



Agenda

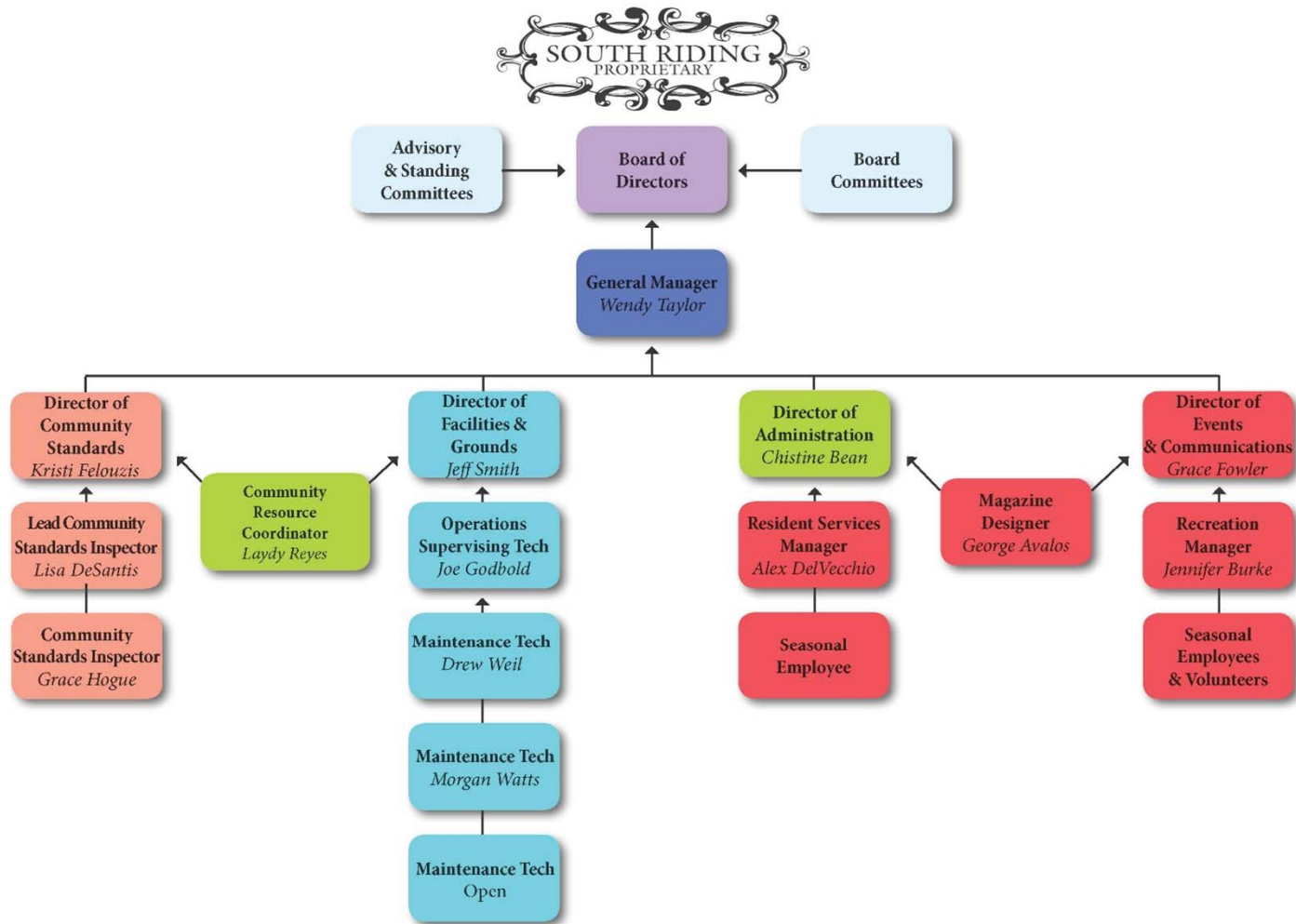
- Welcome / Introductions 7:00pm
- South Riding Overview
- South Riding Capital Projects
- Area Development
- Envision Loudoun
- Events/Volunteering
- Questions
- Adjourn 8:00pm



Introductions

- Board Members
 - Scott Fisher, President
 - Estee LaClare, Vice President
 - Kevin Ubelhart, Treasurer
 - Gary Smith, Secretary
 - Karen MacDowell, Director
 - Meggan Walker, Director
- Jeff Salmon, Loudoun County Planning Commission

South Riding Staff



South Riding Proprietary

Mission:

The mission of the South Riding Proprietary is to promote the health, safety, welfare and interests of all residents, preserving property values, enhancing the aesthetic beauty and fostering a spirit of community for all members.

Vision

Our vision is for South Riding to be the most desired place to live and raise a family in Northern Virginia, recognized for its: Natural beauty, Outstanding events, Financial soundness, Reasonable assessments, Effective communications, Respect for cultural diversity, Community spirit.



Governance

- 7 Member Elected Board of Directors (nominations open for 2 seats)
- Toll Brothers still holds up to two seats on Board
- Homeowners elect the Board, one vote per household
- Officers are elected amongst the Board members themselves
- Monthly Board meeting on the 1st Thursday of the month at 7 PM at SRC unless otherwise noted on website calendar.



South Riding Financial Information

- Operating Budget of \$ 7,021,178
- Annual Income from Assessments: \$6,333,819
- Other Income: \$537,360
- Reserve Fund: \$8,098,307
- Reserve Annual Contribution: \$1,092,000
- Capital Fund: \$4,235,088

Open Space Projects



Next Open Space Working Group Meeting will be held
Monday, February 12th at 6:30pm at Town Hall.

Town Center Park



Town Green Bandstand Option 1



Town Green Bandstand Option 2



Bike Trail

CONKLIN PARK BIKE PARK CONCEPT



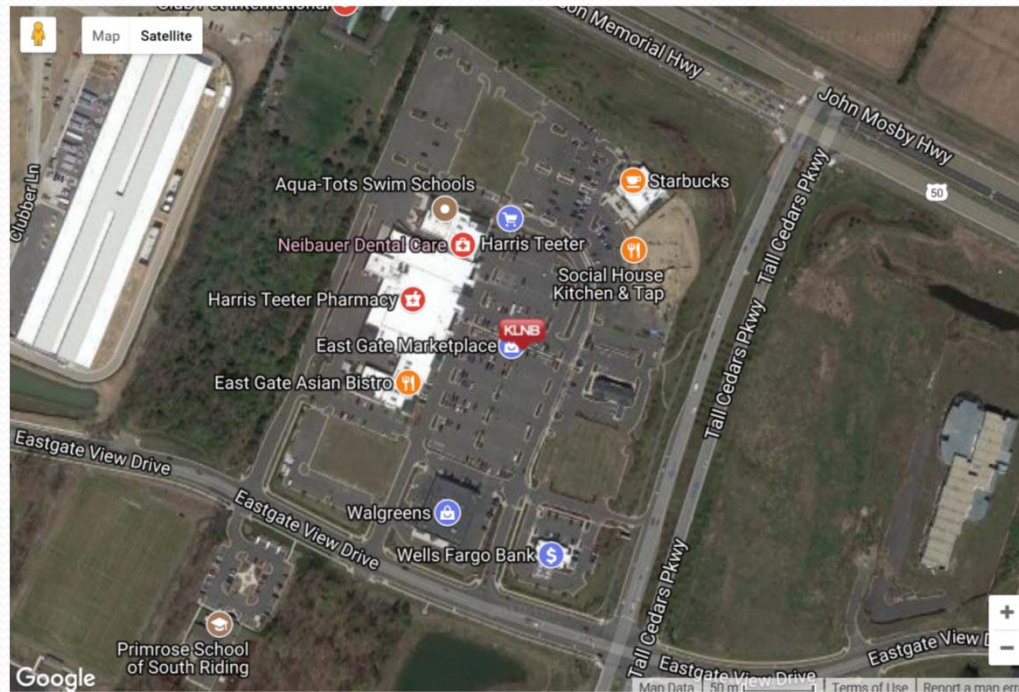


Area Development Update

- Planning Commission
- Retail up and coming in the area
- New Projects in the pipeline
- DSMPC

East Gate Marketplace

Harris Teeter
Walgreens
Starbucks
East Gate Asian Bistro
Velocity Wings
Social House
Marco's Pizza
Dairy Queen
Aqua Tots



In the Area/Coming

Royal Farms Gas
Daycare Center
Small shops

Waltonwood South Riding
Memory Care,
Assisted Living,
Independent Living

Poland Hill
Sunrise Assisted Living
Active-Adult housing

King Spa – 60K sq. ft. 24-
hour Korean spa
60K sq. ft. Medical Office
being marketed

Defender Drive Area

Sunoco

McDonalds

VA Tire & Auto

Chick-fil-A

Hilton Home-2-Suites
Extended Stay (kitchen)

Aldie Vet

Hogan & Sons Auto

Flagship Car Wash

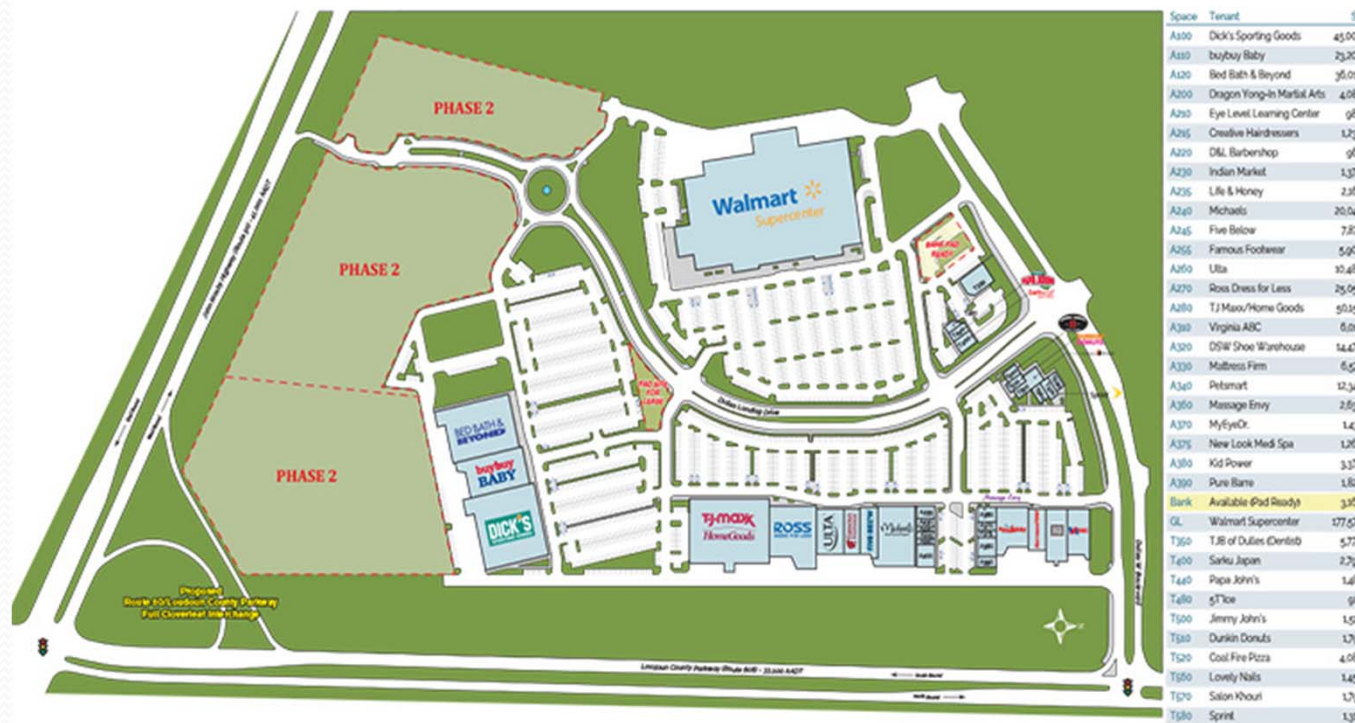
Fitness Equation



Dulles Landing

DULLES LANDING

Route 50 & Loudoun County Parkway, Dulles, VA 20166



Walmart
Dicks
Buy Buy Baby
Bed Bath & Beyond
Ross/TJ Maxx/Home Goods
Ulta
Michaels
PetSmart
VA ABC Store
Coal Fire Pizza
Sarku

BEATTY
MANAGEMENT COMPANY
6824 Elm Street, Suite 200, McLean, VA 22101
PH: 703.821.0600 | FAX: 703.442.7545 | BeattyCos.com

LEASING CONTACT

Brian Finkelstein | 443.632.2076 | bfinkelstein@knb.com
John Meyer | 443.632.2052 | jmeyer@knb.com
Dimitri Georgelakos | 571.382.2071 | dgeorgelakos@knb.com

Avonlea

Cinepolis theater

Upscale Grocery

40K sq. gym

Smaller shops, higher
end

Restaurants



Avonlea



Avonlea



Arcola Center



Residences (R-8, R-16, R-24)
870 Units, mostly built-out

The Shops (PD-CC-RC)
600K sq. ft. retail
90K sq. ft. hotel

Main Street (PD-CC-RC)
515K sq. ft. office
185K sq. ft. retail
40K sq. ft. Fitness center
80K sq. ft. hotel

Corporate Park (PD-IP)
475K sq. ft. flex office
90K sq. ft. hotel

Other Projects

- Quarry Commerce Center – North of Rt. 50, west of Pleasant Valley
 - Data center, 650K sq. ft. – no power lines, well away from road
- FoxGate – South of Rt. 50, north of EastGate View Drive, East of EastGate Shopping Center
 - Includes integration with the Pleasant Valley UMC
 - High end shopping, appears to be dormant or for sale
- EastGate Marketplace area
 - Hotel working on financing
 - King Spa – 60K sq. ft. 24-hour Korean spa
 - 60K sq. ft. Medical Office being marketed
 - Other properties



Outside Dulles Area

- Silver District West
 - mixed use 3700 homes, 400K commercial near Metro
- Moorefield Station
- Loudoun County Breweries and Wineries
- Leesburg North gas station
 - 24 pumps
- Waterside Development, Dulles 2000, The Hub near Innovation Station
- Metro in 2020

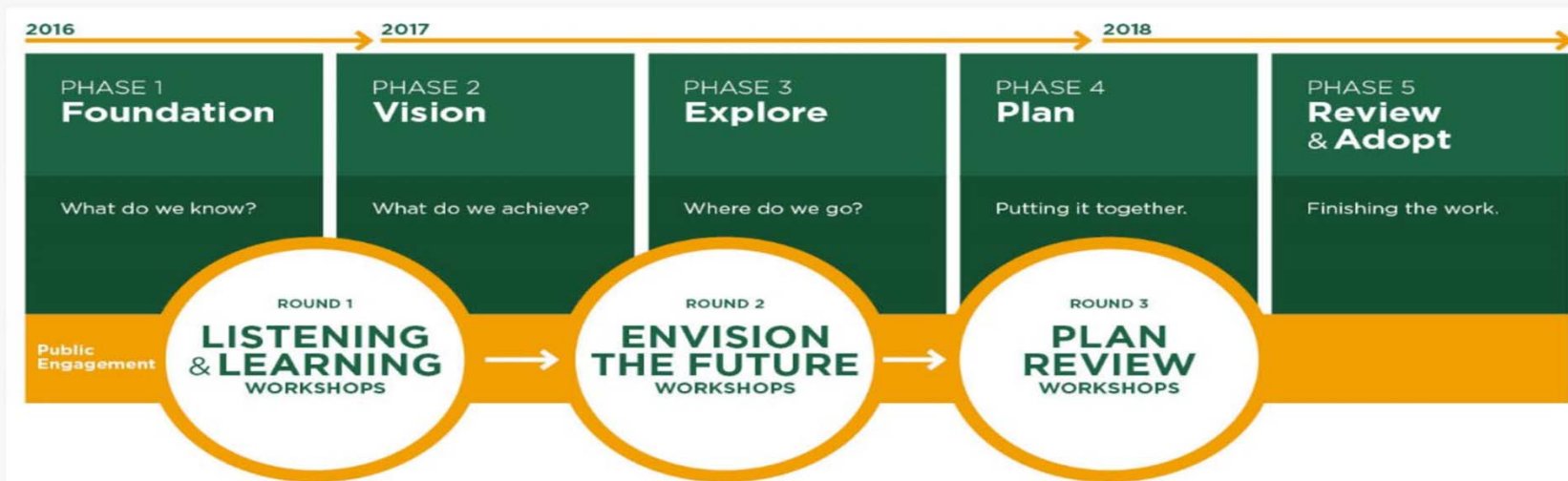


Envision LOUDOUN addresses growth, land use, transportation, community facilities and amenities, economic development, and fiscal management. You can participate by sharing your thoughts through a broad range of community engagement opportunities. Envision LOUDOUN will result in a New Comprehensive Plan that will serve as Loudoun County government's guiding document for land use and development for the foreseeable future.

<http://envisionloudoun.org/>

The Process

Envision Loudoun will last through the spring of 2018.





Loudoun County's New Comprehensive Plan will include a planning framework that has been developed from public input gathered during the Envision Loudoun process, the guidance from the Stakeholder Committee, the Planning Commission, staff, and the review and approval of the Board of Supervisors. The New Plan will set out high level aspirations (vision statement), outcomes to be achieved (goals), statements of commitment and direction toward achieving these outcomes (policies), and implementation mechanisms and instructions (actions and strategies). Much of the current Revised General Plan's detailed guidance for land use and development decisions (development guidelines) will be carried over in to the New Plan until it can be appropriately incorporated in to an updated land development ordinance.

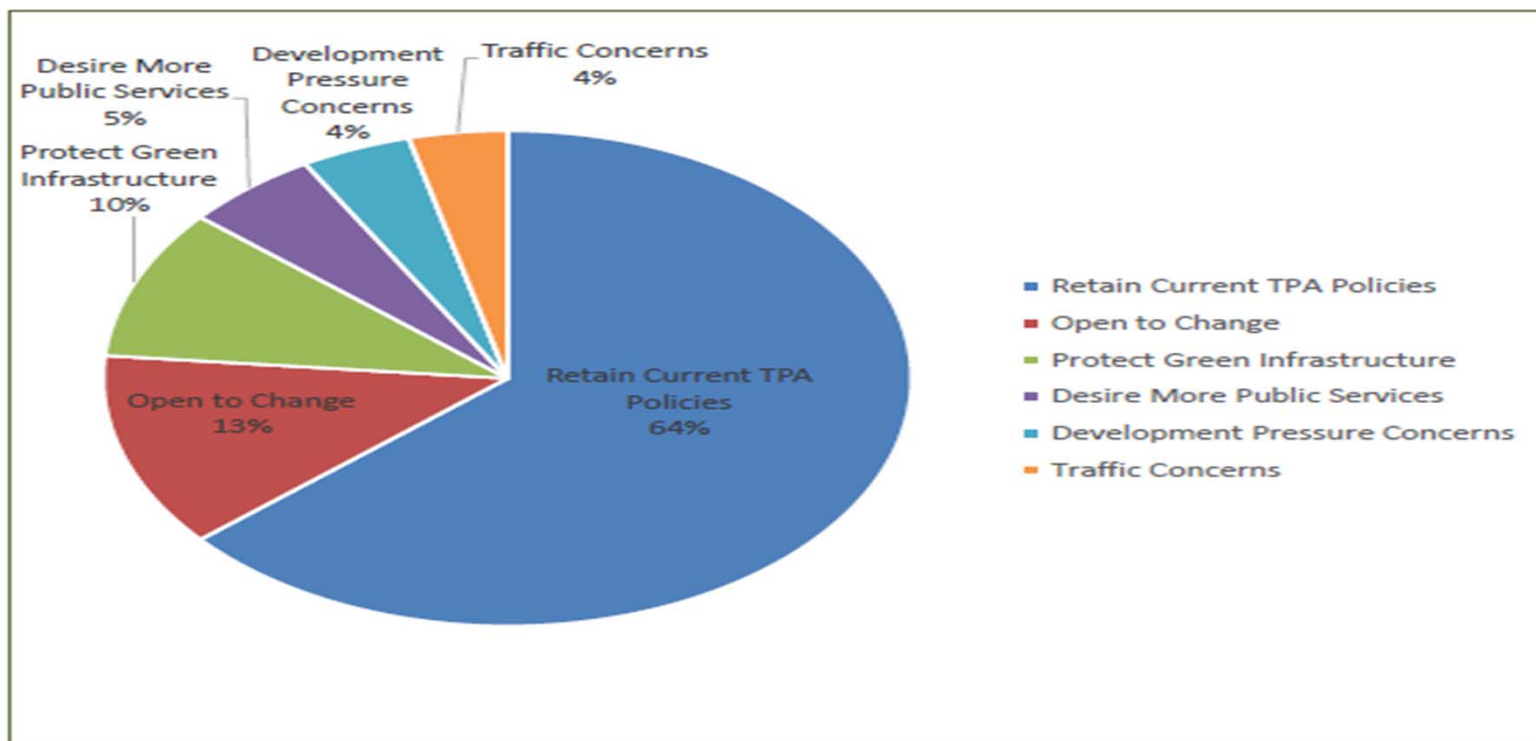
Vision

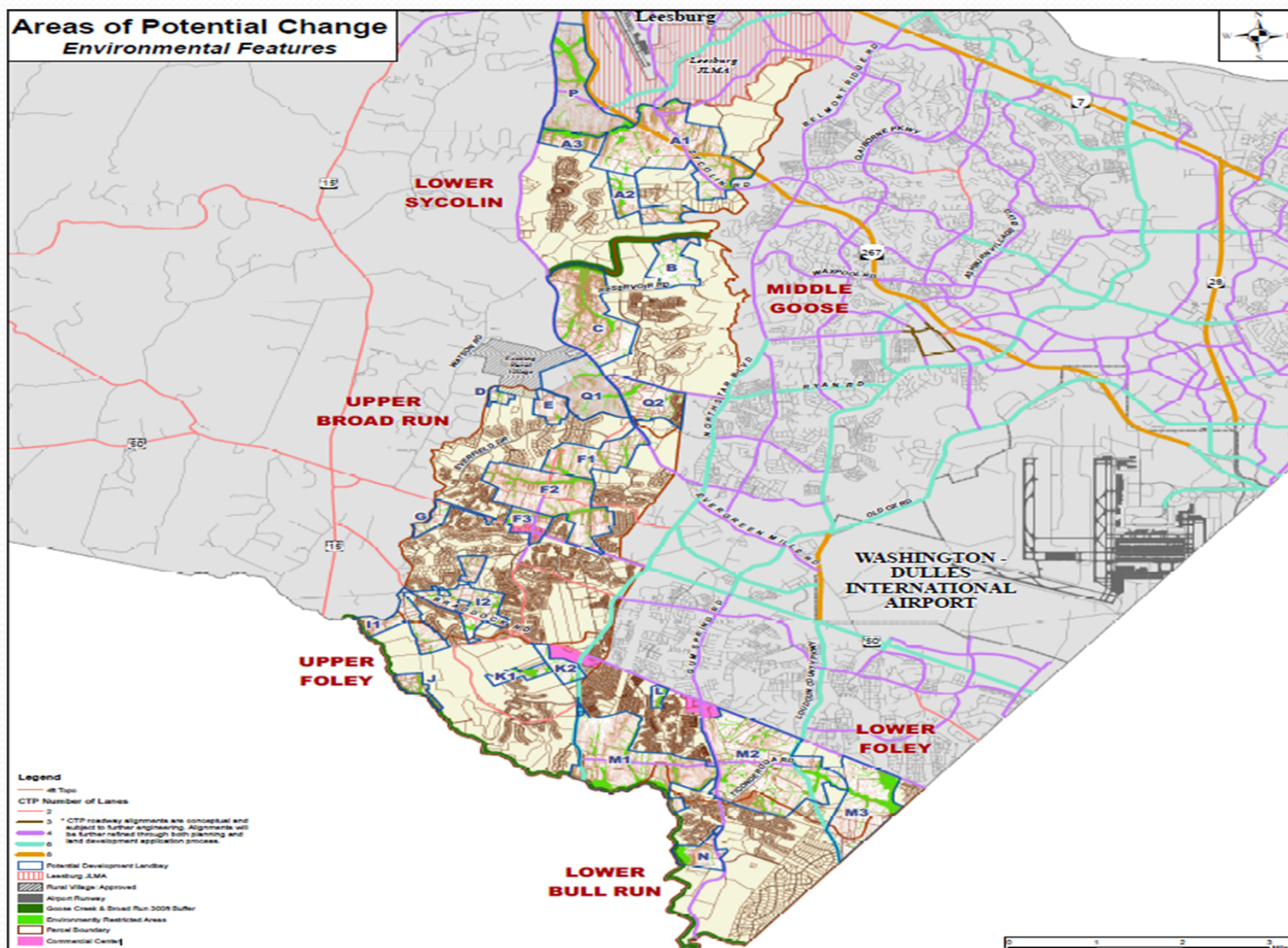
The vision statement is the highest level expression of a community's future. The vision reflects the community's values, especially as values relate to physical and quality of life conditions. The vision sets the tone for more specific recommendations.

Example: Updated Vision Statement

Loudoun County continues to flourish as a prosperous and inclusive community with a well-deserved reputation for great places, natural and built as well as historic and new, in a variety of settings. The County will foster economic innovation, fiscal strength, and sustainability.

Part 1: Transition Policy Area







STAKEHOLDER'S GUIDING PRINCIPLES

1. Provide a visual transition between the Suburban Policy Area and the Rural Policy Area, utilizing development concepts that consider how buildings relate to each other and the environment;
2. Provide a network of protected open space that maintains green infrastructure assets and reinforces the unique character;
3. Place greater emphasis on quality, connected, usable, and accessible open space;
4. Provide for more publicly accessible trails and parks;
5. Ensure the compatibility of new development with existing development;
6. Focus on better overall design to provide more unique and innovative residential communities (different than typical single family subdivision with large lots); and
7. Provide for commercial uses and public facilities, compatible with desired residential development patterns and the character of the Transition Policy Area.
8. Provide development options that result in a variety of housing choices within targeted areas, which include a range of options for housing and lot sizes and housing type.
9. Provide for strategic development of industrial uses that are sensibly located and are compatible with surrounding development.



•Staff Recommendation -Strategic Change Scenario
(Presentation made at the B.O.S. meeting on 10-03-2017)

- Change of condition along Sycolin Road (Panda Power Plant, Light Industrial Zoning)
- Compatibility of established residential developments
- Proposing strategic increased residential density (4 units per acre) considering existing and proposed roadway systems
- Keep Transitional Policy Area development standards (% of Open Space, tree preservation)
- Policies to encourage workforce housing (smaller lots/units, innovative design)
- Timing of new residential development with needed infrastructure and public facilities

'Take-Aways'

- A lot of time & effort is being invested into the outcome of the Envision Loudoun process
- Change to Loudoun County and specifically our area is and will continue to occur
- Stay engaged with this process & participate in the Round 3 Public Input Meetings (dates still TBD) to have your voice heard

2018 Events



NATIONAL
**NIGHT
OUT**
America's Night Out Against Crime



Jingle
Dash 



Halloween 
Spooktacular



Dog
swim



KIDS
COMEDY SHOW

Volunteer

links online for each event





Volunteer Opportunities

- Budget and Finance
- Recreation and Grounds
- Community Standards
- Neighborhood Watch
- Open Space Planning Working Group
- Events



Questions?