

Loudoun County  
Presentation to the  
Dulles South Business Alliance

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Loudoun County Department of Economic Development

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LOUDOUN

COUNTY, VIRGINIA

More Than You Imagine

# Loudoun County Notable Rankings

Out of 3,033 Counties and County Equivalents in the U.S.

<b>Population Growth (2000-2007)</b>	<b>5</b>
<b>Median HH Income (2007)</b>	<b>1</b>
<b>% Adults w/ BA/BS or more (2007)</b>	<b>8</b>
<b>Lowest Unemployment Rate (2007)</b>	<b>7</b>
<b>Average Wage per Job (2007)</b>	<b>50</b>



ABOUT LOUDOUN



HOW CAN WE HELP?



DOING BUSINESS IN LOUDOUN



FACTS, STATS, AND MAPS



BUSINESS COMMUNITY



NEWS ROOM



LOUDOUN STORIES

## News & Events

# Welcome to Loudoun County

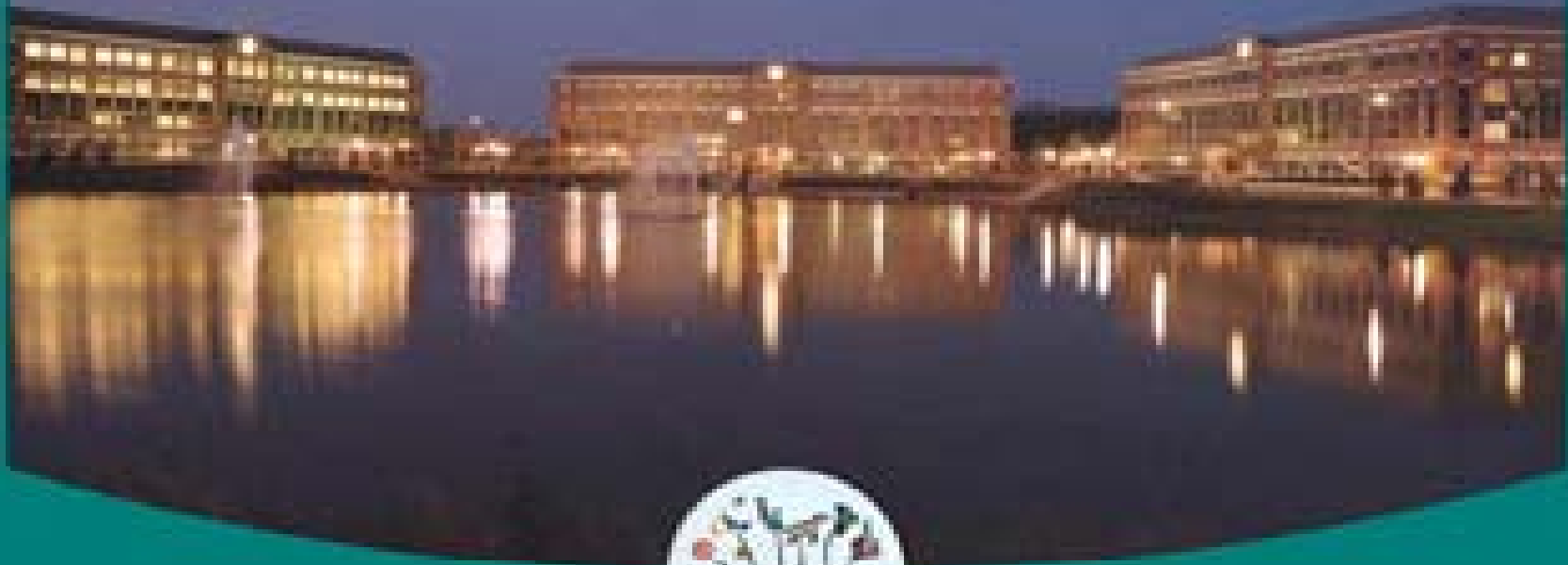


Loudoun's Curiosity Zone wins 2008 Nickelodeon Parents' Pick Award

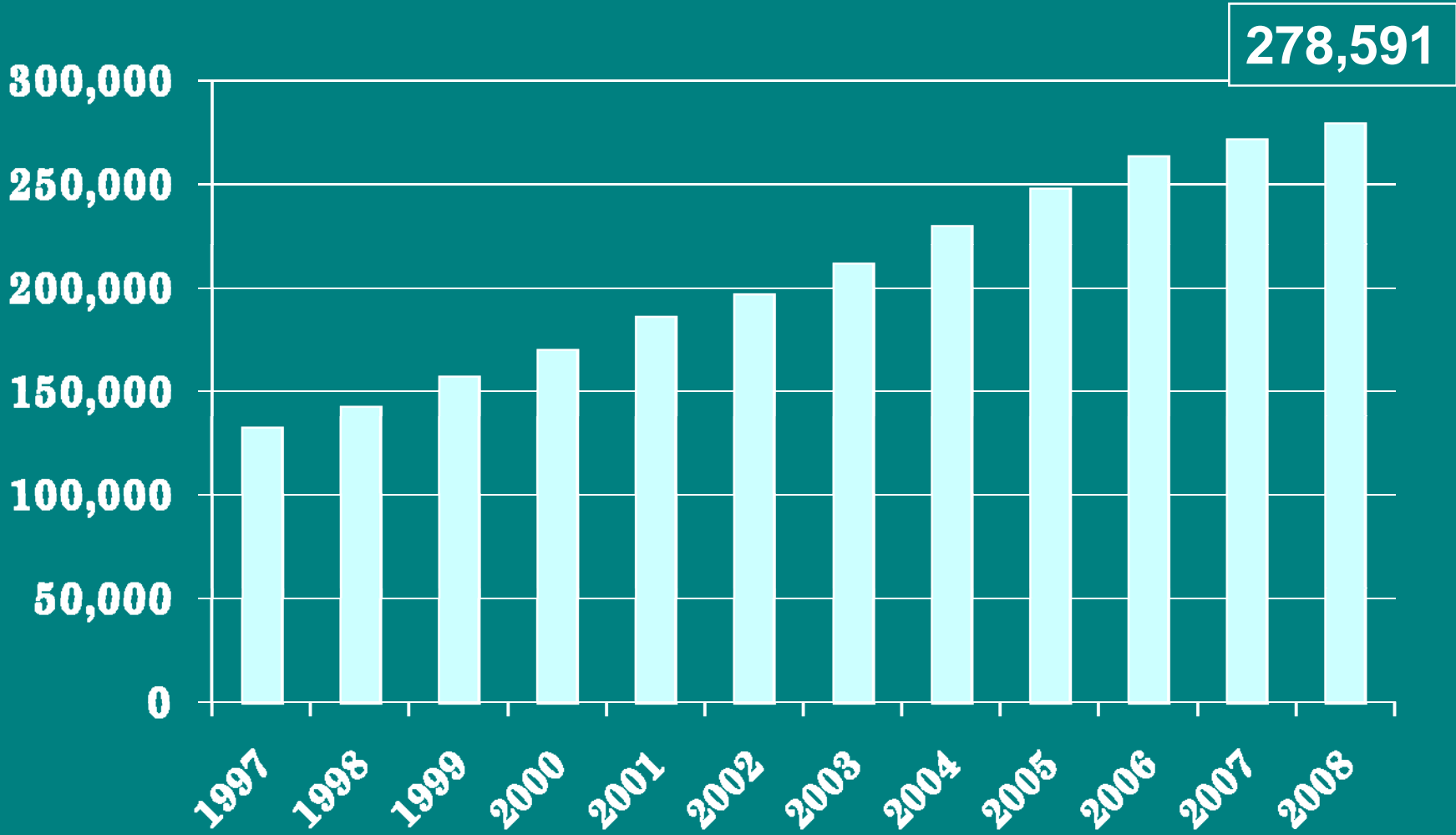
The CEO of a Loudoun-based company was recently describing the environment in the county when he said, "This is fertile ground." It was a wonderful way to sum up what our county means for companies of all sizes. This is a place where things grow. Ideas. Visions. Technology. Companies. People. We're a county on the leading edge of what's next in telecommunications, life sciences, rural economic diversity and especially entrepreneurship. We're also a county that remembers the importance of quality of life both at work, and during the prized hours you call your own.

*The Loudoun County Department of Economic Development is here to support and assist new businesses in the county, as well as those companies that have already established roots. We hope this site answers many of your questions about what is here for you, your family and your company. If you can imagine it, you can make it happen in Loudoun. In fact, we'll even help you do the imagining.*

# 2007 Annual Growth Summary



# Population Trends



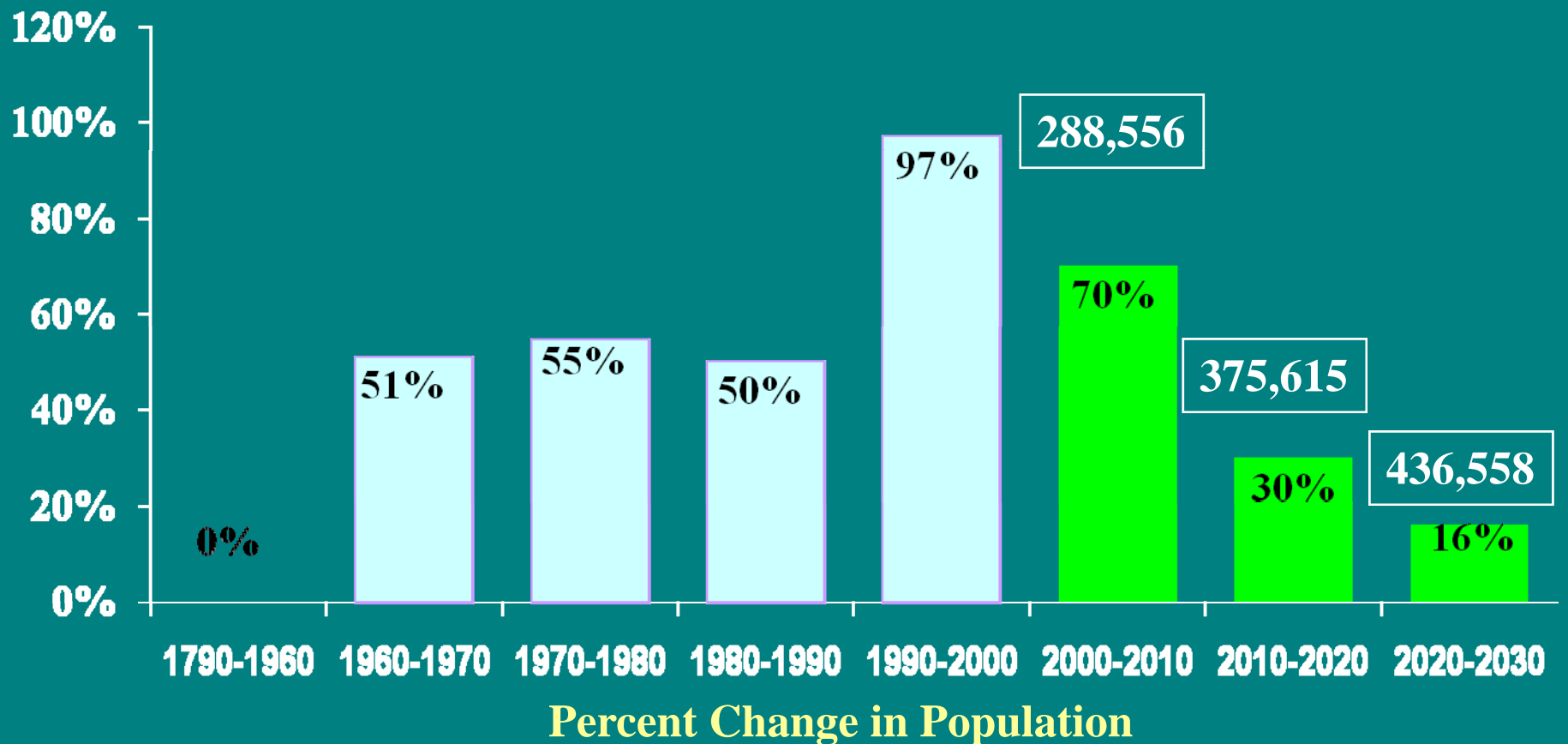
Sources: Loudoun County Fiscal Impact Committee

# Employment Trends

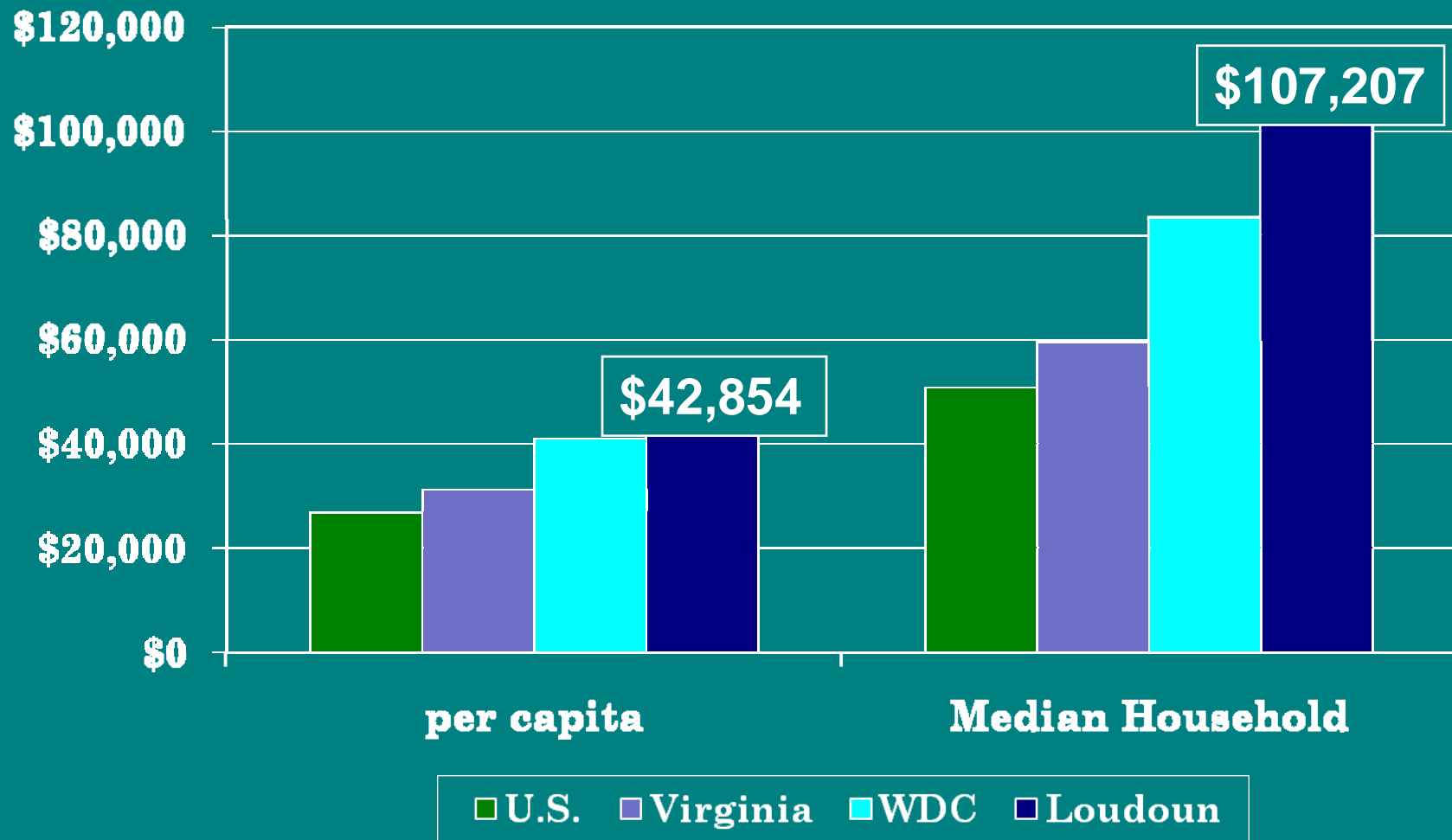


Sources: Virginia Employment Commission, 2nd Quarter Data

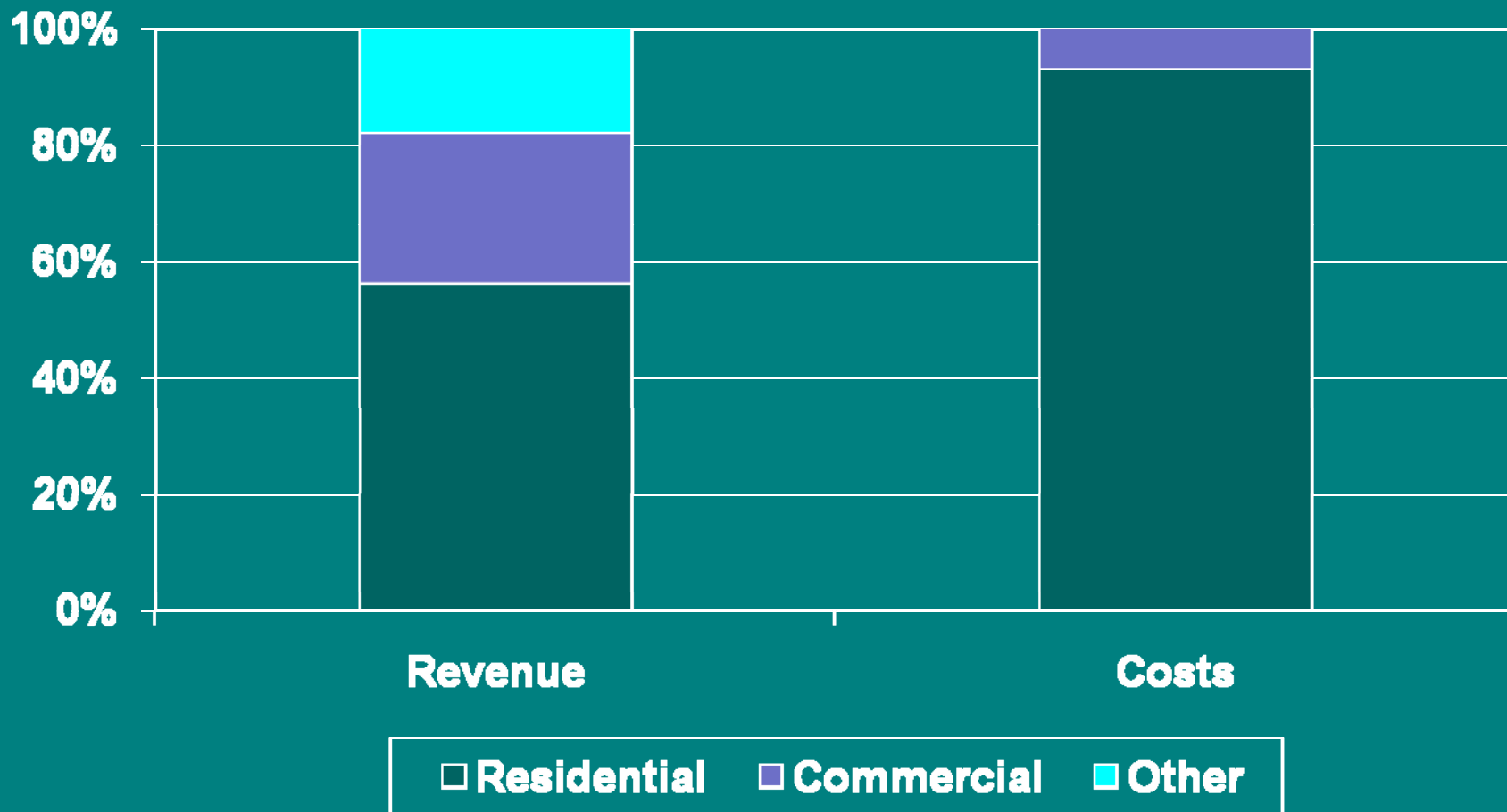
# In 2010 Loudoun will be about the size of Toledo or Pittsburgh



# 2007 Income Comparisons



# Tax Benefits of Office & Industrial



Source: Economic Development Commission Presentation 2007

# Three Business Choices

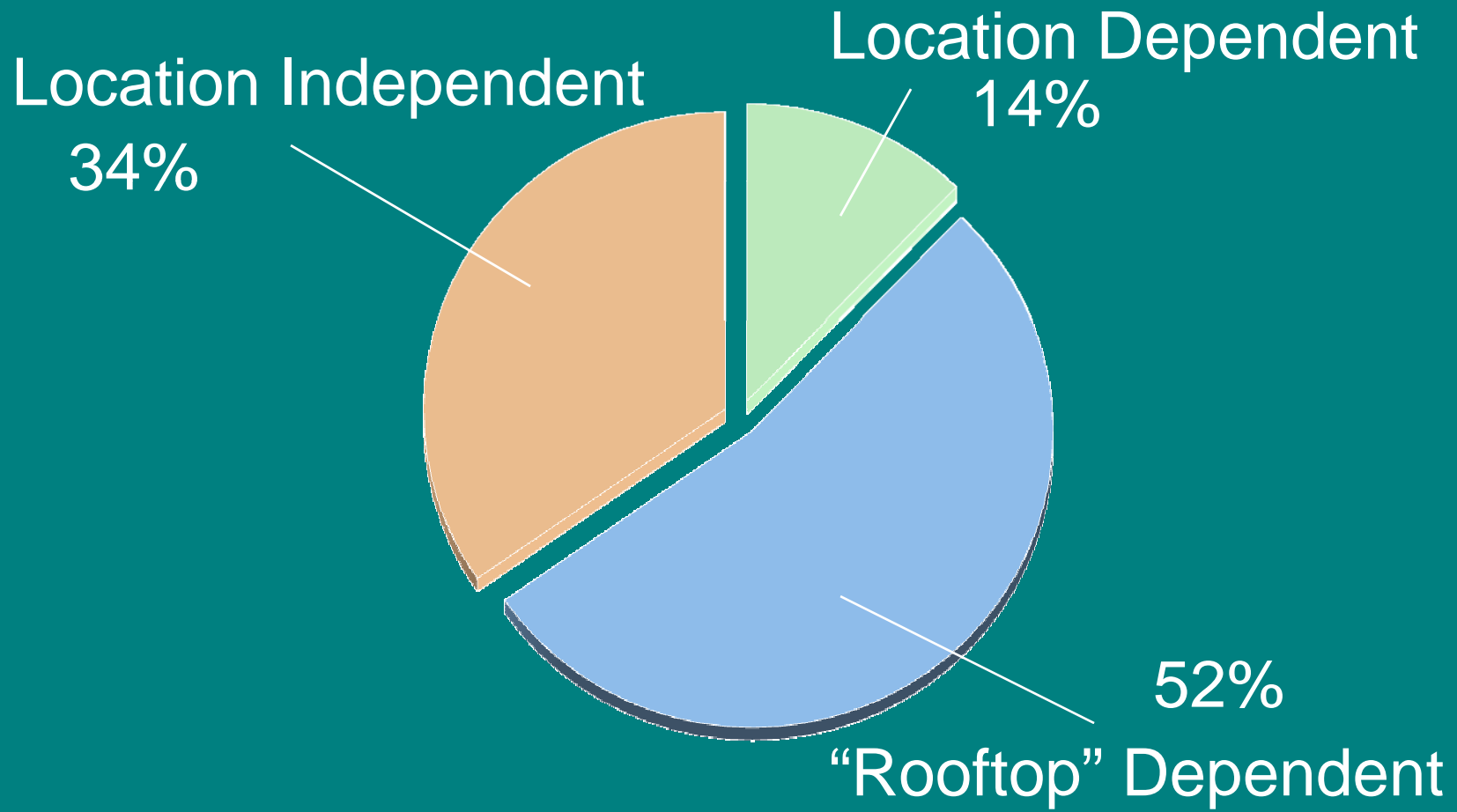
- Suburban
- Towns and Villages
- Rural



# Department of Economic Development

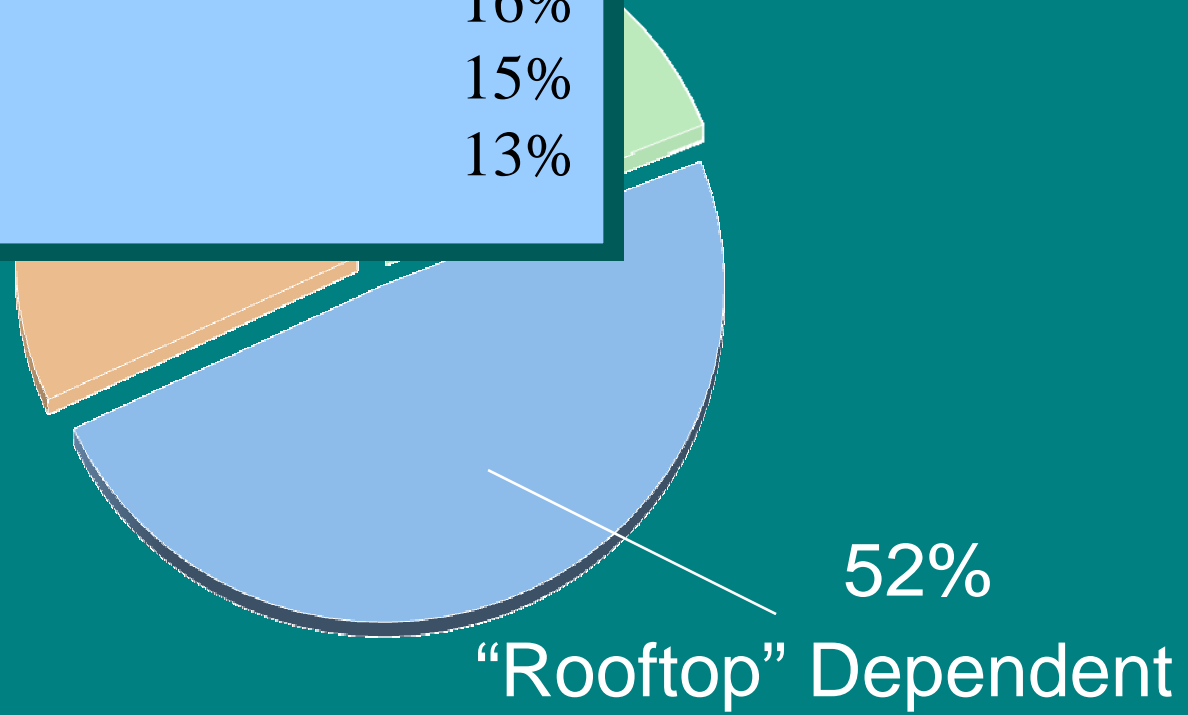
- Assisting Existing and New Businesses
- Marketing the County
- Providing Data, Information and Market Research
- Facilitating Community Engagement
- Advising on Process Improvement and Policy

# Why Businesses are in Loudoun

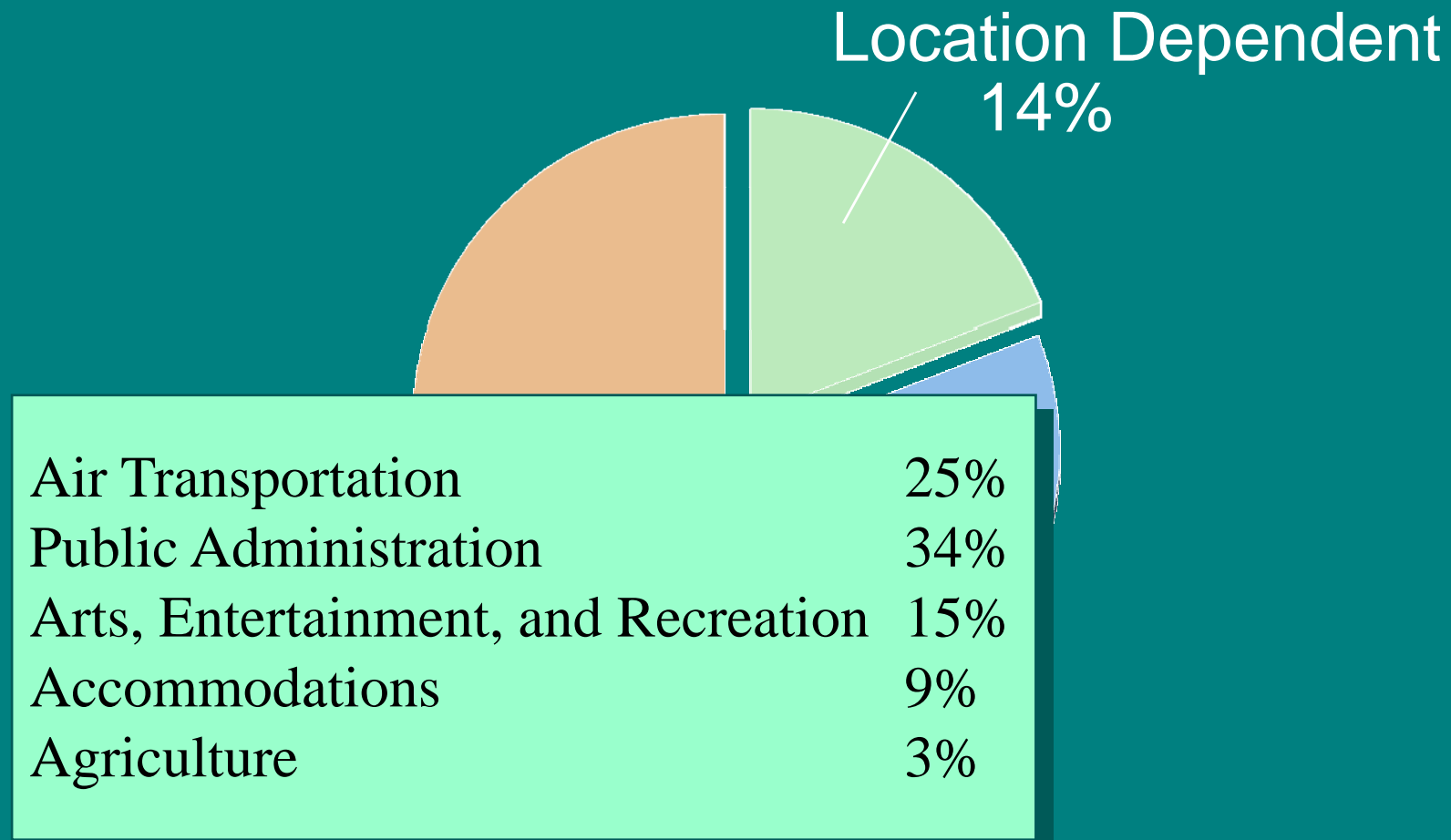


# Why Businesses are in Loudoun

Retail	25%
Construction	25%
Education	16%
Food Services	15%
Health Services	13%

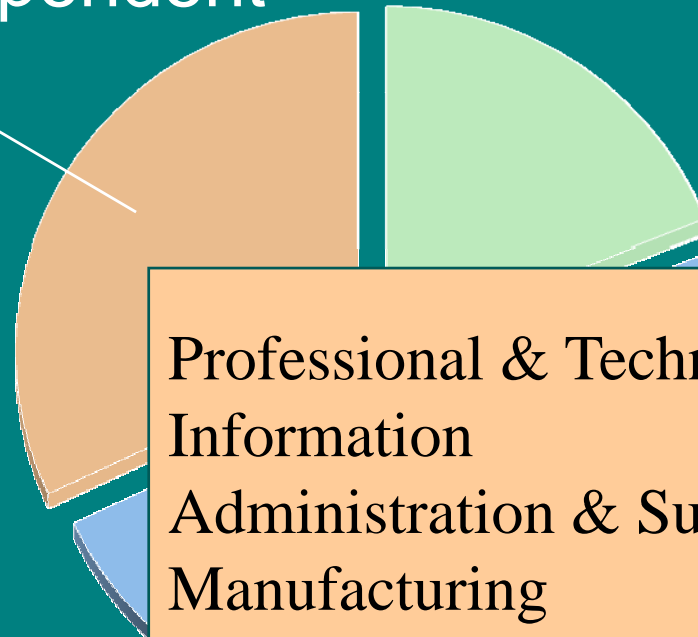


# Why Businesses are in Loudoun



# Why Businesses are in Loudoun

Location Independent  
34%



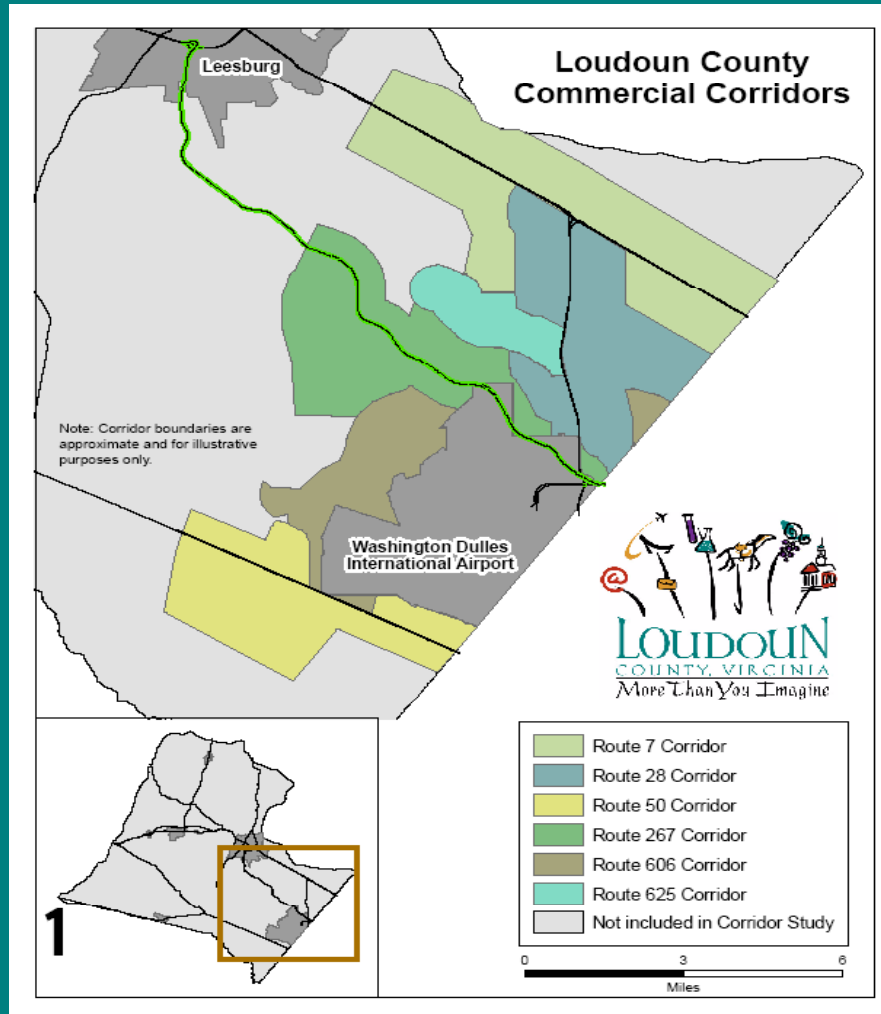
Professional & Technical Services	32%
Information	20%
Administration & Support Services	18%
Manufacturing	11%
FIRE	10%
Wholesale Trade	8%

# Proactive Targeted Clusters/Overlays Suburban Loudoun

Building on our strengths/infrastructure

- Information & Communications Technology (ICT)—Buddy Rizer
- Government Contractors/Aerospace—Steve Hargan
- Life Science—Beth Hain
- International Cluster support—Beth Hain
- Cargo/Aviation—Robyn Bailey

# Loudoun's Suburban Business Corridors



**Route 7: Office & Higher Education**

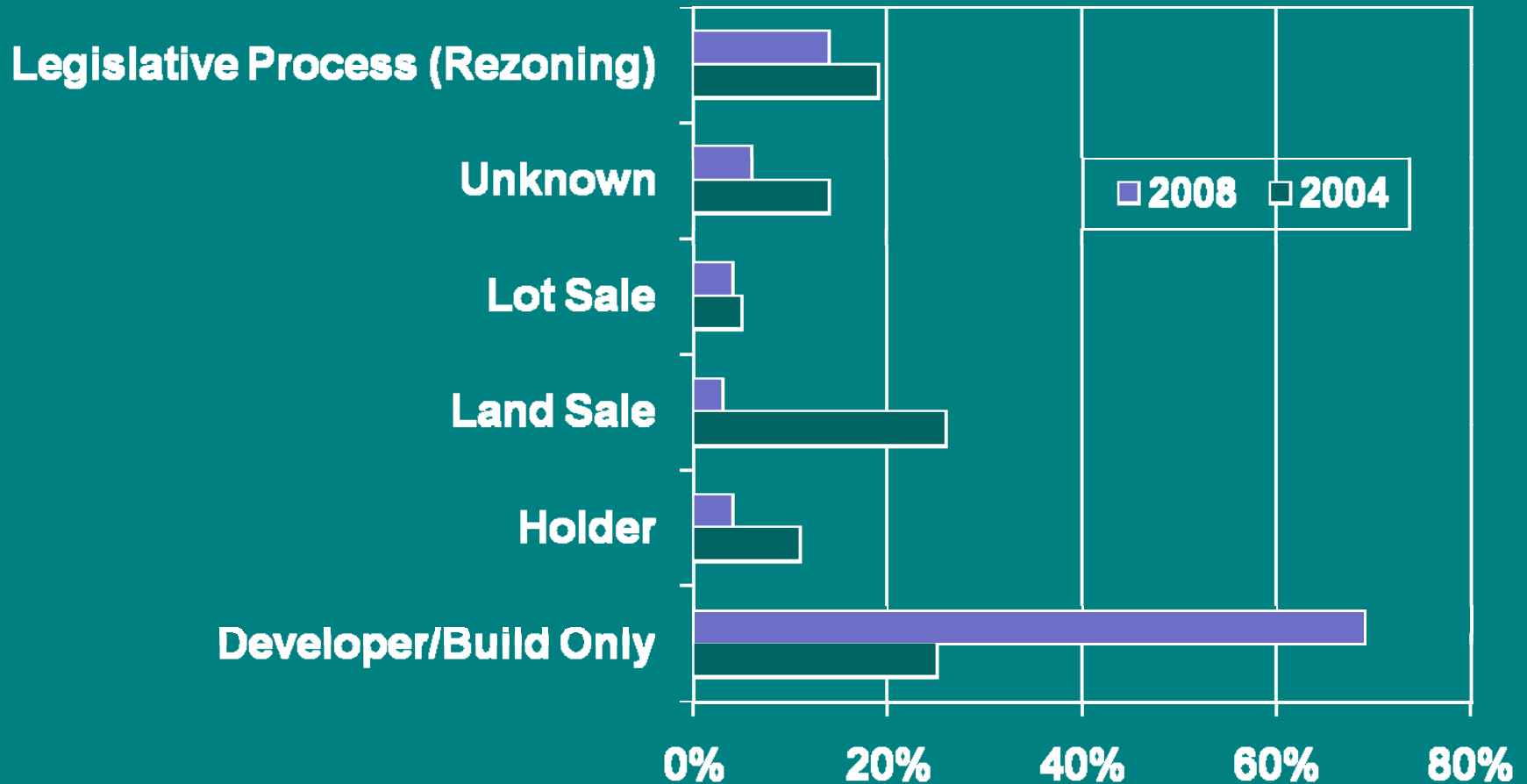
**Route 28: Technology**

**Route 606: Aviation & Industrial**

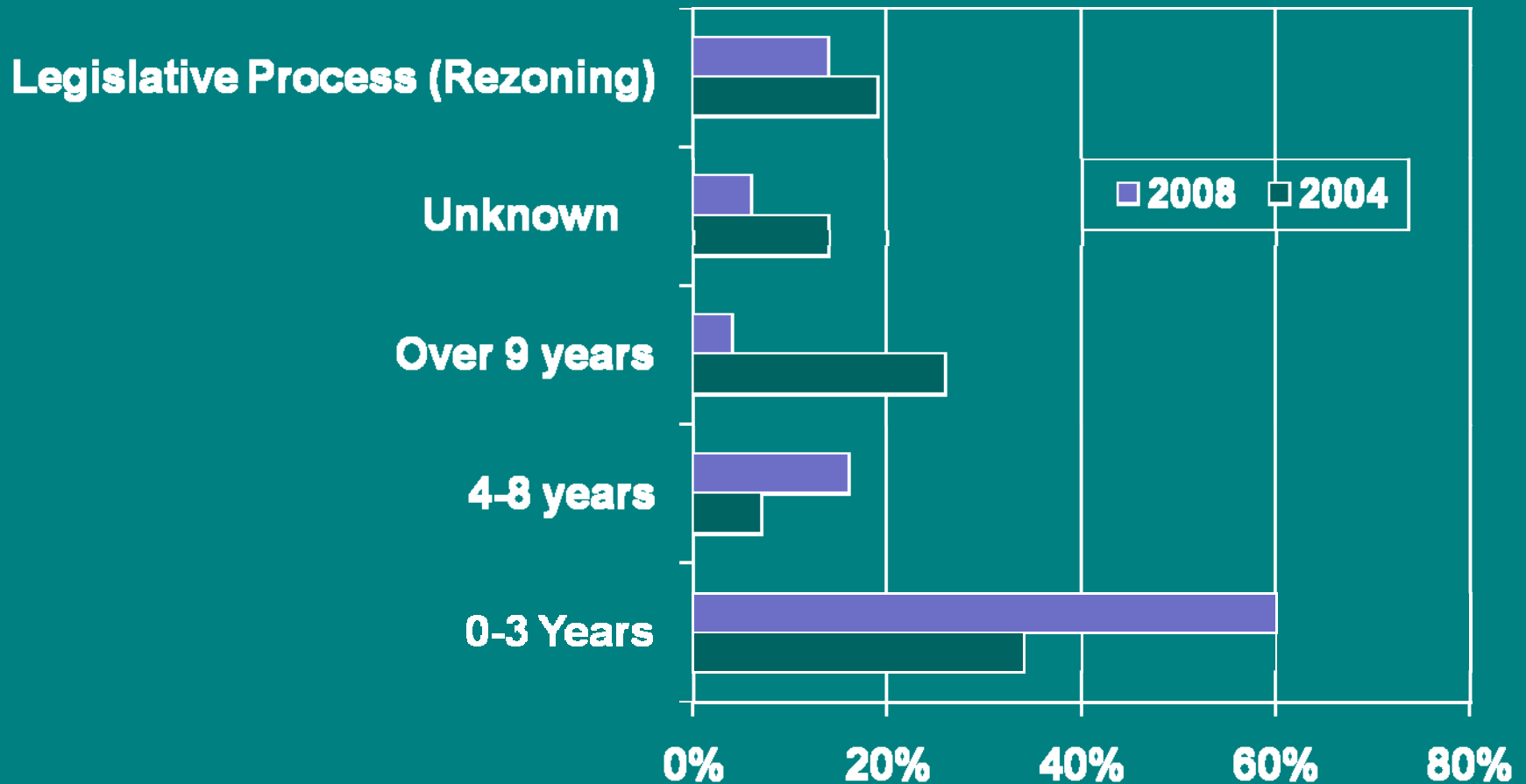
**Route 50: Light Industrial/Future Tourism Infrastructure**

**Route 267: Urban Centers and Rail Transit**

# Office & Industrial Land Summary by Land Status



# Office & Industrial Land Summary by Development Time Frame



# Land Use Updates

## Major infrastructure of key sites

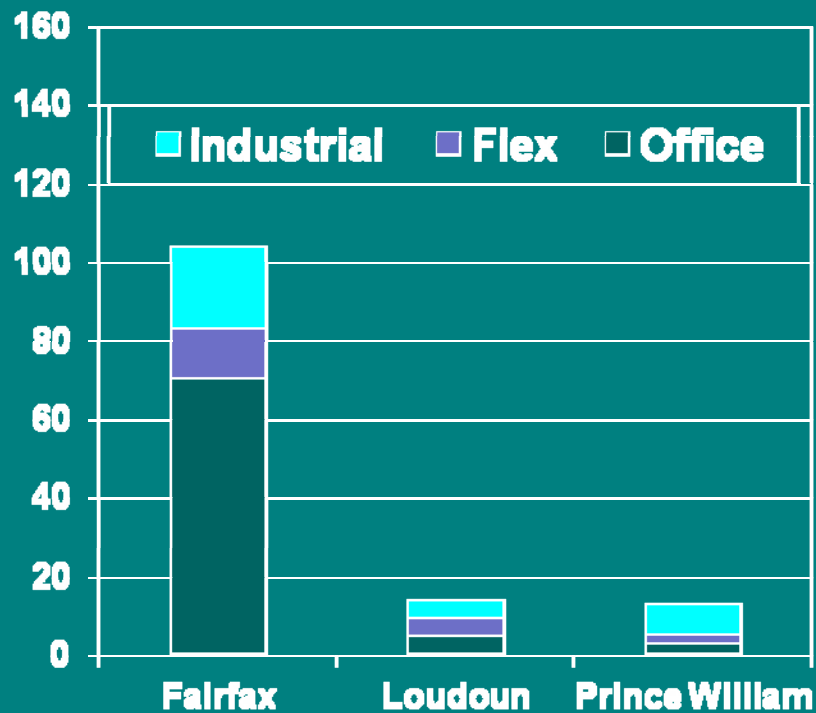
- Arcola Center
- Eastgate
- Lexington Seven
- One Loudoun

## Zoning Considerations

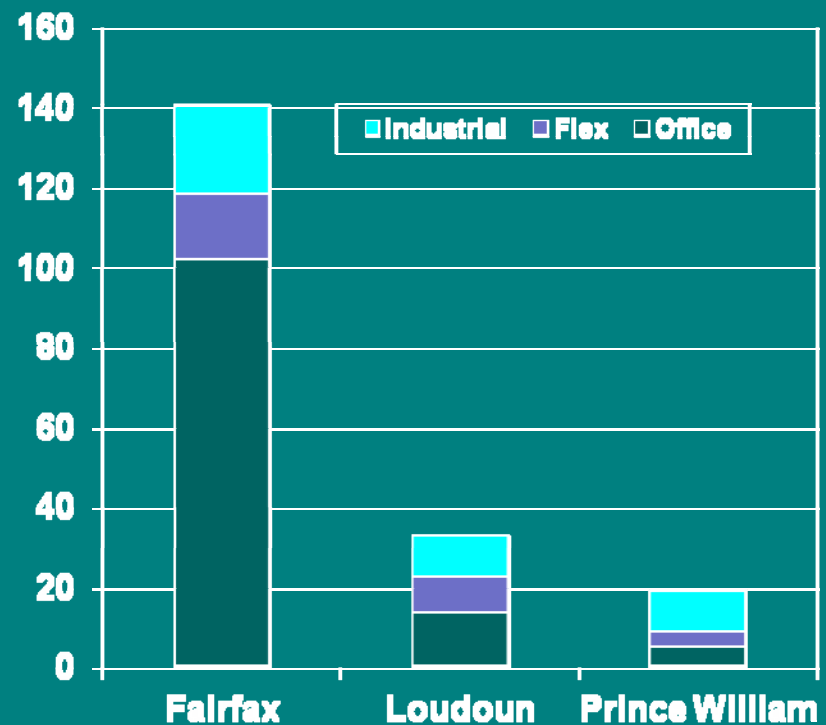
- Commonwealth Center
- Dulles Town Center
- Kincora
- Kwar/CIT

# Office & Industrial Market Comparison

4Q1997



4Q2008



# Notable Updates

- **Sign Ordinance Update**
  - BOS to get staff recommendation/workplan before August break
- **Zoning Ordinance Revised**
  - Adopted December 3, 2007
  - Substantial changes made to office and industrial zoning
- **Process Improvement**
  - Working with NAIOP to streamline the conversion process
- **On-line Map for Vacant Office Industrial Sites**
  - Plan to be live fall 2009
  - Send land sites contact information to Robyn Bailey
- **Costar for building/space search**
  - Small tenant database on Economic Development website
- **Modified Process**
  - Adopted by the Board of Supervisors in 2004
  - Streamlined process for targeted industries

# DED Public/Private Partnerships

- Economic Development Commission
- Rural Economic Development Council
- Design Cabinet
- CEO Cabinet
- Science and Technology Cabinet