar to Loudoun One, but closer to Leesburg for shopping, movies, and residential.	Built Environment		Mixed-use development	
2670	walkable retail similar to mosaic district in fairfax county	Built Environment		Mixed-use development	
2861	More high-density housing with walkable services like grocery stores. Stop the sprawl.	Built Environment	Housing	Mixed-use development	Density / intensity
3199	Love the idea of making OneLoudoun include a community space in order to get additional residential zoning. Replicate this! Maybe have them also create education space.	Built Environment		Mixed-use development	
3456	create more living spaces for seniors with access to shopping and dining. encourage developers and zoning officials throughout all the Towns to build one story with pedestrian access.	Built Environment	Housing	Mixed-use development	Senior
57	What are future plans for development in the transition area - can it be balanced with greenspace	Built Environment		Open Spaces	
204	Better planning of open space and density of town house communities	Built Environment		Open Spaces	
224	Provide larger public areas/common open spaces (e.g. central park, for entertainment and public gathering spaces)	Built Environment		Open Spaces	
703	More public green space in Eastern Loudoun	Built Environment		Open Spaces	
740	Balancing the natural space with development. Protected public space in Eastern Loudoun	Built Environment		Open Spaces	
863	Handicapped access at waterfront - Algonquian Park; fishing opportunities	Built Environment	People	Open Spaces	Community Services
952	Vineyards are not open space; BOS needs to take a second look at this	Built Environment	Jobs and Businesses	Open Spaces	Wineries / breweries / distilleries
1021	Supportive of the State Park along Harpers Ferry Road	Built Environment	Environmental and Agriculture Heritage	Open Spaces	Conservation/Protection of Natural Land
1074	Preserve green areas, parks, etc. - urbanizing okay, but provide green	Built Environment	Environmental and Agriculture Heritage	Open Spaces	Sustainable Practices
1208	Retain the existing green spaces in current communities.	Built Environment	Environmental and Agriculture Heritage	Open Spaces	Conservation/Protection of Natural Land
1693	Love open landscape; wants it to stay and not be completely developed	Built Environment		Open Spaces	
1830	More open space, ag, open space incentives	Built Environment		Open Spaces	
2273	Greenspace within urban and suburban areas	Built Environment	Lifestyle	Open Spaces	Parks & Recreational Amenities
2446	Need upkeep on parks we already have; need to focus development in clusters	Built Environment		Open Spaces	
2886	For every residential development built, the builders must create a public-use park/recreational area in or near the development that has some local-culture significance. So much beautiful land is being replaced by cookie-cutter-style homes/condos/apartments -- the original appeal of the county is being ruined by development and the resulting traffic.	Built Environment		Open Spaces	
3462	Mandate developers leave open recreational area when applying to build new residential community. There is not enough recreational space for children in existing developments. A small playground/tennis court is insufficient. Children, for example, need a place to play tag.	Built Environment		Open Spaces	Regulations / Incentives
15	More flexibility in Historic areas to insure viability. Keeping those places relevant	Built Environment		Opportunity areas	
70	(Property south of Heritage H-S/ East of Evergreen Mills Road/ North of mill road) --> A-1 zoning is not appropriate; Upzone to accommodate growth; Upgrade transportation network	Built Environment		Opportunity areas	
84	Cochran Mill Road - utility issues; 80 acres; vacant land JLMA-3 should be GI/Heavy Industrial	Built Environment		Opportunity areas	
184	Development in Arcola area	Built Environment		Opportunity areas	
236	Develop town center south of Rt. 50	Built Environment		Opportunity areas	Mixed-use development
289	Sterling - needs to be updated (as Guilford District; incorporated into new development	Built Environment		Opportunity areas	

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292	Route 50 corridor - expand services/housing choices - expand mixed-up options/flexibilities (where is transition to the west?)	Built Environment		Opportunity areas	Mixed-use development
294	No longer rural around property on Evergreen Mills , south of Heritage HS; would like to see it developed because it has already changed; area for teen centers, rec centers, around her property, mixed use, expansion of town of Leesburg south.	Built Environment		Opportunity areas	
338	Create "great places" anchored by Dulles Airport	Built Environment		Opportunity areas	Dulles Airport
388	County seats more interesting; improve public transportation; balance of home, work, and leisure	Built Environment	Transportation System	Opportunity areas	Transportation Planning
409	Development is stringent on Rt 7 and 28 (Keynote); more flexibility with planning/vision	Built Environment		Opportunity areas	Planning and management
531	Rte. 28 zoning; planned OP have open space; small sampling of winery and distilleries; density credits	Built Environment		Opportunity areas	
532	Develop employment corridors along 50 and Greenway with high density; live work there while enhancing existing schools	Built Environment	Transportation System	Opportunity areas	Mixed-use development
536	Puritan and Church (Sterling); revitalize historical area and clean up W&OD Trail	Built Environment	Lifestyle	Opportunity areas	Preservation (Historic)
793	TR-10 area should be reconsidered near Brambleton/zoning	Built Environment		Opportunity areas	
860	Centers of services and commerce should be identified	Built Environment		Opportunity areas	
1078	Western Loudoun - lacks retail; lacks walkability; school system should be two zones	Built Environment		Opportunity areas	
1407	Utilize open space and transition areas for how they are intended (agricultural, other than wine	Built Environment	Environmental and Agriculture Heritage	Opportunity areas	Conservation/Protection of Agriculture Heritage
1445	Develop Towne Center for South Riding	Built Environment		Opportunity areas	Mixed-use development
1649	Better represent western Loudoun; consider new boundaries for district or create new districts	Built Environment		Opportunity areas	
1663	Residential development in east (metro); not in west	Built Environment		Opportunity areas	Planning and management
1885	Control development around new stadium	Built Environment		Opportunity areas	Planning and management
2227	Sterling T.C. nothing special, serves purpose	Built Environment		Opportunity areas	
2229	New community center in Waterside	Built Environment		Opportunity areas	
2233	Identify/plan Sterling area. Local services, jobs.	Built Environment	Jobs and Businesses	Opportunity areas	More Jobs
2323	Slow residential development in Rt. 50 area. Increase to 1/8-1/4 acre building lots minimum for those that are on central utilities	Built Environment		Opportunity areas	
2353	Sterling should be re-designated/upgraded-no reason it can't be Vienna. Infill dev-give it some love!	Built Environment		Opportunity areas	
2471	New development near quarry-can we incorporate some of these ideas?	Built Environment		Opportunity areas	
2569	Open up Shreve Mills density and widen road. Doesn't work as exit from major highway	Built Environment		Opportunity areas	Density / intensity
2805	Would love to see the Dulles South area have slower growth by limiting the number of permits given to builders. For those builders that are allowed to build limit the zoning to keep house to land ratios low (more land per house).	Built Environment		Opportunity areas	
2817	The why 50 corridor through South Riding, Stone Ridge and Aldie is in need of restaurants and shopping similar to Leesburg Village and Brambleton.	Built Environment		Opportunity Areas	
2823	Middleburg needs a second gas station preferably out side of town that can encompass a 7/11 type of facility,The intersection of Rt. 50 and Rt. 709 (Zulla Rd) Would be an ideal site 40,000. vehicals a day utilize it.	Built Environment		Opportunity areas	
2864	Lovettsville needs a small town center with a grocery store and a Starbucks .	Built Environment		Opportunity areas	Mixed-use development
2984	increase zoning density on property on Rt. 621 by Heritage high school to blend with all new development now being constructed .	Built Environment		Opportunity areas	
3024	Marking the area I am talking about. Ryan Rd/Brambleton/EvergreenMills...we are good with the amount of housing.	Built Environment	Housing	Opportunity areas	More housing

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3103	I would like to see more options for services and development along route 50. It would be nice to see some parcels collected together and working with designs and county to provide a variety of services connecting commercial property with residential. This could be done in a number of ways; mixed use along 50 in Chantilly, and with infrastructure of paths and pedestrian tunnels under Tall Cedars Parkway, also more flexibility in zoning options for the area on Route 50. This would connect residential to the commercial areas and attract services that the area has voiced a need for in previous outreach programs.	Built Environment		Opportunity areas	
114	Place-making emphasis - from suburban development to place-making areas - uniqueness instead of cookie-cutter	Built Environment		Placemaking	
346	Create strong Neighborhoods and sense of place	Built Environment		Placemaking	
401	Add monuments; things of interest	Built Environment		Placemaking	
771	Placemaking for social interaction (community)	Built Environment		Placemaking	
533	Create a sense of identity through infrastructure and community space beyond wine industry (rural identity) (more inclusive); live and work in same area	Built Environment		Placemaking	
745	More gathering spaces to connect with neighbors/communities	Built Environment	Lifestyle	Placemaking	General amenities / attractions
804	Ensure our unique Towns are not swamped by suburban development by maintain Rural Policy area	Built Environment		Placemaking	Opportunity areas
1175	Enhanced placemaking and concern for aesthetic, design, and natural resources	Built Environment	Environmental and Agriculture Heritage	Placemaking	Aesthetics
1461	Opportunities for 20 somethings to live and work in County	Built Environment	Lifestyle	Placemaking	General amenities / attractions
1470	More space between homes so children can play	Built Environment		Placemaking	
1537	There were discussion about the type of development - no character to "new" developments - we are developing "new" "top forty" type of development	Built Environment		Placemaking	
1826	Encourage development of redevelopment that: creates a sense of place, promotes housing opportunity and choice, provides compatible commercial and resource centers	Built Environment	Housing	Placemaking	Redevelopment / Revitalization
2019	For development that has to take place, find a way to model the culture of Loudoun--ex. Avoid cookie cutter houses	Built Environment		Placemaking	
2507	Better identification in E Loudoun buildings & signs	Built Environment		Placemaking	
2508	Better signs to identify gas stations	Built Environment		Placemaking	
2520	Robust-exploding ability to create charm no matter where you are, walkable steers	Built Environment	Transportation System	Placemaking	Active Transportation
2523	Provide character for each neighborhood separate identities	Built Environment		Placemaking	
3474	Do everything possible to avoid further soul-deadening, monotonous, townhouse sprawl, devoid of retail life, street life, or anything distinctive of Loudoun character. Ditto for the meadow-muffin mansions that spring up in western Loudoun, designed with beautiful fronts and ugly, cheap vinyl and maybe one window on the remaining three sides--yet visible from all angles in the open, former pastures they now occupy. USE TOURISM ECONOMICS TO COUNTERACT THESE DEGRADING TYPES OF DEVELOPMENT. If more development is needed--doubtful--encourage rural-village concepts, with embedded retail.	Built Environment		Placemaking	
3520	Success: develop a sense of place based not only in our historical and agricultural heritage, but based in the future, too. A place where children who grow up here want to stay and settle as adults. A place that does right by future generations by protecting our local and regional resources as well as contributing to a better global future. For youth, young adults: Entertainment, activities. Help give better options than drugs and other unhealthy activities. Meaningful employment, low-rent housing options. Both community oriented- and standard job opportunities for young adults to fill. There are few low-rent housing options. Many cities such as Vancouver have adjusted zoning laws to allow for garage and basement apartments, for example.	Built Environment	Built Environment	Placemaking	Preservation (Historic)

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3521	Sense of place. Many of us are naturally attracted to the architectural, agricultural and natural heritage of Loudoun. Those historical development patters, architectures and materials were constrained by our natural resources: by water, by the distance and scale our technology could afford us, by the materials we had to build our house, and by the energy we had available to us. We can create a sense of place like that by allowing our natural resources to inform our building patterns again. We should encourage passive solar design (ie require houses to be oriented to the south), more efficient building performance (net zero or net positive structures), distributed energy solutions (i.e. PV solar and solar thermal), innovative stormwater management to recharge our soil and groundwater rather than move water into sewers and outfalls, the human scale and walkable communities, functional materials. What is good for the environment is also pleasing to our sense of aesthetics. These aesthetics have a lot of value - in tourism, in land and home values (see Waterford), in meaningful sense of place... We can have a highly developed East that taxes our environment less, and a beautiful and vibrant rural West that attracts tourism and rural enterprise.	Built Environment		Placemaking	
2940	Stop the urban sprawl and protect rural Western Loudoun. We need specific policy protections like heavy district restrictions and so forth. The character and history of the land is too important not to have concrete protections.	Built Environment	Built Environment	Planning / Management	Rural areas
2961	Slow growth so that schools and infrastructure can catch up. Right now, there are more people and places to live than schools and adequate transportation.	Built Environment		Planning / Management	
72	Add to suburban policy area E. Evergreen Mill/ South of Ryan Rd.	Built Environment		Planning and management	
86	Better proximity and access to school site - Don't put them in the middle of nowhere	Built Environment		Planning and management	
88	Better define transition area. Older residents surrounded or adjacent to higher density. Fairness of getting value. Feel developed around them and they got downzoned. No public utilities.	Built Environment	Community Infrastructure	Planning and management	Extension Planning & Considerations
98	Where are you going to build schools and pay with growth around development	Built Environment		Planning and management	
111	Transition areas concerned about property values - zoning restrictions	Built Environment		Planning and management	
134	Maintain two distinct areas: rural west, urban east	Built Environment		Planning and management	
177	Better ingress/egress in commercial spaces	Built Environment		Planning and management	
2078	Single Doc to monitor development approval and notify citizens	Built Environment		Planning and management	
210	Plan well to - maintain and improve the transitions areas	Built Environment		Planning and management	
235	Identify areas for all uses needed to support the community (e.g. small auto parts/repair; IT industry, etc.)	Built Environment		Planning and management	
242	Plan for orderly expansion of towns - where utilities exist	Built Environment		Planning and management	
269	Concerned about too many mixed-use because ones currently built are struggling to find customer base. Need to wait for offices to come.	Built Environment		Planning and management	
297	Industrial development next to residential and commercial - not to change/revamp process so this doesn't continue	Built Environment		Planning and management	
327	Decide how big Loudoun should be and make zoning reflect those decisions - stop growth	Built Environment		Planning and management	
2249	Any rezoning or annexation request must involve the resident that surround those properties, not just the areas contiguous to it. More engagement, not just public notice	Built Environment		Planning and management	
369	Planned development	Built Environment		Planning and management	
389	Smart growth; review transition area; improve traffic on Ryan and Evergreen; rezone corner to be similar to Brambleton; transition area really doesn't exist in that area	Built Environment	Transportation System	Planning and management	Opportunity areas
596	For growth; look at undeveloped areas in transition area	Built Environment		Planning and management	
601	Retention of some government at "buffer" between suburban and rural	Built Environment		Planning and management	
625	Moorefield Green - no parkway/houses too close to each other - no space to get out	Built Environment	Transportation System	Planning and management	Access Management

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629	Limit development in certain areas to maintain quality development	Built Environment		Planning and management	
674	Be mindful of existing residents when considering commercial development (greatly restrict commercial development)	Built Environment		Planning and management	
708	Stop "suburbanizing" Western Loudoun	Built Environment		Planning and management	
732	Smart planning and growth being environmentally conscious, integrate utilities and bike lanes with road construction	Built Environment	Environmental and Agriculture Heritage	Planning and management	Green Infrastructure
759	Specific strategy to preserve villages (13) to include keeping schools, post offices	Built Environment		Planning and management	Opportunity areas
776	More rural hamlet-type and clustering development	Built Environment		Planning and management	
807	no shopping centers outside of Town	Built Environment		Planning and management	
838	Improve planning and zoning policies to require housing developers to meet	Built Environment		Planning and management	
891	Encourage universal design (three creative designs) to expand accessibility for all age groups	Built Environment		Planning and management	
897	Develop more resilient and regenerative communities (e.g. Leesburg)	Built Environment		Planning and management	
68	County and town planning direction (coordination)	Built Environment		Planning and management	
81	Our problems (growth) are not unique to Loudoun County look at other jurisdictions	Built Environment		Planning and management	
335	Transparent process - potential commitment to follow plan by elected officials	Built Environment		Planning and management	
943	Look at what Montgomery County, Maryland has done to keep rural and urban separate	Built Environment		Planning and management	
950	Performance standards add balance to community and locality	Built Environment		Planning and management	
367	Model use of technology for best practice community planning; drones?	Built Environment		Planning and management	
375	Aligning HOA covenants to support comprehensive plan	Built Environment		Planning and management	
967	Not allow inappropriate commercial activity; preserve equine operations and historic areas	Built Environment		Planning and management	
493	Difficult to know what already has been approved (previous plan)	Built Environment		Planning and management	
705	Page 173 of Comp Plan -> strengthen the language of pg. 173	Built Environment		Planning and management	
1037	Updating the Quarry Zone	Built Environment		Planning and management	
1104	County must keep a fire wall against development spreading west	Built Environment		Planning and management	
1136	Plan and zone for suburban development in areas of trans policy area tracts are suburban	Built Environment		Planning and management	
1142	Make development approval process more difficult	Built Environment		Planning and management	
894	Revise legislative land use approval process to obtain community input up front	Built Environment		Planning and management	
1147	Move large regional and public parking, especially when related to by night residential development	Built Environment		Planning and management	
1156	Be open to understanding the desire for managed growth	Built Environment		Planning and management	
1179	Continued small area planning process/program	Built Environment		Planning and management	
1572	Can't stay the same	Built Environment		Planning and management	
1164	Clear boundaries between types of land use/environments; people want to be in the area they want to be	Built Environment		Planning and management	
1165	Balance clear land use expectations (as in plan) with market realities	Built Environment		Planning and management	
1171	Growth will follow 267 in the long term; need to plan for	Built Environment		Planning and management	
1650	Create separate vision for planning areas that does not changes	Built Environment		Planning and management	
1703	More definitions in plan; clear policies defining residential density; address interconnectivities; environment interrelated with development	Built Environment		Planning and management	

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1705	More defined rules and guidelines contained in plan	Built Environment		Planning and management	
1201	Slow down approving development -> housing, to catch up on roads and schools	Built Environment		Planning and management	
1209	Manage growth to hold down crime.	Built Environment		Planning and management	
1706	Plan has to recognize interconnected/interrelated nature of disparate elements	Built Environment		Planning and management	
1215	Develop in clusters and open space; perpetual conservation easements.	Built Environment	Environmental and Agriculture Heritage	Planning and management	Preservation (Land)
1216	Use the European village concept; village surrounded by green	Built Environment		Planning and management	Open Spaces
1245	Slow down housing construction-outpacing infrastructure, more local mom and pop stores	Built Environment	Jobs and Businesses	Planning and management	Retail and service options
1249	Fewer industrial areas mixed w/ residential areas	Built Environment		Planning and management	
1260	Not much more development past 15 or Watson Road	Built Environment		Planning and management	
1807	More town/county coordination in planning	Built Environment		Planning and management	
1909	Get separate zip code for Hillsboro-took Post Office away in 2001-should return it	Built Environment		Planning and management	
1935	Loudoun County needs to do its planning in context of surrounding areas (WV, MD)	Built Environment		Planning and management	
1296	Keep the west rural	Built Environment		Planning and management	
1297	Environmentally sustainable development (no sprawl)	Built Environment	Environmental and Agriculture Heritage	Planning and management	Sustainable Practices
2394	Plan regionally-pay attention to W Fairfax. Plan on a regional level (not siloed)-include W. FFX in plan	Built Environment		Planning and management	
1342	Keep balanced where it is currently zoned.	Built Environment		Planning and management	
3003	Consider the longterm in all land use planning, not ten or even twenty years from now but multiple generations from now. We are at a critical juncture in all land use decisions. We have avoided for too many decades admitting the reality of the impact of our decisions, the limited nature of resources, and the time we have to change course to avoid both near and longterm irreversible damage to our well being, the health of our community and the effect that our actions (and failures to act) have on other communities.	Built Environment		Planning and management	
3041	Draw on the flourishing data from Gallup	Built Environment		Planning and management	
1388	Maintain balance between development and transportation. Ensure capacity for land use development	Built Environment	Transportation System	Planning and management	Transportation Planning
1395	Reduce suburban sprawl towards the west	Built Environment		Planning and management	
77	Lack of Bocs standard method for reviewing development and business proposals. More thorough review under a standard review balanced approach	Built Environment		Planning and management	
1414	Expand and protect Western Loudoun County	Built Environment	Environmental and Agriculture Heritage	Planning and management	Conservation/Protection of Agriculture Heritage
1439	Fit communities together better look at gaps and make logical fill/connections - appropriate type of infrastructure and flow	Built Environment		Planning and management	
1448	Preserve agricultural in West and concentrate development in suburban transition	Built Environment	Environmental and Agriculture Heritage	Planning and management	Conservation/Protection of Agriculture Heritage
517	Use existing HOA's to communicate/disseminate info (use of nextdoor network)	Built Environment		Planning and management	
1490	Ashburn to become Roadville	Built Environment		Planning and management	
1523	Small area plans and perhaps small town area plans, also	Built Environment		Planning and management	Opportunity areas

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1545	Update Waterford area master plan	Built Environment		Planning and management	Small Town Feel
1560	Contain suburban development in eastern Loudoun	Built Environment		Planning and management	
1577	Purcellville is building out; can only grow with annex	Built Environment		Planning and management	
1586	More skillful land planning	Built Environment		Planning and management	
1593	Growth should occur within the towns boundaries. Family-friendly environment	Built Environment		Planning and management	
1595	Balance financial needs and growth	Built Environment		Planning and management	
1598	Balance land preservation, land use, strengthen technology, embrace innovative Technology	Built Environment		Planning and management	
1604	Make plans to save western green	Built Environment	Environmental and Agriculture Heritage	Planning and management	Conservation/Protection of Agriculture Heritage
1608	Economic development should not be a higher purpose than livability - property rights matter	Built Environment		Planning and management	
1654	Strengthen process for review of commercial use in rural area, i.e. event center	Built Environment		Planning and management	
1689	Slow down development in the west	Built Environment		Planning and management	
1691	Do away with JLMA around towns	Built Environment		Planning and management	
1701	Strategy to manage evolution of land use; cumulative impact of land use changes	Built Environment		Planning and management	
1714	Plan should be mindful that growth does not pay for itself	Built Environment		Planning and management	
1715	Balance impacts of proposed new development against realistic expectations	Built Environment		Planning and management	
1716	Consider cumulative impact of proposed development with each individual proposed legislative approval	Built Environment		Planning and management	
1734	Prevent sprawl - limit expansion of towns	Built Environment		Planning and management	
1761	Make thoughtful and intentional homes relative to long term implications ex. Blue Ridge	Built Environment	Housing	Planning and management	Diversity
1780	Try to reduce impact on nearby neighborhood properties improvement due to new development	Built Environment		Planning and management	
1793	Do not industrialize western Loudoun	Built Environment	Built Environment	Planning and management	Rural areas
1795	Managed growth	Built Environment		Planning and management	
1805	10 ac for brewery too small-20 ac minimum size for breweries	Built Environment		Planning and management	
1815	Carefully consider which non-res uses permitted in res. Areas W. Loudoun	Built Environment		Planning and management	
1817	No big box stores Western Loudoun	Built Environment		Planning and management	
1868	No big box stores beyond Leesburg, no Walmart no Target no Home Depot	Built Environment		Planning and management	
1873	Accommodating growth/change while also maintaining/preserving what we have	Built Environment	Environmental and Agriculture Heritage	Planning and management	Preservation (Land)
1911	Love Western Loudoun as it is, keep open space, horse farms, fight development pressure/housing development	Built Environment		Planning and management	Development Pressure
1913	Embrace diversity in Eastern Loudoun-develop urban land use carefully-econ. Dev.	Built Environment	Jobs and Businesses	Planning and management	Business/Employment Diversity
1920	Keep balance between residential/commercial dev-maintain fiscal positive outlook/development	Built Environment		Planning and management	
1925	Flexibility with planning/zoning	Built Environment		Planning and management	
1981	Need for deliberate, thoughtful development strategy	Built Environment		Planning and management	
1984	Make Loudoun like Clarke County-low taxes, high quality, limit on suburban sprawl	Built Environment		Planning and management	
1993	Growth where there is already infrastructure	Built Environment	Community Infrastructure	Planning and management	Water / Sewer Provision

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2018	Limit development in Western Loudoun (retail/commercial shopping areas)	Built Environment		Planning and management	
2021	Consider impacts as a whole, performance standards, restricted activities (bed/breakfast, wineries), computer models	Built Environment		Planning and management	
2024	Broaden the view of development impact in Western Loudoun	Built Environment		Planning and management	
2072	Limit/restrain development and schools that change the character of neighborhood (traffic, light pollution, water/waste etc.)	Built Environment		Planning and management	
2075	Controlled growth (planned ahead); big picture plan	Built Environment		Planning and management	
2081	Keep commercial development around towns and pop areas	Built Environment		Planning and management	
2083	Limit W Loudoun growth; protect agricultural tourism	Built Environment	Jobs and Businesses	Planning and management	Tourism
2149	Slow overall development. Development is causing problems.	Built Environment		Planning and management	
2207	Development is too expensive	Built Environment		Planning and management	
2237	County done pretty good job managing growth	Built Environment		Planning and management	
2406	Guidelines/requirements for "buffer zones" protecting residential or rural areas from mixed-use encroachment	Built Environment		Planning and management	
2426	More new development, residential and commercial	Built Environment		Planning and management	
2473	Prevent urban sprawl	Built Environment		Planning and management	
2592	Want to keep real estate values high by limiting overbuilding (concern about housing and school bubble)	Built Environment		Planning and management	
2632	Planned growth like Reston Town Center	Built Environment		Planning and management	
2646	Too much residential countywide brings down real estate values	Built Environment		Planning and management	
2669	less development county wide	Built Environment		Planning and management	
2671	Slow down the residential growth in Ashburn and Leesburg. The County is starting to lose the small town, country charm.	Built Environment		Planning and management	
2678	Less residential new growth and more businesses that can help ease the tax payers burden.	Built Environment		Planning and management	
2727	Stop building. We have congested schools and roads and so much retail (much still empty) and we continue to build. Get a grip on it!	Built Environment		Planning and management	
2733	Responsible development. Do not develop western Loudoun.	Built Environment		Planning and management	
2741	Ashburn is the fastest grown community/small town in this fastest grown county. STOP TO BUILD NEW HOUSES!! ENOUGH!!	Built Environment		Planning and management	
2784	Keep western Loudoun free of "big box" stores, keep it commercial via agricultural and tourist businesses only. DO NOT approve much residential build out here. You have the opportunity to make western Loudoun a booming tourist area by keeping it open and green, and the tourists will come to visit the wineries and breweries. I would encourage AREA-SPECIFIC lodging that complements the area (nice hotels that are not low budget chains).	Built Environment		Planning and management	
2789	Stop allowing the development of land for townhomes/apartments/condos. This increases the population faster than the supporting infrastructure	Built Environment		Planning and management	
2815	Stick to the plan. Western Loudoun should stay at the current homes per acreage and the transition zone needs to be protected. Continuing to allow builders to file special permission to build more than is in the plan for the transition zone is compromising the whole point of a transition zone.	Built Environment		Planning and management	
2821	Manage development that is in the best interest of communities and Loudoun County. Be mindful of residential and commercial development balance and invest in the services that are required to support it long term.	Built Environment		Planning and management	
2822	Please move location of senior center planned in Ashburn on Marblehead ... Move to a more business less residential area.	Built Environment		Planning and management	
2913	An efficient mix between rural and urban.	Built Environment		Planning and management	

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2946	Stop building! Plain and simple. Keep Loudoun small like yesteryear. Have builders widen the roads on their own dime if they want to keep building. We are at a stand still with the massive traffic issues we have now.Thank you!	Built Environment		Planning and management	
3014	Slow down development	Built Environment		Planning and management	
3055	Slow development	Built Environment		Planning and management	
3088	Stop the residential development. We are overdeveloped relative to roads and public services. Just say No.	Built Environment		Planning and management	
3095	Keep development to a minimum. People want to live in a less congested county. That is why they moved to Loudoun	Built Environment		Planning and management	
3108	STOP ALL DEVELOPMENT in Western Loudoun (meaning Leesburg and west of Leesburg)! The rural atmosphere, and the small towns, are the reason people move out here, and the reason people visit. If you create another cookie-cutter suburban development, it will blight the rural small-town charm.	Built Environment		Planning and management	
3125	Limit growth in western Loudoun county	Built Environment		Planning and management	
3128	Rezone schools especially Sterling area schools. Add ELL Welcome centers throughout the county to facilitate concentrated English acquisition to allow schools to function more efficiently without separate ELL programs in each school.	Built Environment		Planning and management	
3157	Western Loudoun does not need any more business strip malls. We have enough (witness the insanity happening on the Northeast corner of Berlin Turnpike and East Main Street in Purcellville). If a store wants to build, make them place it on a parcel of land similar to housing at a minimum of an acre. Thank you.	Built Environment		Planning and management	
3177	Bring Loudoun building permitting requirements in line with Fairfax, Arlington, and DC, particularly in terms of energy codes, LEED certification requirements, etc.	Built Environment		Planning and management	
3180	Keep as much residential development to the east of Route U. S. 15	Built Environment		Planning and management	Opportunity Areas
3213	Quit building more houses, apartments, condos, which then call for more schools, shopping centers, and places to eat. You are ruining Loudoun County with too much development!	Built Environment		Planning and management	
3218	Stop allowing housing construction until the infrastructure is in place to support it. Issuing building permits for homes then making residents beg for resources to "fix" the roads and school overcrowding makes everyone absolutely miserable. Put the infrastructure in place first. Place marks are incorrect.	Built Environment		Planning and management	
3225	We need more commercial development to better match the pace of recent residential development (instead of yet more residential development).	Built Environment	Jobs and Businesses	Planning and management	Retail and service options
3249	Limit additional houses. Too many people for the public schools to keep up. Not enough open land for new schools.	Built Environment		Planning and management	
3262	Curtail the growth that so severely impacts our schools and our quality of life.	Built Environment		Planning and management	
3453	Limit the amount of building, both residential and commercial. We do not have the infrastructure to support all of this building.	Built Environment		Planning and management	
3460	There should be protected buffer around existing neighborhoods and parks so that developers cannot build new building/houses to close to existing neighborhood, parks and natural resources.	Built Environment		Planning and management	
3464	There is over development in Western Loudoun and the Transition area. Contributing to this is the county caving in to developer desires despite zoning and other restrictions/guidance. The county needs to hold the line on development by enforcing zoning restrictions, not granting exceptions and variants, and not changing zoning to permit more density. In the past it seems that a very liberal interpretation of "by right" has occurred which has permitted more development when a reasonable interpretation would not have allowed it.	Built Environment		Planning and management	Development Pressure

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3465	Developers have too much control over Loudoun communities. When a town council disapproves the plans for a proposed a community, the developers should not able to resubmit within two months with minimal changes.	Built Environment		Planning and management	Development Pressure
3494	Make certain that Loudoun's land use categories, and designated land use areas, ensure commercial land inventory is sufficient and responsive to the full complement of current and future market demands.	Built Environment		Planning and management	
3497	Land use and zoning regulations that allow for a robust and innovative agricultural and rural economy that keeps Loudoun's farms and rural businesses viable and productive.	Built Environment	Environmental and Agriculture Heritage	Planning and management	Rural Economy
3499	Encourages harmonious growth of Washington Dulles International Airport and the County by recognizing the current zoning in the Airport Impact (AI) Overlay District, contained in the Loudoun County Zoning Ordinance, which forecasts the ultimate build-out conditions of the Airport.	Built Environment		Planning and management	Placemaking
3500	I wish there were flexibility in zoning along Route 50. Making this area along Rt. 50 attractive to developers and land owners able to assemble property to round out designs to include satisfy the needs of the community in the immediate area. This could be living spaces, performance art hall, boutique hotel 75 room to 100- with conference center, shops, entertainment, family fun centers etc.. It would also be nice to tie in the subdivisions to the south of Tall Cedars Parkway with paths and pedestrian tunnels to allow for greater flexibility of the area that would satisfy more needs of the area. The tunnels would intertwine the community into the commercial area and add more services.Allow flexibility in generational ownership of land to minimize a zoning change option cost or application. This would encourage business growth and working with county limits on design. - if approved	Built Environment		Planning and management	
3511	Allow development of Western Loudoun. Most people living in Western Loudoun are living there because they cant afford to live in Eastern part. Those same people would love to have all the retail and restarantes the Eastern part has.It is not fair that due to select few we all have to suffer. I understand the history is important and we must preserve it, but there is a way to build communities, roads, retail etc. and still preserve the history.Again, there is a lot of people in the western part that are living there because they cant afford eastern part. I am one of those people the only reason I stayed in the county is because of better school which I found out even schools in the western loudoun are not as good as eastern its almost like west and east are 2 separate worlds.	Built Environment		Planning and management	
2801	Appropriate school zoning	Built Environment		Planning and management	
2824	Build schools at a parallel rate as the county develops housing. No one enjoys rezoning schools every few years.	Built Environment		Planning and management	
53	Preserve history i.e. slave cemetery	Built Environment		Preservation (Historic)	
150	Historic research of sites before development occurs	Built Environment		Preservation (Historic)	
326	Promote more of Loudoun's history	Built Environment		Preservation (Historic)	
464	Protecting historic sites!	Built Environment		Preservation (Historic)	
537	Better branding of existing historical areas (behind Lansdown); Civil War Bridge, etc.	Built Environment		Preservation (Historic)	
599	Potomac Heritage Trail should be pursued	Built Environment	Lifestyle	Preservation (Historic)	Parks & Recreational Amenities
725	Support historical preservation , shutting down roads in downtown Leesburg, and facilitate more outside art events	Built Environment		Preservation (Historic)	
633	Historic areas - respect existence - make sure architectural surveys have enough slope	Built Environment		Preservation (Historic)	
636	Preservation of Historic Districts and areas rural and western	Built Environment		Preservation (Historic)	Rural areas
641	Preservation in Eastern Loudoun (create grandfather village) in old Sterling Guiford RR are bike path)	Built Environment		Preservation (Historic)	
682	Preserve our historic and cultural resources	Built Environment		Preservation (Historic)	

No.	PROMPT 1 (What do we need to make Loudoun County an even better community in the future?)	Primary Theme	Secondary Theme	Sub Theme (Primary)	Sub Theme (Secondary)
701	Preserve historic/older school (i.e. Lincoln, Waterfall, Hillsboro)	Built Environment		Preservation (Historic)	
748	Preserve important things that draw people here	Built Environment	Jobs and Businesses	Preservation (Historic)	Tourism
760	County should facilitate the permitting to preserve and reuse historic buildings. Waivers for historic buildings	Built Environment		Preservation (Historic)	
821	Historic Preservation	Built Environment		Preservation (Historic)	
823	Honor the history we have, build on it, and preserve it - preserve historic resources	Built Environment		Preservation (Historic)	
857	Historical preservation; regional - settlements; not just civil war	Built Environment		Preservation (Historic)	
931	Respect historical sites because they are great and make money; promote them	Built Environment		Preservation (Historic)	
979	Historical areas; place more importance on historical areas; protect landmark battlefields; horse trailers and wine drinkers don't mix	Built Environment		Preservation (Historic)	
1068	Preservation of historic sites; African American sites; assessment of historic sites	Built Environment		Preservation (Historic)	
1113	Historic district - affordable housing (young/old); walkable community; movie theater	Built Environment		Preservation (Historic)	
1125	Leesburg - a gem in the rough; historic lamps; 2nd floor buildings are commercial are vacant	Built Environment		Preservation (Historic)	
1172	Preserve historic landmarks (e.g.. Belmont slave cemetery)	Built Environment		Preservation (Historic)	
1211	Preserve historic sites.	Built Environment		Preservation (Historic)	
1289	Maintain the historical areas of Loudoun (towns, etc.)	Built Environment		Preservation (Historic)	
1312	Preserve/repurpose historic buildings (not just in the west)	Built Environment		Preservation (Historic)	
1390	Preserve Historical landmarks and highlight their existence in the county	Built Environment		Preservation (Historic)	
1425	Pay more attention to preserving Historic areas/ Arcola School, slave quarters	Built Environment		Preservation (Historic)	
1457	Preserve historic places, environment and natural features	Built Environment	Environmental and Agriculture Heritage	Preservation (Historic)	Conservation/Protection of Natural Land
1546	Expand historic roadway district	Built Environment		Preservation (Historic)	
1606	Better protect historic villages for posterity - improve traffic flow	Built Environment		Preservation (Historic)	
1658	Consider Loudoun Valley as historic district	Built Environment		Preservation (Historic)	
1696	Sustain vibrancy of west Loudoun towns; recognize each portion of county as a unique place	Built Environment		Preservation (Historic)	
1765	Establish Heritage department or division (with a budget) that focuses on County own history resources	Built Environment		Preservation (Historic)	
1781	Establish County policy to educate citizens and visitors through its resources, such as VDH Loudoun about treasures and history	Built Environment		Preservation (Historic)	
1785	Balance between protecting and preserving history and resources with what comes in future - and evolve with what will be required	Built Environment		Preservation (Historic)	
1791	Protect stone fences throughout western Loudoun, along historic roadways in western Loudoun County, e.g. Beaverdam Creek Historic Roadway	Built Environment		Preservation (Historic)	
1846	History and heritage in Loudoun County. How can we appreciate without more traffic. Avoid unintended consequences.	Built Environment	Transportation System	Preservation (Historic)	Congestion
1878	Exalt in history (Virginia and Loudoun) (County and Schools)	Built Environment		Preservation (Historic)	
1916	Embrace unique characteristics in each area of county-build on those (Technology, rural character)	Built Environment		Preservation (Historic)	
1917	Protect cultural areas-equestrian, historic, Hillsboro-add historic district classification for Hillsboro-1700 Quarter Horses preserved	Built Environment	Environmental and Agriculture Heritage	Preservation (Historic)	Rural economy
1918	Preserve ag history-bridge past to future, connect Easter economic centers to understanding of Western agricultural tradition-preserve views-focusing in small communities like Philomont, Hillsboro, Airmont, Lincoln	Built Environment		Preservation (Historic)	

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1928	County preserves historic and cultural resources, sites, materials, archeological sites. Their integrity and our history.	Built Environment		Preservation (Historic)	
1929	The rural road network of Western Loudoun County	Built Environment		Preservation (Historic)	
2052	Protect landscape and setting of rural village in order to preserve the historic character of the villages (E.g.. Expansion of roads change the character of villages such as Lincoln)	Built Environment		Preservation (Historic)	
2087	Preserve historic resources; capitalize on historic culture in W	Built Environment		Preservation (Historic)	
2099	Invest in ways to make town communities inviting	Built Environment		Preservation (Historic)	
2139	Embrace our historic buildings	Built Environment		Preservation (Historic)	
2152	We need public input on how best to preserve historical structures in Loudoun County, other than existing committees	Built Environment		Preservation (Historic)	
2177	Build to honor and respect history of County; historic "downtowns", historic tourism	Built Environment		Preservation (Historic)	
2221	Conserve history of Guilford and Broad Run	Built Environment		Preservation (Historic)	
2351	Lack of historic preservation in Eastern Loudoun. Old Vestals Camp Rd. (Old Guilford)	Built Environment		Preservation (Historic)	
2514	Remain not over contested-modern, maintain unique character	Built Environment		Preservation (Historic)	
2755	Close off downtown Leesburg as a pedestrian only area and widen the sidewalks. Widening the sidewalk minimally was a waste of money and it still is not easy or safe to walk on the other side of the street, especially with children. In the map I refer to closing the parts of King Street to traffic and not the cross streets but having good lights for pedestrians to cross there.	Built Environment	Transportation System	Preservation (Historic)	Active Transportation
2624	Revitalization of historic villages (with convenience retail/commercial)	Built Environment		Preservation (Historic)	
2635	Flexibility to develop historic villages when working w/ floodplain areas	Built Environment		Preservation (Historic)	
2956	Revitalize the historic towns	Built Environment		Preservation (Historic)	
3174	I think it is incredibly important to preserve and treasure important parts of our unique past while moving Loudoun forward. To this end I think we need to preserve and protect some of our oldest, smallest schools in the county.	Built Environment		Preservation (Historic)	
3256	Protect our historic sites. Maintain the archaeology requirements on building projects.	Built Environment		Preservation (Historic)	
3257	Preservation of historic sites, specifically African American Historic Sites.	Built Environment		Preservation (Historic)	
273	Preserve west - plan parks/recreation areas	Built Environment	Lifestyle	Preservation (Land)	Parks & Recreational Amenities
274	Maintain open space	Built Environment		Preservation (Land)	
276	Preserve open spaces that we have -huge areas in the county (Rogers Farm should be preserved)	Built Environment		Preservation (Land)	
936	Maintain character of rural area	Built Environment		Preservation (Land)	Planning and management
938	Better growth control; maintain open space	Built Environment		Preservation (Land)	Planning and management
1109	Keep rural area as is, but transition area likely gone	Built Environment		Preservation (Land)	
1121	Needs and desires for next generation - no sprawl development - diverse communities; affordable housing for younger generations	Built Environment	Housing	Preservation (Land)	Affordability
1141	Put brakes on development; both commercial and residential; to protect green space, residential, golf, data centers	Built Environment		Preservation (Land)	Open Spaces
1584	Land preservation is essential; can we live underground cities?	Built Environment		Preservation (Land)	
1588	Think of western Loudoun as green space between Washington and west	Built Environment		Preservation (Land)	Open Spaces
1707	Recognize urban/suburban/rural cutouts and how to preserve; preserve environmental and economic diversity	Built Environment		Preservation (Land)	
1904	In cluster developments, green space must be dedicated to conservation easement	Built Environment	Environmental and Agriculture Heritage	Preservation (Land)	Sustainable Practices
1932	To preserve and keep the varied land-use patterns (agricultural, etc.) in place to preserve the scenic quality of county	Built Environment		Preservation (Land)	

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2710	Curb the amount of land utilized for home construction and leave more wooded areas intact.	Built Environment		Preservation (Land)	
2720	Creating a green natural buffer space between the suburban and the rural Loudoun.	Built Environment		Preservation (Land)	Open Spaces
2725	Please keep the development (restaurants, shopping, business - all of which is good) in the Eastern part of Loudoun County, and keep Western Loudoun Wild and Weird.	Built Environment		Preservation (Land)	
2726	Keep Western Loudoun rural and manage growth in Eastern Loudoun.	Built Environment		Preservation (Land)	
2924	While protecting viewsheds, areas for outdoor recreation, and land for needed infrastructure, designate well-chosen areas to be those within which higher density residential will be allowed.	Built Environment		Preservation (Land)	
2993	Restrict building on karst between the potomac and route 15	Built Environment	Environmental and Agriculture Heritage	Preservation (Land)	Sustainable Practices
2994	please stop building new neighborhoods or industry on 15 north of leesburg. Between the sinkholes ,karst , limestone caverns, water contamination, and the traffic on route 15,we are becoming stuck in a septic quagmire.	Built Environment	Environmental and Agriculture Heritage	Preservation (Land)	Sustainable Practices
3069	Make sure that we grow our Transition Area differently from every other suburb in America. Maximize open space and view-sheds, preserve woods and cluster housing. Protect historic and iconic cultural assets.Do not allow out of the area companies simply to come in, build thousands of houses however and leave with their profits in hand and the locals here on the hook for millions in taxes evermore.	Built Environment		Preservation (Land)	
3139	KEEP LOUDOUN BEAUTIFUL! Continue to restrict growth to towns and villages.	Built Environment		Preservation (Land)	
3149	Maintain and protect the transition area between suburban (managed higher density) and rural (agricultural, low density) areas.	Built Environment		Preservation (Land)	
3158	Keep Green Space! Limit building West of Leesburg (both commercial AND residential) to one per 5 acre lot.	Built Environment	Environmental and Agriculture Heritage	Preservation (Land)	Open Spaces
110	Adaptive reuse of older buildings	Built Environment		Redevelopment	
23	Redevelopment Pan/ How will we redevelop the older communities	Built Environment		Redevelopment / Revitalization	
123	Sterling Blvd. redevelopments - focus on existing	Built Environment		Redevelopment / Revitalization	
129	Retrofit aging suburban communities to adapt to residents changing needs (car free)	Built Environment	Transportation System	Redevelopment / Revitalization	Active Transportation
209	Revitalizing old communities; Sterling Park	Built Environment		Redevelopment / Revitalization	
213	Revitalize old neighborhood - identify and find funding support to accomplish	Built Environment		Redevelopment / Revitalization	
237	Plan for redevelopment of areas/uses; the next phase of development in the county; shrinking Loudoun in future; redevelopment of data center	Built Environment		Redevelopment / Revitalization	
278	Promote innovative vision principles (such as Willowsford) as well as redevelopment opportunities (expand housing types)	Built Environment	Housing	Redevelopment / Revitalization	Diversity
290	Sterling needs to be redeveloped and more services	Built Environment		Redevelopment / Revitalization	
406	Encourage redevelopment of Sterling Park to match the rest of the County (mixed use communities, like One Loudoun)	Built Environment		Redevelopment / Revitalization	
408	Other areas in County need to be refurbished	Built Environment		Redevelopment / Revitalization	
467	Revitalization of older development/housing	Built Environment		Redevelopment / Revitalization	
483	Revitalization of older shopping centers; particularly in eastern Loudoun	Built Environment		Redevelopment / Revitalization	
484	Redevelopment of Sterling area	Built Environment		Redevelopment / Revitalization	Opportunity areas
535	New development good but need to consider re-development	Built Environment		Redevelopment / Revitalization	
571	Revitalization of Sterling Park Mall; older mall needs to be more attractive	Built Environment		Redevelopment / Revitalization	
649	Make easier to reuse old building. Things are not always designated as historical doesn't mean it is not important to community	Built Environment		Redevelopment / Revitalization	
691	Focus on the redeveloping outdated development and eliminate blight	Built Environment		Redevelopment / Revitalization	

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789	Revitalize Sterling - incentives	Built Environment		Redevelopment / Revitalization	
792	Pursue adaptive reuse of buildings	Built Environment		Redevelopment / Revitalization	
1186	Lets utilize existing built office space before adding more i.e. AOL complex, Dulles Town Center	Built Environment		Redevelopment / Revitalization	
1378	Redevelopment potential within the county, Sterling has excellent potential.	Built Environment		Redevelopment / Revitalization	
2145	Removal of 63 to 72 zoning ordinance. More RI and CI opening up redevelopment of Old Sterling Place. Redevelopment and revitalization. Redevelop Guilford District	Built Environment		Redevelopment / Revitalization	
2226	Incentivize redevelopment of shopping centers especially Sterling Park Mall	Built Environment		Redevelopment / Revitalization	
2269	revitalization of older neighborhoods	Built Environment		Redevelopment / Revitalization	
2291	Revitalize shopping in Sterling Park (town centers)	Built Environment		Redevelopment / Revitalization	
2294	encourage affordable community revitalization	Built Environment	Housing	Redevelopment / Revitalization	Affordability
2408	Support/revitalize "aging" shopping centers by updating them (incentivize refurbishing of older properties)	Built Environment		Redevelopment / Revitalization	
2416	Clear guidance on revitalization of neighborhoods	Built Environment		Redevelopment / Revitalization	
2493	Revitalizing older communities and shopping in E. County	Built Environment		Redevelopment / Revitalization	
2495	Convert unused businesses to green space	Built Environment		Redevelopment / Revitalization	
2588	Communities built 20 years ago will continue to see investment and not deteriorate	Built Environment		Redevelopment / Revitalization	
2642	Incentives for home revitalization in Sterling Park (streamlined, taxes)	Built Environment		Redevelopment / Revitalization	
2702	renovate and revitalize the shopping centers in Sterling Park	Built Environment		Redevelopment / Revitalization	
3219	Redevelop the older communities in Sterling and Ashburn	Built Environment		Redevelopment / Revitalization	
212	County buy rural subdivisions and bulldoze them	Built Environment		Regulation	
32	Transfer of development rights/prioritizing land use/offsetting development	Built Environment		Regulations / Incentives	
85	Consider/Analyze by-right for suitability with neighbors and uses	Built Environment		Regulations / Incentives	
117	Zoning inconsistencies - it's a patchwork of uses. Consistent decisions. Put transition towards 15.	Built Environment		Regulations / Incentives	
136	Keep transition area status quo - no changes	Built Environment		Regulations / Incentives	
214	Maintain setbacks commercial to residential and from roads	Built Environment		Regulations / Incentives	
239	Don't sacrifice parking for residential development - address impact of cultures on land use built environment, e.g. Indian - expanded families	Built Environment		Regulations / Incentives	
243	Reaffirm western Loudoun stays rural and growth should occur around existing towns.	Built Environment		Regulations / Incentives	
254	One person says make transition area dense like suburban area from Brambleton to Goose Creek. Only do so if biking paths to metro are planned to alleviate traffic.	Built Environment		Regulations / Incentives	
255	Transition should remain as is because of impacts to roads, to schools.	Built Environment		Regulations / Incentives	
298	Incentives to keep bigger space open and allow for smaller lots to have lines; agricultural economy parcel; smaller footprint for homes; larger footprint for agriculture; keep open space, vibrant agricultural economy	Built Environment	Environmental and Agriculture Heritage	Regulations / Incentives	Conservation/Protection of Natural Land
336	No more cluster zoning AD-1/AR; no more rural villages in areas to limit density	Built Environment		Regulations / Incentives	
370	Transition area needs to "transition", not be no development	Built Environment		Regulations / Incentives	
414	Manage sprawl; setbacks were not consistent on Rt 7; lost opportunity for tax revenue for high density housing	Built Environment		Regulations / Incentives	
463	Plan transition Policy Area	Built Environment		Regulations / Incentives	
507	Concern for ever-building in transition area and western Loudoun	Built Environment		Regulations / Incentives	

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526	Review zoning in the older communities to make progress in development of revitalizing areas	Built Environment		Regulations / Incentives	
587	Concern about transition area; not serving purpose near Brambleton	Built Environment		Regulations / Incentives	
588	Increasing suburban encroachment into transition area; change transition area	Built Environment		Regulations / Incentives	
589	Transition zoning doesn't make sense in many areas	Built Environment		Regulations / Incentives	
610	Squeezed into eastern Loudoun; stop building industrial in eastern Loudoun	Built Environment		Regulations / Incentives	
631	Evergreen Mill/Red Hill - rural policy area - make TR-3 or TR-1 or TR-2 - suburban policy;	Built Environment		Regulations / Incentives	
651	Implement equal performance standards for all zoning rural economy types. (Breweries, wineries - all business types.)	Built Environment		Regulations / Incentives	
655	Stop building on Hillside too much erosion. Mountain side overlay is overbuilt. Strengthen regulation	Built Environment		Regulations / Incentives	
663	Prevent the addition of new uses in the west that are incompatible to the area	Built Environment		Regulations / Incentives	
673	Limit by right uses which have negative impacts on surrounding development	Built Environment		Regulations / Incentives	
677	Put the brakes on ZOAG; too many conflict of interests	Built Environment		Regulations / Incentives	
695	Keep current residential density in Western Loudoun as is	Built Environment		Regulations / Incentives	
755	Keep "transition area" the way it is. No commercial rezoning to residential	Built Environment		Regulations / Incentives	
761	Keep "transition area" as is. Do not urbanize	Built Environment		Regulations / Incentives	
770	Crossroad/cluster in rural - acreage requirements were too high	Built Environment		Regulations / Incentives	
779	Should be planned/zoned 4/acre to be consistent with planning uses	Built Environment		Regulations / Incentives	
2235	Fence in front yard, is it allowed or not? Consistency of code enforcement. Campers?	Built Environment		Regulations / Incentives	
806	Revisit JLMA as how impact small town	Built Environment		Regulations / Incentives	
808	Redefine JLMA as prime farm production and market	Built Environment		Regulations / Incentives	
2303	Zoning compliance and overcrowding attention and enforcement. Enforce laws that are existing-parking in residential areas-no commercial vehicles.	Built Environment		Regulations / Incentives	
887	No change to development pattern in rural western Loudoun County (rural west, suburban area; preserve rural lifestyle and smart economic uses in the west)	Built Environment		Regulations / Incentives	
895	County should evaluate by-right density in western Loudoun County; down zone in order to protect the western character	Built Environment		Regulations / Incentives	
906	Control development (residential) and commercial	Built Environment		Regulations / Incentives	
908	Zoning and Planning to protect the transition areas; no additional density within the transition area	Built Environment		Regulations / Incentives	
910	Incentives to develop infill areas before using new "virgin" land	Built Environment		Regulations / Incentives	
961	Transition zone; it is a joke now; create standards around this; enforce standards	Built Environment		Regulations / Incentives	
986	Reduce growth - preserve west Loudoun County and keep transition policy area	Built Environment	Environmental and Agriculture Heritage	Regulations / Incentives	Sustainable Practices
998	Help support baconers of rural areas; transition policy areas; suburban policy	Built Environment		Regulations / Incentives	
700	Zoning ordinance to support the plan and not undercut the plan!	Built Environment		Regulations / Incentives	
1012	Keep transition zones - specifically Evergreen Mills Road	Built Environment		Regulations / Incentives	Opportunity areas
1013	Down zone so by night housing can end - infrastructure can't manage	Built Environment		Regulations / Incentives	
1031	Transfer of development rights program	Built Environment		Regulations / Incentives	
1053	A-1 zoning review and what is allowed; non-agricultural uses for smaller parcels (Breweries)	Built Environment		Regulations / Incentives	

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1054	Better look at impact of large developments on neighboring properties (steep slope run-off for example)	Built Environment		Regulations / Incentives	
1062	ZOAG being what it is	Built Environment		Regulations / Incentives	
1102	Transition area is to development he wants to leave	Built Environment		Regulations / Incentives	
1139	Eliminate part of trans policy area that do not conform	Built Environment		Regulations / Incentives	
1149	Maintain sign renovations	Built Environment		Regulations / Incentives	
1176	Developers expected to contribute to 17 (Willowford and Loudoun, examples)	Built Environment		Regulations / Incentives	
1711	Plan should limit the use of SPEX approvals	Built Environment		Regulations / Incentives	
1712	Restrict SPEX's before new plan is adopted	Built Environment		Regulations / Incentives	
1272	Be very specific in maintaining the rural and transition area	Built Environment		Regulations / Incentives	
1301	Maintain a transition area between suburban and rural	Built Environment		Regulations / Incentives	
1325	Address obstacles to development in zoning ordinance that limit community benefitting development	Built Environment		Regulations / Incentives	
1327	Eliminate transition policy area and make it fit in with existing on 50	Built Environment		Regulations / Incentives	
1332	No exceptions in transition and rural policy areas.	Built Environment		Regulations / Incentives	
1337	Controlling residential upzoning will help prevent overcrowding in schools	Built Environment		Regulations / Incentives	
1377	Strongly recommend that we maintain the transition area. Worried about encroachment of the Rural Policy Area. Wants open space in Transition Policy Area. Strongly objects to removing Transition Policy Area.	Built Environment		Regulations / Incentives	Open Spaces
1427	Limit development in transition area	Built Environment		Regulations / Incentives	
1450	Create TDR program to reallocate residential	Built Environment		Regulations / Incentives	
1525	Zoning to allow smaller homes (economically driven)	Built Environment		Regulations / Incentives	
1574	Need PDR's, TDR'; need to lower taxes on large farms	Built Environment	Environmental and Agriculture Heritage	Regulations / Incentives	Conservation/Protection of Agriculture Heritage
1578	Look Fauquier County as well as role model for rural area	Built Environment	Environmental and Agriculture Heritage	Regulations / Incentives	Conservation/Protection of Agriculture Heritage
1601	Need codified regulations to preserve western Loudon?	Built Environment		Regulations / Incentives	
1617	Zoning changes with Inns/B&B's/event centers to allow usage - event centers are adjacent to rural communities	Built Environment		Regulations / Incentives	Small Town Feel
1623	Revisit special exemption uses. BOD - clarify land uses, like phone poles and input - let zoning ordinances do regulating	Built Environment		Regulations / Incentives	
1637	Maintain transition policy	Built Environment		Regulations / Incentives	
1641	PDR program - bring back to preserve land and compete with easement program	Built Environment	Environmental and Agriculture Heritage	Regulations / Incentives	Conservation/Protection of Natural Land
1645	Montgomery County, Maryland - look at example; Reinstate TDR program	Built Environment		Regulations / Incentives	
1646	Keep TPA; reduce development; no big retail; keep as buffer to rural	Built Environment		Regulations / Incentives	
1655	County partner with VDOT to enforce residential cut-through program	Built Environment		Regulations / Incentives	
1664	Question about district lines; Cedar Crest should be in Dulles	Built Environment		Regulations / Incentives	
1673	Keep zoning as is in western Loudoun	Built Environment		Regulations / Incentives	
1682	Preserving existing zoning in the county; east with density/transition area remains; no creep; keep west the same	Built Environment		Regulations / Incentives	Density / intensity

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1683	Stop development in western Loudoun; keep development in the east	Built Environment		Regulations / Incentives	
1686	Transition area vital to stay like it this	Built Environment		Regulations / Incentives	
1688	Consider suburban density out of transition zone	Built Environment		Regulations / Incentives	
1690	Put transition zone on a map	Built Environment		Regulations / Incentives	
1747	Protect transition area - a buffer to the west	Built Environment		Regulations / Incentives	
1799	Take already-developed areas OUT of JLMA	Built Environment		Regulations / Incentives	
1800	Preserve current zoning in W. Loudoun	Built Environment		Regulations / Incentives	
1804	Maintain AR-zoning lot sizes in Western Loudoun	Built Environment		Regulations / Incentives	
1808	maintain a "transition area"	Built Environment		Regulations / Incentives	
1809	make agri-business able in transition area-don't have any by right uses there	Built Environment		Regulations / Incentives	
1847	By right laws need to be changed to support citizens rights around those properties	Built Environment		Regulations / Incentives	
1852	Property rights need to be maintained in Western Loudoun. Protect citizens property rights.	Built Environment		Regulations / Incentives	
1940	Maintain the 3 distinct areas of the county (suburban, transition, rural)	Built Environment		Regulations / Incentives	
1949	Maybe policies for development/construction projects to be different for east vs west	Built Environment		Regulations / Incentives	
1958	Protect and preserve the TPA	Built Environment		Regulations / Incentives	
1959	Be intentional about growth and change-by right not always best	Built Environment		Regulations / Incentives	
1989	Maintain house per acre ratio that is in Western Loudoun now	Built Environment		Regulations / Incentives	
1997	Reintroduce or expand purchase development rights, preserve the land in Western Loudoun	Built Environment		Regulations / Incentives	
2026	Enforcement of performance standards and conditions of approval	Built Environment		Regulations / Incentives	
2032	Retain AR1 and AR2 zones	Built Environment		Regulations / Incentives	
2033	Flexible zoning around main corridors (Rt. 7, 28, Greenway), Incr. tax revenue	Built Environment		Regulations / Incentives	
2049	Don't permit rezonings or special exception uses that increase the development intensity/density of rural Lo. Co.-don't change rural character of Western Lo. Co.	Built Environment	Environmental and Agriculture Heritage	Regulations / Incentives	Conservation/Protection of Agriculture Heritage
2051	Place a moratorium on new residential development (Ex. Village of Round Hill)	Built Environment		Regulations / Incentives	
2062	Preserve medium density in the Transition Policy Area west of Evergreen Mills Road	Built Environment		Regulations / Incentives	
2074	Minority positions from ZOAG need to be included with ZOAG recommendations	Built Environment		Regulations / Incentives	
2076	Keep w. Loudoun rural but clarify definitions for zoning so developers must follow	Built Environment		Regulations / Incentives	
2077	More constrained zoning definitions and more transparent process for development	Built Environment		Regulations / Incentives	
2086	Regulate Transfer of Development Rights West to East; reinstitute TDRs	Built Environment		Regulations / Incentives	
2156	Address ZOAG in this comprehensive planning process. To come up with a process is more public and transparent.	Built Environment		Regulations / Incentives	
2182	zoning to confine and isolate commercial growth	Built Environment		Regulations / Incentives	
2190	Freeze growth at current levels	Built Environment		Regulations / Incentives	
2245	Respect zoning assignments for existing communities. Example of Vantage Point rezoning	Built Environment		Regulations / Incentives	
2253	Include non-developer representation on ZOAG and working groups.	Built Environment		Regulations / Incentives	
2257	No upzoning in the Transition Area or Rural Policy Area.	Built Environment		Regulations / Incentives	

No.	PROMPT 1 (What do we need to make Loudoun County an even better community in the future?)	Primary Theme	Secondary Theme	Sub Theme (Primary)	Sub Theme (Secondary)
2283	protect transition area from development	Built Environment		Regulations / Incentives	
2287	No forced sales for developers	Built Environment		Regulations / Incentives	
2374	Not overregulating	Built Environment		Regulations / Incentives	
2382	"Purchase of development rights" concept for W Loudoun	Built Environment		Regulations / Incentives	
2384	Enforcing zoning variances-reviewing more strictly	Built Environment		Regulations / Incentives	
2411	Ensure minimum lot sizes and minimum green spaces in W Loudoun development	Built Environment		Regulations / Incentives	
2428	Need to maintain some sort of transition or buffer between suburban and rural	Built Environment		Regulations / Incentives	
2429	Need to address Leesburg JMLA what does it need to be	Built Environment		Regulations / Incentives	Small Town Feel
2434	Concern about by-right development in "Transition Area"	Built Environment		Regulations / Incentives	
2516	Smart zoning, smart development, make more compatible with surrounding existing areas ex. Evergreen Mills Road A1, or townhouses in Luckets	Built Environment		Regulations / Incentives	
2518	Maintain transition area. Maintain rural area, limit growth entire county, northern crossing to Broad Run	Built Environment		Regulations / Incentives	
2544	Zoning to be proactive rather than reactive	Built Environment		Regulations / Incentives	Planning and management
2567	Too much encroachment of development in transition/JLMA on south side of Leesburg. Rezone that area to increase density because low density is no longer compatible with sports complex, schools etc.	Built Environment		Regulations / Incentives	
2576	Stop encroachment. Harris Teeter at Kirkpatrick good example of encroachment.	Built Environment		Regulations / Incentives	
2593	Increased zoning enforcement to control renting of rooms	Built Environment		Regulations / Incentives	
2618	Rezone area just west of Red Hill/Evergreen Mills Rd to suburban densities	Built Environment		Regulations / Incentives	
2620	Two options for Transition Policy Area: 1) Reigned in and concise defined 2) Clear break between suburban and rural (no exceptions growth boundary)	Built Environment		Regulations / Incentives	
2647	Modify and ease the mountainside overlay district (especially for homeowners)	Built Environment		Regulations / Incentives	
2751	Allow property owners to use their property as they see fit. This means stop putting unnecessary restrictions on the property based on the wants of neighbors and especially of citizens on the other side of the county. They call it "private"property for a reason.	Built Environment		Regulations / Incentives	
2754	No more storage units! They do not add value to the community.	Built Environment		Regulations / Incentives	
2764	Reevaluate the transition area to ensure that the concept still exists within the county. There may need to be better definition of where the transition area is and what is allowed in it. It would be a shame for the county to become a wall of townhomes from 28 to 15.	Built Environment		Regulations / Incentives	
2772	Preserve the transition area.	Built Environment		Regulations / Incentives	
2834	The Transition Area is a brilliant idea so please do not degrade or compromise its purpose. Plus the people who moved there do not want it dismantled to create more suburbia. For example, the approval of the Harris Teeter development was totally out of proportion for the Transition Area and a horrible precedent.	Built Environment		Regulations / Incentives	
2845	The development density in the Transition Area should not be increased. It would increase taxes for schools and infrastructure, increase traffic for those of us living in the west, degrade our streams adding to polluted run-off which affects our ability to cleanup the Chesapeake Bay, homogenizes our quality of life with sameness, and is really not fair to the people who moved to the Transition Area expecting a certain zoning.	Built Environment		Regulations / Incentives	
2846	Keep the Transition Zone intact! Watering down current zoning in this area would deplete and eventually make useless the objective of providing a buffer from the overdeveloped east to the historic and rural west.	Built Environment		Regulations / Incentives	

No.	PROMPT 1 (What do we need to make Loudoun County an even better community in the future?)	Primary Theme	Secondary Theme	Sub Theme (Primary)	Sub Theme (Secondary)
2858	The "transition area" was meant to be a buffer between the over-developed Eastern Loudoun and rural Western Loudoun. That is a complete joke and the Board of Supervisors should be ashamed of themselves! By building in that area already, you have sent the wrong message and opened the door to developers. I moved from Eastern Loudoun out west because I was sick and tired of over-development and the burdens it brings to the county and taxpayers. I implore you to keep Western Loudoun the way it is....rural.	Built Environment		Regulations / Incentives	
2866	Protect the three distinct policy areas suburban east, transitional middle and rural west.	Built Environment		Regulations / Incentives	
2896	More effective transition planning area enforcement.	Built Environment		Regulations / Incentives	
2904	Please preserve the Transition area and Rural area.	Built Environment		Regulations / Incentives	
2943	Maintain and strengthen the Transition Area to keep developers from sprawling into the Transition and Rural areas.	Built Environment		Regulations / Incentives	
2948	Eliminate by-right development. These developments are being built without any analysis to effect on roads, schools, and other necessary infrastructure, and resulting in rapid increase of traffic, population, and other unforeseen challenges on communities already stretched to the limit (Aldie, Leesburg areas). New developments should be vetted by a review board that considers these issues, allowing for reasonable, managed growth.	Built Environment		Regulations / Incentives	
2949	Loudoun should maintain the natural borders between suburban and rural communities. Prevent the expansion of the suburban development into western Loudoun.	Built Environment		Regulations / Incentives	
2950	We need to protect western Loudoun from development and preserve the transition area from overdevelopment	Built Environment		Regulations / Incentives	
2975	The transition area should remain as-is and not be changed to allow any additional housing or commercial ventures.	Built Environment		Regulations / Incentives	
2981	Maintain zoning and land use policies that promote the agricultural economy of western Loudoun. The special part of Loudoun is that we have the suburban East and the rural West. Agricultural enterprises need a critical mass of land on which to operate and once our land base drops below a certain threshold, the rest of the industry will suffer. Our farmers and rural business owners supply our eastern Farm Markets and restaurants, while also bringing tourists to the west to visit vineyards and wineries, to bike, and to enjoy pick your own operations. We have a real special balance and place here in Loudoun, please do not do anything to lose the agricultural and historic nature of western Loudoun.	Built Environment	Built Environment	Regulations / Incentives	Rural areas
3025	Remove developed communities from the Joint Land Management Area around the towns, specifically the Town of Purcellville.	Built Environment		Regulations / Incentives	
3038	Keep low density in the transition zones. I have concerns about the density. Currently	Built Environment		Regulations / Incentives	
3080	Create a regulation where each new construction home in rural Loudoun must be on a 5 acre or greater plot. This will spur further traffic issues associated with medium to high density housing projects that continue to pop up.	Built Environment		Regulations / Incentives	
3096	Restore my property rights. When I bought my 10.1 acre property, zoning was 2 homes per 10 acres. Shortly thereafter, County took that away and rezoned me to 20 acres per dwelling.	Built Environment		Regulations / Incentives	
3141	Definately keep a transition area from suburban to rural weatern Loudoun county. Keep larger lots/housing more open spaces. Please keep western Loudoun the rural beauty it is!! Be smart and do NOT make it look like Fairfax.....concrete.	Built Environment	Built Environment	Regulations / Incentives	Rural areas

No.	PROMPT 1 (What do we need to make Loudoun County an even better community in the future?)	Primary Theme	Secondary Theme	Sub Theme (Primary)	Sub Theme (Secondary)
3176	Keep western Loudoun rural! It is vital that the towns be given a fair say in their development, agricultural and viticultural landowners be protected and traffic mitigated by strong public transportation and walkable/bikeable paths and development -- not more "by right" housing developments and road expansions that merely attract more traffic without solving the problem. A future Loudoun should continue to draw strong eco-tourism and green businesses attracted by the character of the countryside, with support rather than hindrance from the county and developers. (This benefits the whole county, as the air and water quality on which all residents depend is controlled by the quality of the buffer in the undeveloped areas.)	Built Environment	Built Environment	Regulations / Incentives	Rural areas
3187	Continue to protect and preserve Western Loudoun, it is a gem.	Built Environment	Built Environment	Regulations / Incentives	Rural areas
3191	Better regulate the residential construction. Current construction projects are uninspired, mediocre quality, and seem built with only a budget/profit margin in mind. More diverse architecture and smaller houses with more space between them would greatly improve the quality of life in many neighborhoods.	Built Environment		Regulations / Incentives	High quality design / Architecture
3201	Maintain the rural character of Western Loudoun.	Built Environment	Built Environment	Regulations / Incentives	Rural areas
3226	Stop building more houses!	Built Environment		Regulations / Incentives	
3235	Hold the line on, or reduce residential development in the transition and rural areas. Eliminate the rural village, hamlet and other zoning devices that allow wells and septic to be placed on "open space" lots.	Built Environment	Built Environment	Regulations / Incentives	Rural areas
3239	Leave the transition zone where it is and the west free of development.	Built Environment		Regulations / Incentives	
3255	Protect the rural western part of the county. Limit housing levels and keep business uses there compatible with its rural character.	Built Environment	Built Environment	Regulations / Incentives	Rural areas
3473	Zoning that keeps the densest housing in the east; the Transition Area in its current density status; and western Loudoun rural. Do not turn Loudoun County into Fairfax County where there is no choice in the type of housing or distinction in the landscape. I should note that I live in suburbia and see the benefit of open space and less housing density in the Transition Area and western Loudoun.	Built Environment		Regulations / Incentives	
3517	Adopt a Transfer of Development Rights ordinance provisions to allow residential growth to be steered toward areas with adequate infrastructure with market balancing incentive conditions.	Built Environment		Regulations / Incentives	
3522	Development Zones, Transfer of Development Rights. Highly and well-developed East, rural West, Transition Area. Transfer of development rights (TDR) is a useful tool that allows landowners to earn the development value of their land without willy-nilly development patterns that so obviously ruin our valuable rural landscape. These only work (Chatahoochie Hills in Georgia is one example) as part of a comprehensive design for where and how that development occurs.	Built Environment		Regulations / Incentives	
3523	Integrity of Transition Zone. The intention of the Transition Policy Area is to encourage innovative development patterns that balance rural and suburban qualities. Most projects have failed at this. The goal should be a multi-functional landscape, where there is room for successful human community, agriculture or other land-based rural business, and ecosystem services like wetlands, riparian areas, meadow, legitimate forest and woodland. These open spaces should be functional, of ecological, agricultural (prime soils are CRUCIAL to viable farming) or heritage significance, and of critical mass and adjacency. Willowsford is one successful example. It shows us that it is possible to balance these different functions - and that agricultural and nature/ecosystem can enhance the value as well as quality of life of the human community. The experiment of the Transition Zone is important. Rather than abandoning the TPA we should look to strengthen it - how do we incentivize the innovation it was conceived for? We will be pressured in the future to open development further, we know that, and this is our opportunity to find real, innovative practices we can apply when that time comes.	Built Environment		Regulations / Incentives	

No.	PROMPT 1 (What do we need to make Loudoun County an even better community in the future?)	Primary Theme	Secondary Theme	Sub Theme (Primary)	Sub Theme (Secondary)
3526	Limit growth and keep development in existing areas.	Built Environment		Regulations / Incentives	
5	Signature examples of projects rural and suburban - 1. rural beaverdam roadway 2. rural	Built Environment		Rural areas	
1880	As little change in Western Loudoun as possible	Built Environment		Rural areas	
2915	Require language be added to real estate documents that tells people buying in the Rural Area NOT to expect paved roads, sidewalks, street lighting and other suburban amenities.	Built Environment		Rural areas	
2926	Stop expansion of Route 50 beyond Aldie. Preserve the idyllic countryside on the way to Middleburg, and protect Civil War sites near Middleburg and Unison/Upperville.	Built Environment		Rural areas	
3035	Retain the rural character and open space of the western end of the county.	Built Environment		Rural areas	
3049	Make keeping open spaces a priority, do not ruin western Loudoun County with poorly thought out housing developments.	Built Environment		Rural areas	
3068	Keep the western portion of the County rural and not suburban. Otherwise Loudoun will become just another urbanized suburb and our rural economy and tourism will die and our taxes go up, way up!	Built Environment		Rural areas	
3156	I live in Western Loudoun (Round Hill) and have been very unhappy with the "build out" mentality of putting homes everywhere. We need to keep green space as is! Both humans and animals need it. Please limit future homes to minimum of FIVE ACRES EACH LOT. Thank you for listening!	Built Environment		Rural areas	
994	Keep small towns active with opportunities for shopping, dining, amenities; too many empty buildings in the areas; strip developments are being built instead of utilizing existing buildings; Leesburg zoning; economic development policies too restrictive	Built Environment		Small Town Feel	
1389	Maintain character of transition and rural areas, towns, villages	Built Environment		Small Town Feel	
1774	Promote integrity of villages and towns to protect hard edge of village - immediate green space without sprawl at edge	Built Environment		Small Town Feel	
1874	Enhancing/encouraging "smallness" (e.g.. Villages, schools). Density in villages.	Built Environment		Small Town Feel	Density / intensity
1887	Small towns surrounded by farms that supply their food	Built Environment		Small Town Feel	
1944	Towns have own development policies and county needs to coordinate development to preserve	Built Environment		Small Town Feel	Preservation (Historic)
1947	Towns need better job of doing development to support county's overall vision (Purcellville doesn't need another drugstore)	Built Environment		Small Town Feel	Planning and management
2056	Keep towns in western Loudoun from expanding in order to preserve the rural character of the county--do not permit annexation that permits development that changes the rural character.	Built Environment		Small Town Feel	Planning and management
2399	Change JMLA zoning to RPA zoning around Purcellville (because Purcellville doesn't want to expand)	Built Environment		Small Town Feel	Regulations / Incentives
2865	Stop development and keep the small home town feeling.	Built Environment		Small town feel	
2918	Keep rural areas rural and build around the existing towns.	Built Environment	Built Environment	Small town feel	Rural areas

PROMPT 2: How will we know when we've succeeded?

Listening & Learning Round Input: Envision LOUDOUN

No.	ID	PROMPT 2: How will we know when we've succeeded?	Primary Theme	Secondary Theme
265	online	<p>When significantly more Loudoun residents welcome the idea of landscaping practices that are based on promoting both an aesthetic value and an improvement/increase in ecosystem services, then we will know success.</p> <p>When HOAs alter their regulations, or when the county mandates that HOAs do that, to improve ecological health through increased ecosystem services, then we will know success.</p> <p>When county officials see, after planting a significant number of native plants, a marked increase in biomass (i.e., the amount of wildlife served) in HOA common areas, or in designated individual yards volunteered by residents, throughout the county, then that would be a measure of success.</p> <p>When HOAs and residents in HOAs reduce their use of landscaping chemicals (although known to disrupt the endocrine system, approved by the EPA), and we measure better water quality in local streams, then that would be a measure of success.</p> <p>When big box stores carry more chemical-free, locally sourced, ecologically productive plants, or when there are significantly more mom-and-pop local native plant sellers such as Watermark Woods, then we know we have succeeded.</p>	Built Environment	
516	online	There will be no overflowing dumpsters at Sterling Park shopping center and the stores and other buildings will be in good repair.	Built Environment	
595	online	<p>When i do not see ugly denuded developments</p> <p>can navigate route 7 at rush hour without needing 90 minutes to get somewhere</p> <p>Can see bees and butterflies thriving in the numerous native plants</p> <p>Can enjoy commute by mass ttransit from leesburg to tysons</p>	Built Environment	
189	online	Western Loudoun no more dense than today; walkable/ridable Eastern (bikes)	Built Environment	Transportation
243	online	When development is clustered around towns and infrastructure rather than along route 15 north.	Built Environment	
256	online	No high density (townhouses/condos) in the transition area.	Built Environment	
292	online	When higher density is approved	Built Environment	
1	LL_1_2_A	When there is controlled development	Built Environment	
80	online	When we see slowed growth	Built Environment	
255	online	When the amount of development west of Route 15 is kept to an absolute minimum.	Built Environment	
260	online	When development stops or slows down to the point that we don't have to build new schools each year. And taxes can lower. I'd rather see a new vineyard go into an old farm than some strip mall or housing development.	Built Environment	Lifestyle
261	online	When a proper balance of homes, services, and infrastructure is noticeable. People in Dulles South have to go to Fairfax, Ashburn, Leesburg, etc for many services, increasing congestion on roads. If services and adequate infrastructure is in place, the amount of congestion will go down, and improve the quality of life of us residents.	Built Environment	

No.	ID	PROMPT 2: How will we know when we've succeeded?	Primary Theme	Secondary Theme
264	online	When community leaders no longer fear development! Development brings schools, shopping, homes, offices to Loudoun. Every home built provides employment for Engineers, Surveyors, Carpenters, Roofers, Plumbers, Tile Experts, Landscaping Companies, Irrigation, Window Experts, Interior Designers, Furniture Sales...etc.	Built Environment	Jobs and Businesses
282	online	Stop issuing building permits for large developments. Quit taking farm land for development.	Built Environment	
287	online	A moratorium on building.	Built Environment	
291	online	The challenges are developers pressure to do away with the transition area. They want to build and build like Fairfax which will ruin Loudoun. Loudoun is special because of the rural charm it keeps. There are not enough schools or roads for more development. We need to build better ways to get across the county.	Built Environment	
296	online	When we see reduction of or elimination of plans for developments along the Route 50 corridor east of Gilberts Corner, and also Bradfock Rd.	Built Environment	
303	online	Greedy developers are standing in the way. They see a piece of land and want to build. The more they build the more traffic there is. Building the third lane west of Leeburg did not help the congestion coming off the greenway. It backs up as early as 3:30. There is no more room for roads in western Loudoun.	Built Environment	Transportation
311	online	There won't be as many areas under construction and the ones that are will actually be worked on a regular basis.	Built Environment	
323	online	We will have succeeded when we have significantly slowed residential growth, taxes are lower, and our schools are not overcrowded.	Built Environment	Jobs and Businesses
331	online	Stop or slow down to build new houses. Build more schools, and more public area. Get our quality life back.	Built Environment	
338	online	If the rampant growth stops, we'll know we've succeeded.	Built Environment	
379	online	Challenges that have already compromised planning- developers having too great an influence and overdevelopment which raises taxes, crowds roads and makes life more difficult. Keep western Loudoun rural and curb development.	Built Environment	
386	online	Urban expansion has to stop somewhere and that is at the start of the current transition area. Some of these less-populated areas have already been approved for more housing and this needs to stop. There should be a gradual decline in housing to transition from the built-up eastern side of the county to the agricultural west.	Built Environment	Environmental and Agricultural Heritage
402	online	New development in western Loudoun County will be curtailed and the Planning and Zoning Department and BOS will no longer allow and approve additional development.	Built Environment	
404	online	No new homes means we can maintain the integrity of Loudoun's land. It means no over crowded schools. It means a better way of life. Turnover of existing homes will strengthen communities. The population will be more fiscally diverse. Right now we have the really rich and the really poor. Your average American doesn't fit in.	Built Environment	
405	online	The rate of development will drastically slow down.	Built Environment	People
446	online	I like rural western Loudoun. You will succeed by not succumbing to developer interest	Built Environment	
457	online	We can only "succeed" when the Loudoun County Board of Supervisors learns to say "enough is enough" to developers. You cannot continue to give special exceptions to allow building/developing. The Board needs to listen to their constituents when we say "no, we don't want that here" instead of listening to developers. If the Board doesn't start to say "no" then it is only a matter of time before Eastern Loudoun starts to encroach into Western Loudoun.	Built Environment	
465	online	When you quit approving more housing. There is plenty of diverse housing in Loudoun, rentals, apartments etc.	Built Environment	

No.	ID	PROMPT 2: How will we know when we've succeeded?	Primary Theme	Secondary Theme
487	online	If the transition area is protected and not over-developed	Built Environment	
508	online	Stop overdevelopment and construction in the county and leave it as it is now, except by the future metro stations.	Built Environment	
520	online	It is imperative that any new development can be supported. With the limits put on proffers now by the state, our county will not be able to afford to keep allowing more developments. While building new roads and exchanges are in the plans, take Battlefield Parkway as an example. It already backs up and while the exchange will help, when the super Walmart and town center comes in the south end and Leegate comes in the other, will it be enough. If not, the town will be stuck with the bill.	Built Environment	
521	online	1. If we halt new housing, we will know we have succeeded when we can go two consecutive years without adding another school.	Built Environment	
588	online	Trailer parks, the separation of poor from rich, I'm not a Spanish speaker myself but since I moved here I've noticed a numerous amount of Hispanics left out and discriminated which should be fixed.	Built Environment	People
592	online	Any new subdivision's would proffer land around perimeter or over existing paths / trails prior to being granted subdivision approval. If the area is an "island" a place to park to include at least 4 trucks with trailers should be required and installed.	Built Environment	
612	online	Loudoun is growing too fast, outgrowing schools, roads, etc. Being on the list of fastest growing counties in the country is not a good thing. Falling on that list would be a good sign. Keep western Loudoun rural, we're succeeding as long as it stays rural.	Built Environment	
617	online	We will know we've succeeded when a drive through the area sees new development without significantly affecting the current views of woods and openness or parks with playing fields (like the new one taking shape at Croson Lane and Belmont Ridge Roads).	Built Environment	Environmental and Agricultural Heritage
105	online	Protected historic areas and western Loudoun; Open spaces	Built Environment	
182	online	Historical villages will be intact	Built Environment	
470	online	More people living, working and experiencing the historic towns. Building spaces fully rented, vibrant downtowns, family friendly activities.	Built Environment	
616	online	Morven Park is a nonprofit historic estate that is open to the public 365 days a year; however, despite the fact that 200,000 visitors use the park every year, we are still not well known, especially to eastern Loudoun residents. By offering programs through improved facilities, like a multi-purpose events arena, we will know we've succeeded as more people rely on Morven Park for their recreational and cultural activities.	Built Environment	
39	LL_1_14_B	We have some good "bones"; build around them	Built Environment	
334	online	Based on my ideas we will reach a point where growth will plateau but values will continue to rise.	Built Environment	
13	LL_1_6_A	Vertical, dense development near metro stations and to appropriate areas	Built Environment	
91	online	Concentrate growth around Metro	Built Environment	
347	online	We will know we've succeeded when Loudoun is more urban and more diverse, and offers live-work-play-serve communities. Attracting more businesses (large and small), universities, service sector providers means attracting more business owners, more employees and more customers/clients and an impetus for more public transportation which opens Loudoun to more diverse residents. I see success as mirroring the type of growth that has occurred in Arlington County over the last 30-40 years.	Built Environment	
581	online	The new development projects will contain fewer single use districts.	Built Environment	
70	online	Land donated to county is used for its original intention and project gets built (follow thru)	Built Environment	
198	online	Tangible results will be seen	Built Environment	

No.	ID	PROMPT 2: How will we know when we've succeeded?	Primary Theme	Secondary Theme
205	online	Improvements will be in place	Built Environment	
236	online	When we are like Reston	Built Environment	
244	online	If developed this can be THE entrance from the south into Leesburg. What a magnificent opportunity to show others what our town is about.	Built Environment	Transportation
395	online	When funding or a developer has this scheduled to be fixed	Built Environment	
536	online	<p>Right now at the entrance into Ashburn from Route 28 the site is devastating. The site now looks like going into New York City from Jersey Turnpike. In my day this section was filled with huge oil filled drums - hundreds of thousands of gallons containers. No matter what time day steam came pouring off these contains boiling up into the atmosphere.</p> <p>From the top of this turnoff into Ashburn -- I now see the data centers - block and blocks of them along Waxpool and the old W&OD line steaming up into the atmosphere blocking the views of the magnificent Appalachians.</p> <p>What you have done -- you have succeeded pretty much in destroying a once lovely Virginia setting.</p>	Built Environment	Environmental and Agricultural Heritage
552	online	When these things are built and being used.	Built Environment	
579	online	Development approved by the Leesburg Town Council	Built Environment	
18	LL_1_6_F	Distinguishing features between communities/development - creating sense of place	Built Environment	
258	online	Just look around. If it looks like Fairfax, we've failed. If it looks like the Loudoun we know and love, we have succeeded.	Built Environment	
455	online	The County should not just look like a Washington suburb. It is unique with its beauty and historical significance.	Built Environment	
108	online	Transition area hasn't changed	Built Environment	
266	online	Towns not spread,ie Purcellville-stay within limits...do not extend limits for commercial purposes..better use what already exists.	Built Environment	
445	online	If the county determines a ratio of developed to undisturbed or non-commercial land and monitors this number over the next few years we should be able to determine success.	Built Environment	
456	online	I believe when it comes to western Loudoun we are very close to where we need to be. The temptation is to allow special exceptions to increase development on certain parcels. As I noted above, that becomes death by a thousand cuts. We need to follow our comprehensive plan for maintaining a vibrant rural economy in Loudoun that includes all segments of agriculture. Loudoun currently ranks #1 in acreage in grape production, #1 in number of wineries, #1 in berry production, and is still on the top third of Virginia counties in beef cattle as well as sheep and goat production. This doesn't even touch on our 180 million dollar equine industry and our #1 ranked horse population for the state. In short, we need to recognize that we are doing a good job, and address small regulatory and zoning issues when they arise, but don't lose site of the fact that it has been a success!	Built Environment	Environmental and Agricultural Heritage
513	online	The transition and rural areas will remain primarily in open space and agricultural businesses. Views, historic landscapes and environmental preservation will be the focus in these areas. Commuters from West Virginia will find alternates to Rt 9 and Rt 7.	Built Environment	Environmental and Agricultural Heritage
518	online	Planned housing and commercial development goals to control development within agreed upon levels.	Built Environment	
582	online	When developers start building what people want where they want it.	Built Environment	

No.	ID	PROMPT 2: How will we know when we've succeeded?	Primary Theme	Secondary Theme
605	online	I envision a future for the county that keeps the tech, commercial and industrial businesses concentrated in eastern Loudoun and at the same time preserves the rural economy and lifestyle of western Loudoun. Maintaining the transition zone is extremely important to accomplish this. This gives people a balance and choice. People residing in eastern Loudoun would have access to the natural world, farms and benefits of the rural experience in western Loudoun, and people in western Loudoun would have access to shopping, businesses and jobs in eastern Loudoun.	Built Environment	
611	online	County planners will develop a long term plan that identifies what features and attributes of Western Loudoun will be supported and what will not be allowed in terms of development. This plan will be vetted by the public before its adoption so residents' input will be heard and incorporated. The plan will describe how the county will improve the network of overburdened roads (especially Routes 15 and 9), how the county will create/improve a network of trails for hikers, bicycles, and horses, how open space owned by private property owners and residents will be protected and the burden for maintaining open spaces by property owners will be reduced, how real (adequate and less expensive) internet service will be provided.	Built Environment	
251	online	When development is balanced with preserving natural spaces and you have more "green ways" than "concrete ways". People live in and visit Loudoun because of the countryside. We can't lose sight of that and destroy what makes us unique and a destination. Otherwise "a day in the country" is going to be Clarke County and Loudoun will simply be a pass through.	Built Environment	Environmental and Agricultural Heritage
302	online	We need more green tree save areas and less buildings,residential or commercial in Loudoun county. More parks less concrete please.	Built Environment	Environmental and Agricultural Heritage
372	online	by keeping open spaces and stopping the building of townhouse and apartment / condominium complexes	Built Environment	Environmental and Agricultural Heritage
495	online	If Western Loudoun remains rural and farms, vineyards, b and bs remain and are not put out of business because the area is suburbanized. One trail riding operation already closed because people don't want to ride by a development.	Built Environment	Environmental and Agricultural Heritage
20	LL_1_6_H	Signature redevelopment project - be the example of the county"Dranesville and Rt. 7" shopping center	Built Environment	
21	LL_1_6_I	Excitement regarding redevelopment as apposed to new builds	Built Environment	
173	online	Give priority to existing areas and not just new areas	Built Environment	
247	online	Redevelopment of Sterling Park will lead the county impact by revitalizing a region of the County that has been overlooked by the rapid growth of the western half of the county. A revitalized Sterling would be a showcase for Loudoun County's import of life long residents, quality of family life and community lifestyle.	Built Environment	
381	online	No mega town centers. Deeply refurbished old towns which will maintain their quaint and attractive qualities. They will drive tourism.	Built Environment	
505	online	Sterling and Old Ashburn areas are being redeveloped.	Built Environment	
113	online	Less beholden to developers	Built Environment	
299	online	When there are clear regulations protecting Western Loudoun.	Built Environment	
366	online	1. zoning flexibility has to be adopted. 2. include property owners in a Q and A introduction by the Board of Supervisor or staff 3. assemblage of parcels. 4. designs that are unique and yet minimal to having an impact (even though on the north side there is already town-homes and businesses being built so I don't know why a south side would have more limits than the north side of 50)	Built Environment	
385	online	In order to success we must limit zoning of townhome farms.	Built Environment	

No.	ID	PROMPT 2: How will we know when we've succeeded?	Primary Theme	Secondary Theme
420	online	It is my understanding that the land use options are available for builders to create more housing, however it seems to be up to the builders on WHAT to build, and while there is a benefit of staying away from too much apartment building, I think there can be a tax benefit or some incentive to builders to create more condos and apartment complexes in nice neighborhoods so that there is an opportunity so have those "lower" income homes spread out throughout the county, and dotted in various safe neighborhoods.	Built Environment	
490	online	Provided that LC implement and enable and Fund: 1) Purchase of Development Rights; 2) Transferable Development Rights 3) create a new Real estate tax on the land that is no longer develop-able 4) Impact fees	Built Environment	
500	online	proffers, incentives for easements, TDRs	Built Environment	Jobs and Businesses
602	online	A review of zoning, licensing, and other business regulations to ensure they are welcoming and supportive of independent companies. Bond package, incentives to fund construction of arts center. Location of parcel ro accommodate 1500-2000 seat venue, with world class stage and rehearsal facilities. Review of business regulations and sound ordinances to support post theater activities. Transportation package that leverages new metro stations for access from outside Loudoun. Maybe free shuttle from stations to venue.	Built Environment	
129	online	Have Western Loudoun look exactly the same/no change. (W. of Rt. 50)	Built Environment	
225	online	E Loudoun will have character of W Loudoun	Built Environment	
277	online	If housing developments and commercial structures that are not within the character of historic Aldine and Middleburg are immediately restricted west of purcellville and north of Rt 15.	Built Environment	
340	online	When you require one to three acre lots for building in order to stop turning all of Loudoun county into overcrowded cities.	Built Environment	
492	online	Western Loudoun will remain mainly rural and have small town feel in each small town. It will be an attraction for active individuals who like to cycle, hike, run, etc. I think we'll know we have succeeded in this when both local residents and tourists are in harmony and have a symbiotic relationship.	Built Environment	

PROMPT 3: What are the challenges or obstacles to realizing our vision or maximizing our opportunities?

Listening & Learning Round Input: Envision LOUDOUN

No.	ID	PROMPT 3: What are the challenges or obstacles to realizing our vision or maximizing our opportunities?	Primary Theme	Secondary Theme
281	Online	County will have to work with HOAs, VDOT and LCPS to coordinate landscaping ordinances to adopt the change. Funding can be challenging. Moving funds from mowing to planting and caring for new ordinance, as well as seeking for grants can reduce the cost.	Built Environment	
405	Online	Changing over from long-held landscaping standards. Creating a proactive and positive message for informing and educating the public on practical benefits and practices, rather than discouraging or polarizing campaigns. Budget and staff time for training county landscaping staff and researching and implementing greener practices with contractors. Budget and staff time for public outreach and education materials and sessions.	Built Environment	Environmental and Agricultural Heritage
37	LL_2_9_E	As the data centers become obsolete, what is the next step? Redevelopment?	Built Environment	Jobs and Businesses
452	Online	Funding and lack of concern by Western Loudoun officials and residents about the ugly data centers that we drive by everyday.	Built Environment	
46		Low vs high density chasing tax revenue	Built Environment	Misc.
113		Continued push to increase housing density in Western Loudoun	Built Environment	
168	Online	Public aversion to growth or density.	Built Environment	
212	Online	Making it easy for developers to request and obtain density waivers after initial agreements have been approved by the BOS.	Built Environment	
309	Online	Zoning and access to residents (not only in Loudoun, but in the surrounding area). Perhaps it's Innovation Center or another massive mixed-use project, but this place must be zoned for high-density development.	Built Environment	
356	Online	up-zoning the density requirements for the transition zone all along Sycolin Road, and about two miles on either side of its centerline	Built Environment	

No.	ID	PROMPT 3: What are the challenges or obstacles to realizing our vision or maximizing our opportunities?	Primary Theme	Secondary Theme
385	Online	<p>I think the major obstacle is the temptation to allow additional single family home density in western Loudoun. We already have many, many homes already in the pipeline. We need to utilize density in the east, near metro, where folks can take advantage of that infrastructure to live, work, and play, while maintaining the rural west as a place for those eastern residents to play, but also a place for our farmers to PRODUCE. I live in a small 120 year old farm house, and while there are trade off's for choosing to live where I do (no high speed internet, no grocery store 10 minutes away, etc) the benefits of being able to farm, and living an area close to nature is why I live out here. In looking at our neighbors to the east in Fairfax, beyond the simple fact of the intense suburban development is that there is VERY little historic Fairfax county left. Unlike western Loudoun where we have plenty of historic homes, commercial buildings, and even schools, Fairfax has lost almost all of its history, and I think that's another thing that makes Loudoun special. So again the challenge is that when we do redevelop areas, not to lose the historic structures that made them interesting in the first place. Old homes and buildings give people a sense of place and provide a connection to our past, which makes the area seem less transient and cookie cutter. Its easy to look at a place and say "well George Washington didn't sleep there, its not historic"...but when I talked to my 80 and 90 year old neighbors about the history of my house and my property, it gives me a connection to those who went before. If my house were to be torn down, no one would be able to say "that was the first house in the area that got a radio so its where we all used to listen to the Joe Louis fights" In any event, again, don't be tempted by cutting around the edges and rezoning rural western Loudoun or allowing historic areas in our towns and county to be bulldozed. These are the things that make Loudoun special. Developers will come and go...build, and move on to the next project. But our history and our residents, especially our farmers are here for the long haul.</p>	Built Environment	Special Places
419	Online	<p>1) Getting the people to grasp to notion that Purchase of development right is a step to helping reduce taxes on everyone. 2) when the metro line comes to Loudoun keeping density in the east is the only way with an urban atmosphere 3) even though there is compensation in #1 & #2 in the long run it will keep taxes lower and that land is no longer develop able 4) Having new residential units built costs long time county residents more for school, safety and health</p>	Built Environment	
12		Existing built environment can't be rebuilt	Built Environment	
58		Knowing when to stop growth	Built Environment	
87		Actual construction	Built Environment	
107		Development pressure	Built Environment	
145		developer priorities	Built Environment	
156		Development pressure on Metro comes (Esp. W Loudoun)	Built Environment	Transportation
160		Developers' influence	Built Environment	
164		Don't let developers take over, pay themselves	Built Environment	

No.	ID	PROMPT 3: What are the challenges or obstacles to realizing our vision or maximizing our opportunities?	Primary Theme	Secondary Theme
196	Online	<p>Vested developmental corporate interests and shareholder profit driven companies will seek the cheapest ways to exploit their land holdings during development. Their duty in business is to maximize shareholder return and not reduce the burden of the taxpayers of Loudoun or protect our local vision of where we live.</p> <p>We must have leaders who will have a spine and stand-up for this County's residents and our legacy and history and ensure development is done according to our needs. Our planning structure must reflect that we welcome business that PARTNERS with our efforts and goals and not conflict with it.</p>	Built Environment	
210	Online	Balancing the tax base needs. Hard to fight off the lure of developers \$\$\$ swooping in buying farm lands and converting them to high density neighborhoods.	Built Environment	
220	Online	Pressure from business and developers. Not enough money for schools and roads. Too long to build schools and roads	Built Environment	
223	Online	There is simply too much money to be made, developers make tens of millions of dollars and are allowed to ruin the landscape. Why are developers not responsible for adding a lane to route 50 in the Aldie area? Why are they allowed to install such poor landscaping plans that do little to protect the view and nature of the land?	Built Environment	
226	Online	There will always be opportunities made by developers to build more homes in the County because of the great character and quality of life, but we need to be steadfast by not allowing dense residential uses west of Rte. 15.	Built Environment	
229	Online	Too much interference from residential developers. Hard work will be required by government employees to bring new business to the county. Too easy to continue on the same course.	Built Environment	
247	Online	<p>DEVELOPERS GREED.</p> <p>Toll Brothers, Pulte, Lanar, NV, etc.</p> <p>They don't care about our county; they don't live here. These publicly traded companies only care about their quarterly earnings. Until they discover the potential of reworking older, existing development (or are forced to do so) their only path is in tearing down our forests, ripping up the farms, and throwing up yet another high-margin eye sore.</p>	Built Environment	
256	Online	The biggest obstacle is always greed... building more homes, reducing green space,	Built Environment	
262	Online	The continuous development of subdivisions	Built Environment	
269	Online	The greed of politicians, developers and builders	Built Environment	
274	Online	Getting the developers to chip in and/or slowing the building projects which are putting more vehicles on the road. At least for eastern LC it is not a rural community anymore.	Built Environment	
275	Online	Developers have stronger lobby on board of supervisors	Built Environment	

No.	ID	PROMPT 3: What are the challenges or obstacles to realizing our vision or maximizing our opportunities?	Primary Theme	Secondary Theme
294	Online	Parcels and owners with tenants is a problem. But without knowledge of when contracts expire or if parcel owners are now timing contracts to end near the end of the comprehensive plan then the county may not know what availability there is in the very short term. Parcel owners may have already talked and are willing to assemble their land to developers. It may be available now but nobody knows. Buyouts and designs that may allow some businesses to stay for a while. Unique negotiations that would infuse private developers, along with county law makers and property owners to work out long term use and lease to own options if a buy out is not an option initially. The Route 50 corridor does not have any symmetry in development. On the north side you have homes near the roadway that have just been built, along with Dulles Landing in the Chantilly area. On the south side there is not much but a handful of businesses until you come out to Stone Ridge, and beyond that area it again has homes up along 50 that have been built recently or are being built now.	Built Environment	
310	Online	Big time developers paying to drive their agenda. Lackluster local input.	Built Environment	
315	Online	Continue fighting off developers that think they should make all of their money by subdividing Loudoun.	Built Environment	
319	Online	The biggest challenges are restricting real estate from development, as the short-term profits for developers always outweigh the community's interest in creating a livable community.	Built Environment	
328	Online	Corporate and developers' greed.	Built Environment	
335	Online	The board of supervisors appear to be beholden to developers. Frankly, every modification from commercial to high density development seems to be rubber stamped regardless of impact on the surrounding community.	Built Environment	
339	Online	Developers are protesting the long withstanding transition and rural zones policies within Loudoun County. Unless our government denies the developers we will continue to see overcrowded neighborhoods, schools and roads	Built Environment	
343	Online	Can you stop more residential growth?	Built Environment	
345	Online	Funding. Approval from VDOT. Greedy developers/builders who want to build out Loudoun as quickly as possible.	Built Environment	
351	Online	There will always be pressure from developers to extend into new areas, and I feel that, almost by definition, new subdivisions contrast with and detract from the character of rural areas of the county when they are built there. I'm a bit disturbed by the relatively high density development that has been allowed in certain parts of the TPA and what the implications might be for the RPA once this space is exhausted. I also feel that the historic character of Loudoun's small towns and villages relies heavily on the historic structures within those places. The loss of one contributing structure or the erection of one out-of-character structure could have a significant negative impact, especially in the smaller villages. I find the proposed fire station in Aldie that relies on the destruction of historic houses (though ones currently in relative disrepair) disheartening, and I hope that the county makes future decisions that preserve, rather than detract from the historic character of these places.	Built Environment	

No.	ID	PROMPT 3: What are the challenges or obstacles to realizing our vision or maximizing our opportunities?	Primary Theme	Secondary Theme
354	Online	The appeal of making a lot of money by cashing in on the land. Seeing the land a commodity (an article of trade or commerce) rather than a resource (a source of supply, support or aid, especially when held in reserve).	Built Environment	
360	Online	Aversion to development. NIMBY attitudes. Exclusionary zoning.	Built Environment	People
365	Online	Developers and their unending desire to build, build, build. Land owners seeking to increase the profit from land sale by changing the zoning. Supervisors who are beholden to developers political contributions. Government leaders who see development as offering more tax dollars and as a way to expand the bureaucracy.	Built Environment	Misc.
366	Online	Aggressive developers. Help farmers and moderate income property holders to not sell or subdivide their land by means of advice, tax incentives and easement benefits.	Built Environment	
367	Online	Pressures of developers and property owners who want to subdivide their land.	Built Environment	
374	Online	Unregulated development, unbalanced geographic growth (more near Dulles, less elsewhere), antiquated zoning and infrastructure and lack of a county wide plan are all possible obstacles.	Built Environment	
376	Online	Key challenges to my suggestion would come from builders, developers, lawn maintenance companies, HOAs (probably), and anyone else with a vested interest in the status quo for financial or other reasons.	Built Environment	
386	Online	Having the Board of Supervisors learning to say "enough is enough" to continuous development!	Built Environment	
388	Online	Developer greed trumping the needs of existing citizens. Always has been / always will be the chief struggle. Secondly, we need to diligent in dealing with Unions demanding unrealistic, unsustainable benefits in perpetuity. There are entire municipalities and states nationwide who are on the verge of collapse because of terrible deals struck decades ago.	Built Environment	
409	Online	Pressure from developers to build without making sure that the local infrastructure can support their plans, or that the local wildlife or community will actually benefit from yet another subdivision of identikit houses on bare plots.	Built Environment	
411	Online	Attracting the kind of investors the county needs. Not developers who want to fill tracts of land at any price but people who care about character and quality. This has to be done quickly before banal development takes over.	Built Environment	
415	Online	the lone corridor of 15 the push of developers and individuals to live here the financial benefits mass housing provides to developers who then hire lawyers to push through their agenda	Built Environment	
418	Online	Uncontrolled development and misplaced embracing of the idea that ever-increasing growth is positive or feasible in the longterm.	Built Environment	
421	Online	Pressure from land developers, and demands for increased housing. Specifically, for the idea about adding bike lanes and wide shoulders on the roads, a major obstacle are the attitudes of riders and local drivers. This can be improved with improved road availability and usage, coupled with a desire to attract active tourists to the area to support local businesses and keep Western Loudoun rural.	Built Environment	Housing
430	Online	Stop building!	Built Environment	

No.	ID	PROMPT 3: What are the challenges or obstacles to realizing our vision or maximizing our opportunities?	Primary Theme	Secondary Theme
436	Online	You have to build it and then let them come.	Built Environment	
438	Online	Too many developers building houses and not contributing sufficiently to infrastructure	Built Environment	
440	Online	The biggest challenge is unplanned and excessive growth. This put a strain on our fiscal resources, leads to traffic congestion and over crowded schools and ultimately lowers the quality of life.	Built Environment	
441	Online	Stopping the building explosion.	Built Environment	
442	Online	The challenges are greed, and the many conflicts of interest that exist in those working on zoning changes. Preservation is impossible when ZOAG and other groups consist mainly of those in the development community.	Built Environment	
450	Online	Developers only make money when they are building houses. Administrators of Loudoun County Public Schools are historically very bad/incompetent at anticipating growth levels. Historic Leesburg real estate, I am told, is in the hands of one owner who has no imagination and is not adding upstairs apartments to all those boring antique shops.	Built Environment	Special Places
509	Online	The transition area seems threatened by development plans.	Built Environment	
526	Online	Pressure from developers to build more houses and rezone parcels from commercial to residential. Implementing short-term fixes without taking into account the long-term consequences of the actions. Placing economic development over quality of life.	Built Environment	
537	Online	Just saying NO to the developers is certainly the biggest challenge. Despite all the "benefits" of development that the BOS is bombarded with every day, they need to set aside all this nonsensical rhetoric and use some common sense while actually listening to their constituents that have to deal with the consequences of development.	Built Environment	
541	Online	The pressure to develop Loudoun will only grow. We need strong protections for rural Loudoun in the comp plan to keep momentary shortsightedness from ruining it forever.	Built Environment	
203	Online	funding and design	Built Environment	
240	Online	Someone would need to think outside of the normal construction box, which isn't particularly know for innovation. Also, someone must be making a lot of money on all of those barrels that sit around on the side of the road for years.	Built Environment	
384	Online	Overdevelopment is the challenge. Smart growth guidelines where development is clustered around transportation such as the Silver Line is best.	Built Environment	
231	Online	Less building more park like settings.	Built Environment	
77		Developers to recognize community desires	Built Environment	
295	Online	Grouping parcel owners up or discussing with each owner where there is an option moving forward. Granting flexibility in zoning, unique negotiations of parcel owners that may include some parts that are not assembled to be a lease to own option for set number of years. Community involvement and understanding of what the development would bring. Some are just against anything coming into Loudoun, but we are beyond just trying to build only homes, we need services to support lifestyles and attract those who live outside the county to come to Loudoun so they can shop, play and or live here.	Built Environment	

No.	ID	PROMPT 3: What are the challenges or obstacles to realizing our vision or maximizing our opportunities?	Primary Theme	Secondary Theme
534	Online	I feel there is too much focus on large scale development. There needs to be greater emphasis on providing shared and common lands that surround our commercial and suburban residential areas. Everything should not be paved over. Studies show, for example, that urban forests and urban farms/gardens enhance well being, increase student performance and decrease crime in urban areas. Our children especially need access to the natural world. We also need to have more public transportation and fewer expansive highways.	Built Environment	Environmental and Agricultural Heritage
539	Online	I understand land access and the funds to build would be an issue. I participated with a group that was eager to help with this. I believe that the community, businesses, and government can manage this.	Built Environment	
15	LL_1_6_B	Vision of "urban" and its view/ideas/misconceptions	Built Environment	
19	LL_1_6_F	Losing sense of place	Built Environment	
20	LL_1_6_G	Sensitivity to existing neighborhoods	Built Environment	
28	LL_1_12_D	NIMBY syndrome	Built Environment	
55		Managing growth	Built Environment	
61		No pathways to make changes afterwards for developers.	Built Environment	
85		Separate unlike uses.	Built Environment	
98		Developers-they have the supervisors in their pocket-balance of power	Built Environment	
100		Developers won't conform to plan	Built Environment	
108		Influence of ZOAG-membership of development community	Built Environment	
114		Holding builders accountable to their plans	Built Environment	
123		Dillon Rule	Built Environment	
132		Many decision makers re: land use/zoning are connected to development industry and real estate. Conflict of interest criteria for office-holders.	Built Environment	
183	Online	MONEY TO BUY LAND	Built Environment	
184	Online	Not having politicians bought off by wealthy developers.	Built Environment	
186	Online	The towns do not want to give up the control of the JLMAs even though some of these areas are developed.	Built Environment	
189	Online	Developers. They would like to pave the entire county. And will if the BOS changes the zoning maps.	Built Environment	
192	Online	Lack of planning and too much pressure from developers.	Built Environment	
206	Online	Developers have a strong lobby and want to build cheap houses close together. Elected officials need to resist this to preserve the county.	Built Environment	
225	Online	The current Loudoun County Board of Supervisors, who approves these housing projects.	Built Environment	
253	Online	Cost, land use, coordination between Loudoun County and Leesburg.	Built Environment	
263	Online	Lack of follow through and commitment by the county. Developers have deep pockets and are often able to get more approved than what is planned.	Built Environment	

No.	ID	PROMPT 3: What are the challenges or obstacles to realizing our vision or maximizing our opportunities?	Primary Theme	Secondary Theme
266	Online	Acquiring land Funding	Built Environment	
323	Online	I understand that the county only has so much influence over how quickly and efficiently private developers move projects along, so I don't expect Loudoun County to have a ton of influence. But coordinating the Tall Cedars expansion is a very good sign that the county is working alongside the Avonlea developers and I'm happy to see that.	Built Environment	Misc.
340	Online	Obstacles - Money and Planning!!! Opening up Loudoun for more land development, especially without fixing current infrastructure issues. I feel terrible for kids that are frequently redistricted because of poor planning. There are so many people that have no choice but to move further west in order to afford housing.	Built Environment	
475	Online	The legality	Built Environment	
498	Online	legality of building houses and limited space	Built Environment	
120		Land it's a limited resource	Built Environment	
520	Online	land values	Built Environment	
538	Online	Acquiring sufficient property.	Built Environment	
86		Something might already exist where we want to build.	Built Environment	
9	LL_1_2_F	Working with townships and understanding zoning and planning	Built Environment	
10	LL_1_2_G	Challenges zoning changed when plan wasn't written that way.	Built Environment	
11	LL_1_2_H	Past zoning changes	Built Environment	
18	LL_1_6_E	County working with developers regarding proffers - not enough funds	Built Environment	
25	LL_1_11_A	Dulles airport and development constraints around airport (Height and noise)	Built Environment	
52		Zoning - need to be more sensitive and less bureaucratic	Built Environment	
89		Area may be zoned for something else	Built Environment	
129		Subdivisions/planned communities suffer w/o having some power of villages, towns. Community unity; no HOAs, not many civic associations. No awareness of Sterling Foundation, main purpose is moving of Sterling Blvd. No festivals, awareness.	Built Environment	
149		Regulations/ongoing process-uncertainty	Built Environment	
180	Online	Getting regulations passed that developers have to abide by and enforcing those regulations. If this kind of regulation can't be mandated, then maybe there could be incentives offered to developers if they voluntarily comply with objectives.... tax breaks, faster permitting, etc. The countryside and natural habitat for wildlife and humans needs to be a priority.	Built Environment	
185	Online	Zoning	Built Environment	
270	Online	Too much incentive for builders.	Built Environment	
349	Online	I am not sure the logistics that would be involved with the tax break/incentive for builders, but I think a solution can be found.	Built Environment	

No.	ID	PROMPT 3: What are the challenges or obstacles to realizing our vision or maximizing our opportunities?	Primary Theme	Secondary Theme
395	Online	<p>The zoning ordinance. It is limiting residential development at the metro stops and other transportation hubs. It also has too many regulations on items which are not land use issues, such as noise, floodplain, and steep slopes.</p> <p>There should be a real transition area between the urban east and the rural west. currently the transition zone allows less development than the west. The transition area should probably shift further west as well.</p>	Built Environment	
449	Online	Dealing with any by right zoning and how it could affects the areas that may no longer support those uses.	Built Environment	
510	Online	Getting the zoning right. It needs to be form based, e.g. developers know out of the box what is expected of them. Make sure that residential, office and retail are integrated vertically in single buildings This will ensure a 24 hour streetscape.	Built Environment	
544	Online	The first not very big obstacle is a rezoning	Built Environment	
332	Online	Zoning, developers, ourselves. We don't want a new Reston, with metro and big business, we want community feeling, a home town. Funding for schools is critical, and priority. Let's be honest, overcrowded schools lead to degraded education, stressed kids, depleted opportunities for special programs.	Built Environment	