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Intro:

Beau – Comstock Companies

Doug – DCS Design

# Loudoun Station: A Study in Sound Public/Private Cooperation for Balanced Mixed Use and Transit Oriented Development



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Patty invited us to speak about the innovative ways we partnered with Loudoun County to overcome challenges in creating a balanced mixed-use and TOD project – where one had not been created before.

# Get Your Bearings



Let's start by putting the conversation into some geographical context. This map, poached from DCRA's website, illustrates the planned extension of Metro across the Dulles corridor.

Phase 1 terminates at Wiehle Ave, less than a block from my office.

Phase 2 terminates between exits 6 and 7 of the Dulles Greenway, in Ashburn.

# Loudoun Station

## Fast Facts

- 43 Acres Between Shellhorn Rd. & Dulles Greenway
- Residential Potential of 1,514 Condos or Apartments
- 900K S.F. Class-A Office
- 400K S.F. Retail
- Land Development on Schedule/Budget
- First Groundbreaking in 2Q06
- Dedicated Commuter Parking



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Formulaic approach to build-out allows County and Comstock to adjust to market demands.

Western most access to Metro Bus and Rail.

3200 parking spots split between both sides of the Metro station

## Typical Challenges Encountered By Transit Oriented Development

- Anticipating Transit Needs in Growing Communities
- Incorporating Transit Infrastructure with Other Uses
- Communication Among Public & Private Stakeholders
- Testing TOD Ordinances That Had Not Been Used

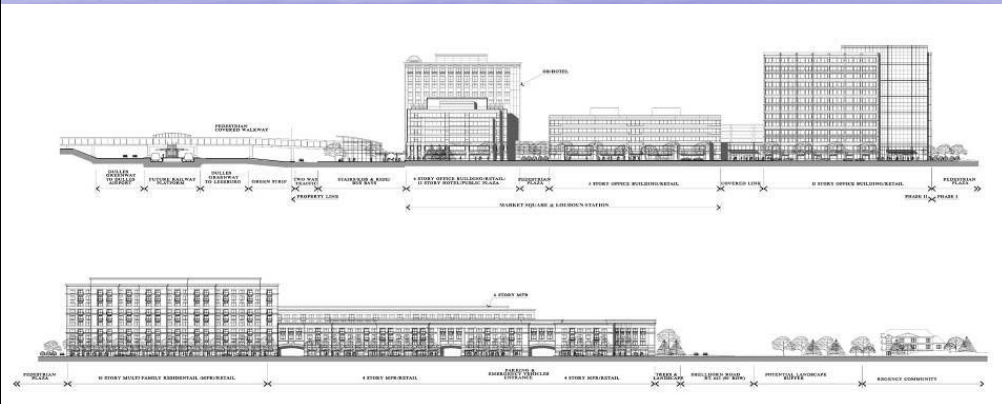


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County and Comstock were testing new TOD ordinance that had never been applied before.

To make the best use of the TOD, County and Developer wanted to maximize density – but only to the degree accepted by the community and the market.

# Typical Challenges Encountered By Mixed-Use Development



- Striking a Balance Between Commercial & Residential
- Planning and Zoning to Provide Market Flexibility
- Ample Parking for All Users, Including Commuters

Balances of uses that compliment one another to create an thriving 18-24 hr/day environment where one can live, work, shop, play and be entertained.

Formulaic approach allows County and Comstock to adjust to market desires

## State of the Station

- Infrastructure Work On Schedule & Budget
- Negotiating Sale of First Residential Site
- Design Proposals for Apartment Homes
- Developing Retail Strategy





COMSTOCK

WORTHY OF THE INVESTMENT

LOUDOUN STATION

PERSPECTIVE VIEW

NOTE: This drawing is for illustrative purposes only. NOT TO SCALE.

DAVIS • CARTER • SCOTT  
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Thank You.



[www.LoudounStation.com](http://www.LoudounStation.com)