

Presentation to the EDC:



Office and Industrial Update

July 10, 2009

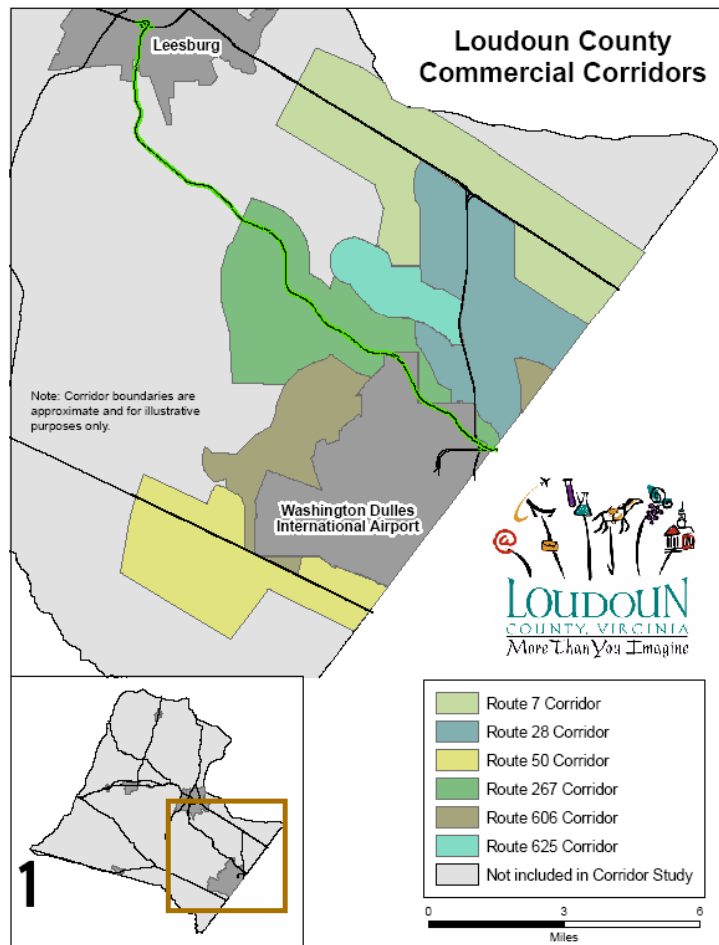
Loudoun County Department of Economic Development

Robyn Bailey, Manager Business Infrastructure

Robyn.Bailey@Loudoun.Gov

703-777-0324

Loudoun's Suburban Business Corridors



Route 7: Office & R&D

Route 28: Corporate

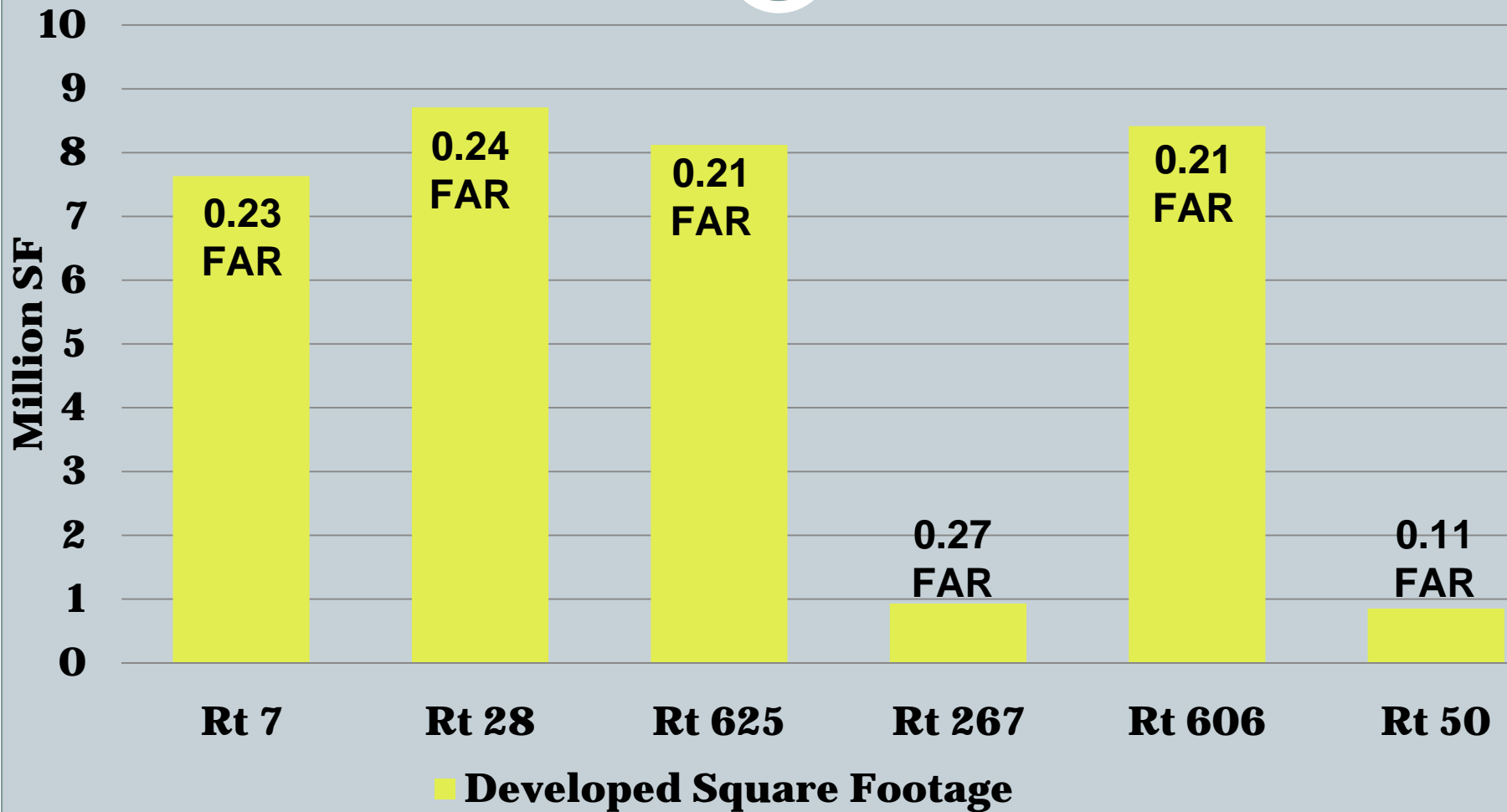
Route 625: Technology & Corporate

Route 267: Transit Development /Urban Centers

Route 606: Industrial & Airport support

Route 50: Mixed-Use Business & Industrial adjacent to airport

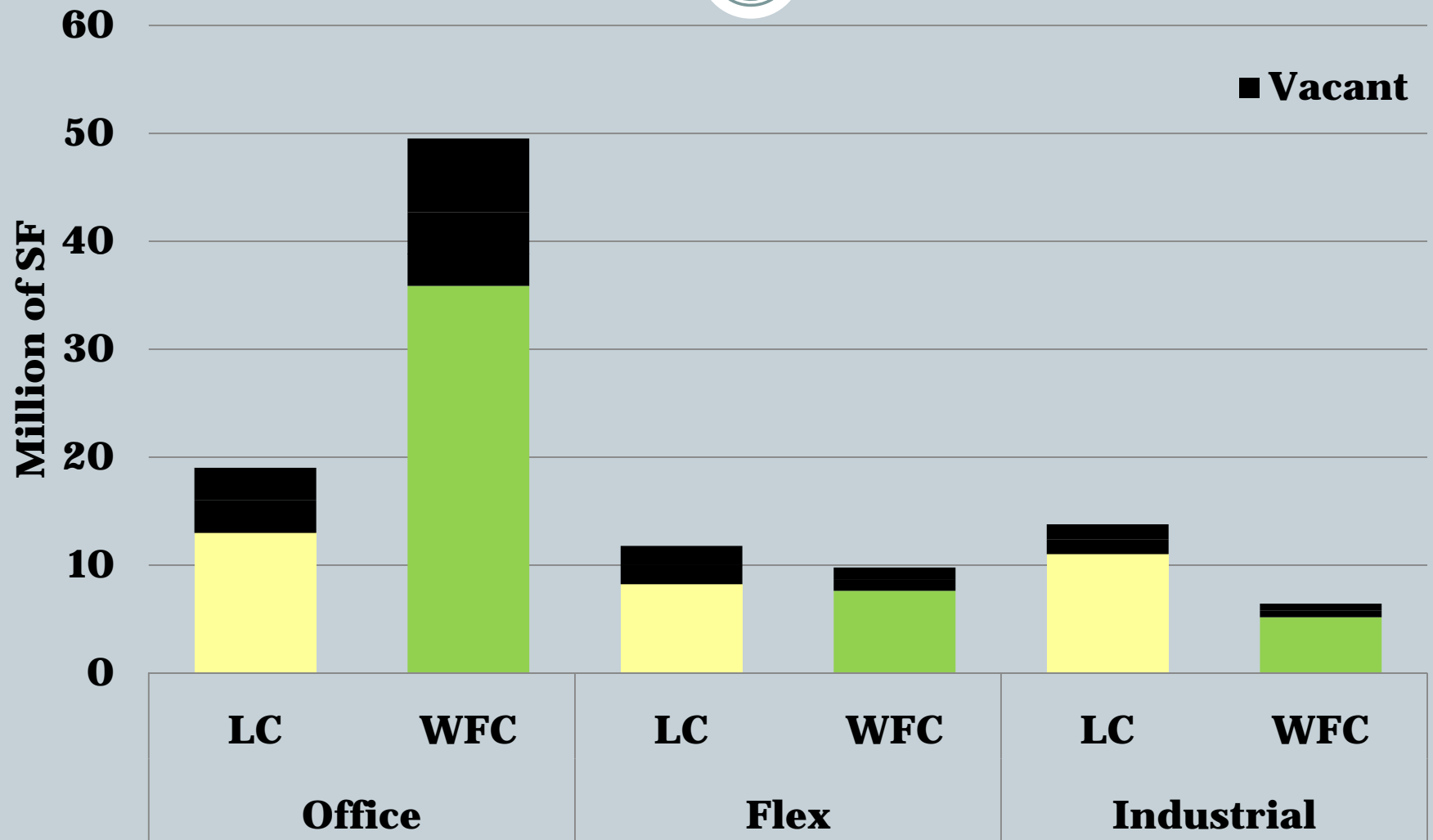
Loudoun's Developed Office & Industrial Land



Source: CoStar Group, June 15, 2009

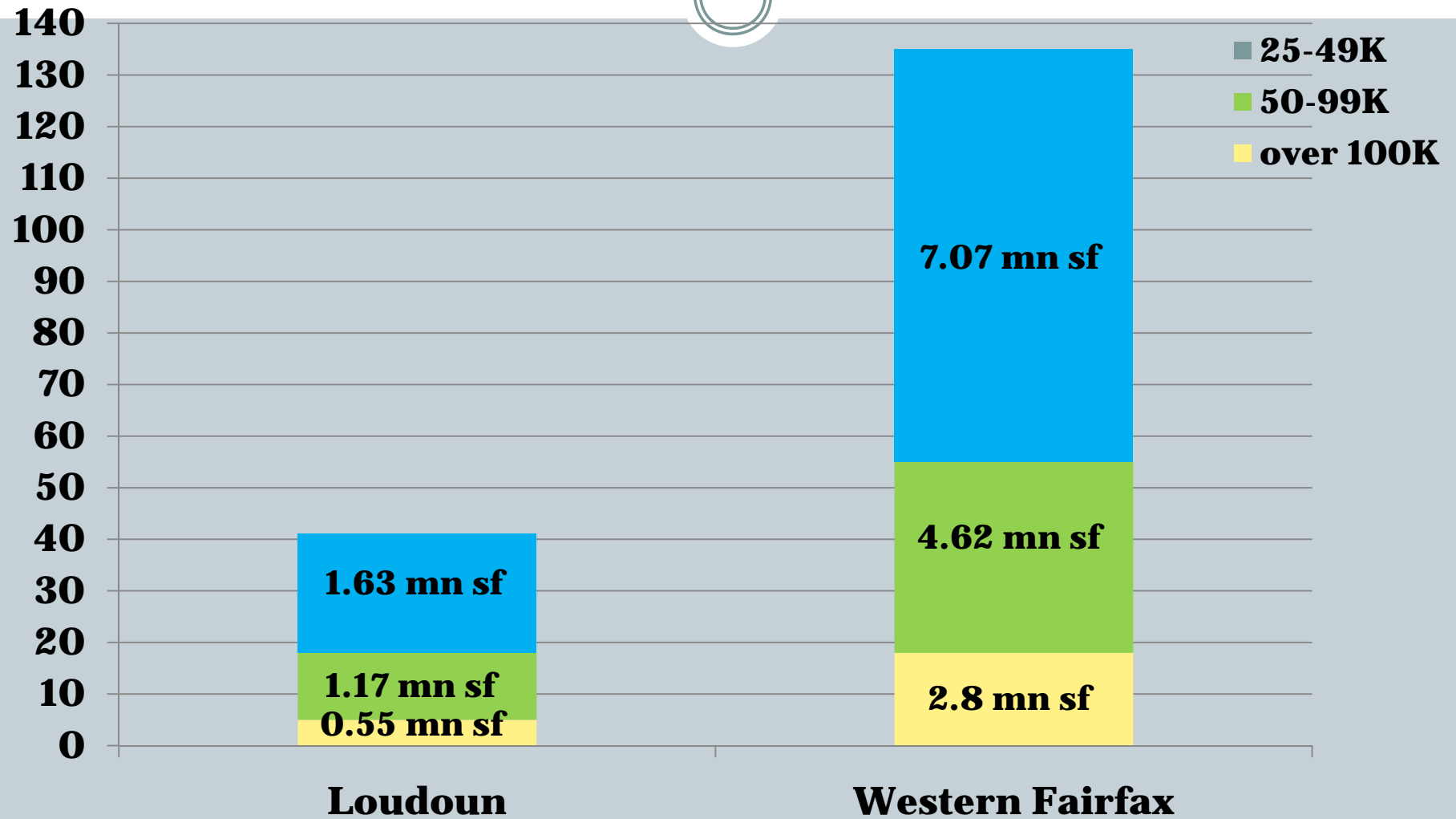
Office & Industrial: Market Size Comparison

Loudoun County (LC) and Western Fairfax County (WFC)



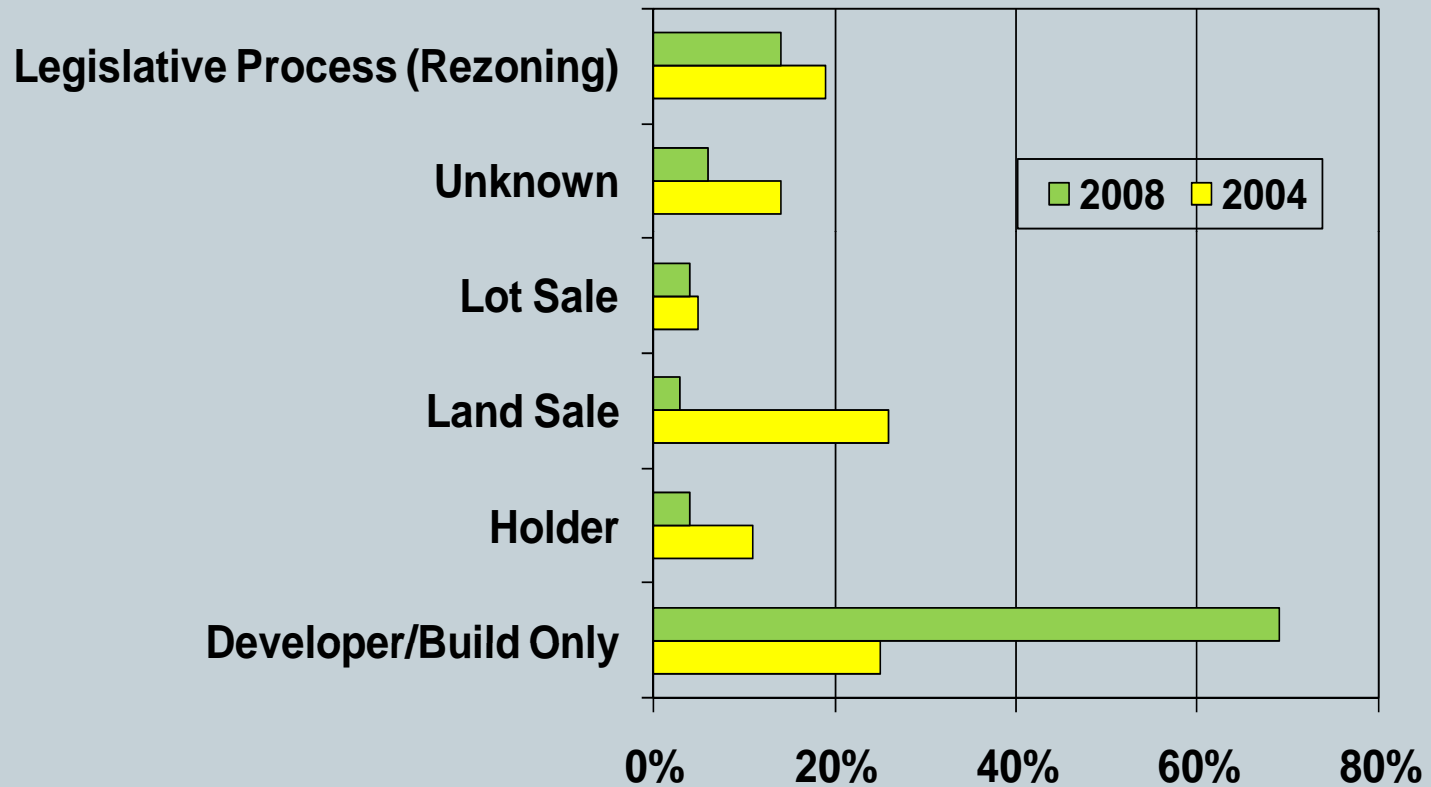
Source: CoStar Group, June 15, 2009

Number of Class A Office Buildings Available by Square Footage Ranges

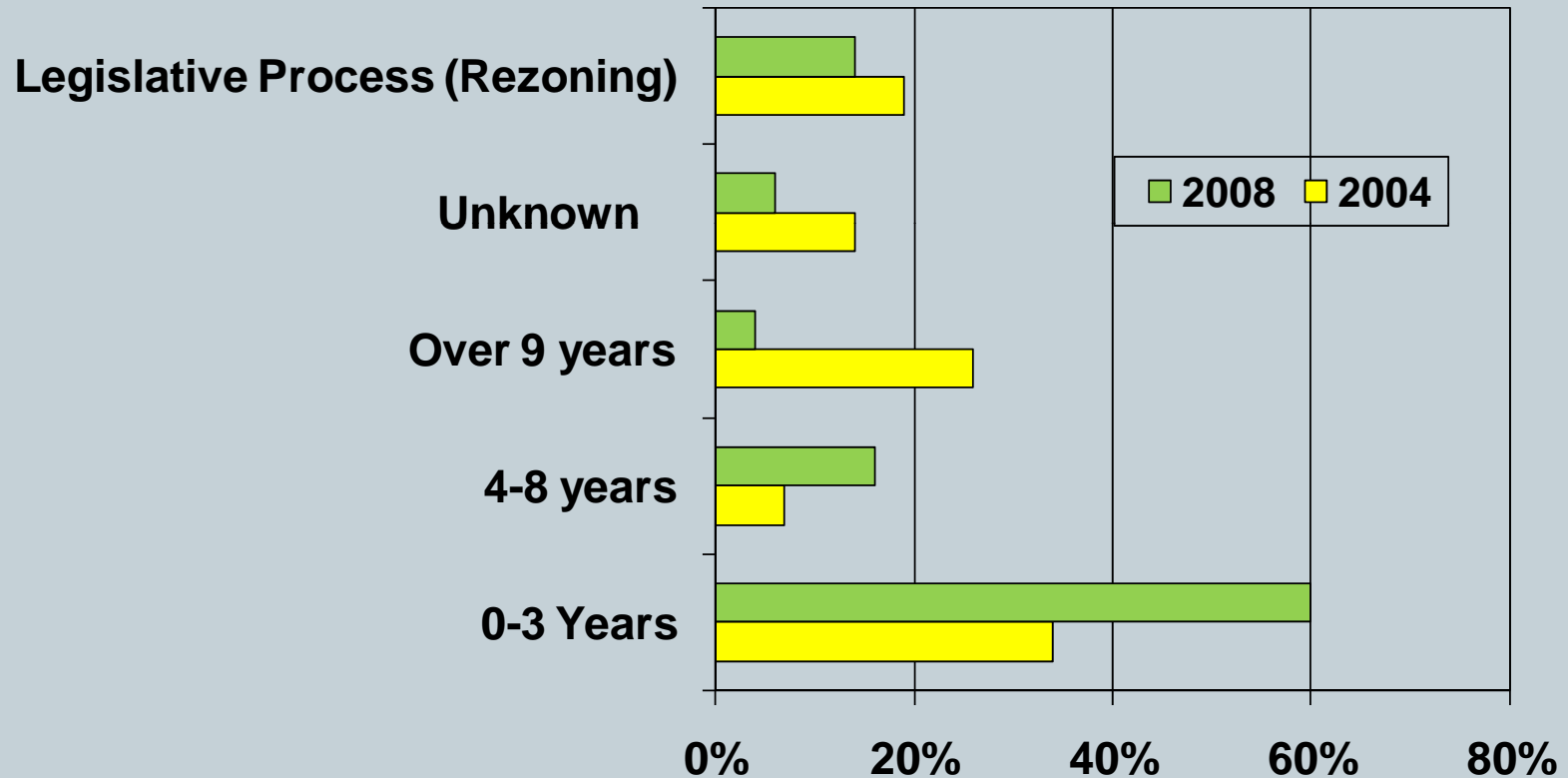


Source: CoStar Group, June 15, 2009

Loudoun's Office & Industrial Land Summary by Land Status



Loudoun's 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

- Dulles Town Center
- Kincora
- Dulles World

Modified Land Development Process (MP)

Adopted July 20, 2004



- New construction for businesses in these targeted industries:
 - Biotechnology
 - Technology (hardware and software)
 - International business (business with foreign ownership seeking U.S. location)
 - Post-high school educational facilities
 - Homeland security and defense contractors
 - Projects compatible with the operation and future development of Dulles Airport

OR

- Office/flex/industrial buildings that are over 75,000 square feet

OR

- Commercial projects in rural Loudoun focused on tourism-related activities such as country inns, rural resorts, and restaurants

- **NOT FOR LEGISLATIVE APPLICATIONS**

Key Benefits of the MP



- **DED Project Coordinator as Central Point of Contact**
- **Senior Project Manager From the Department of Building and Development**
- **Highest Priority Review by Staff**
- **Aggressive Timelines**
- **Be granted an early (Phase I) grading permit**

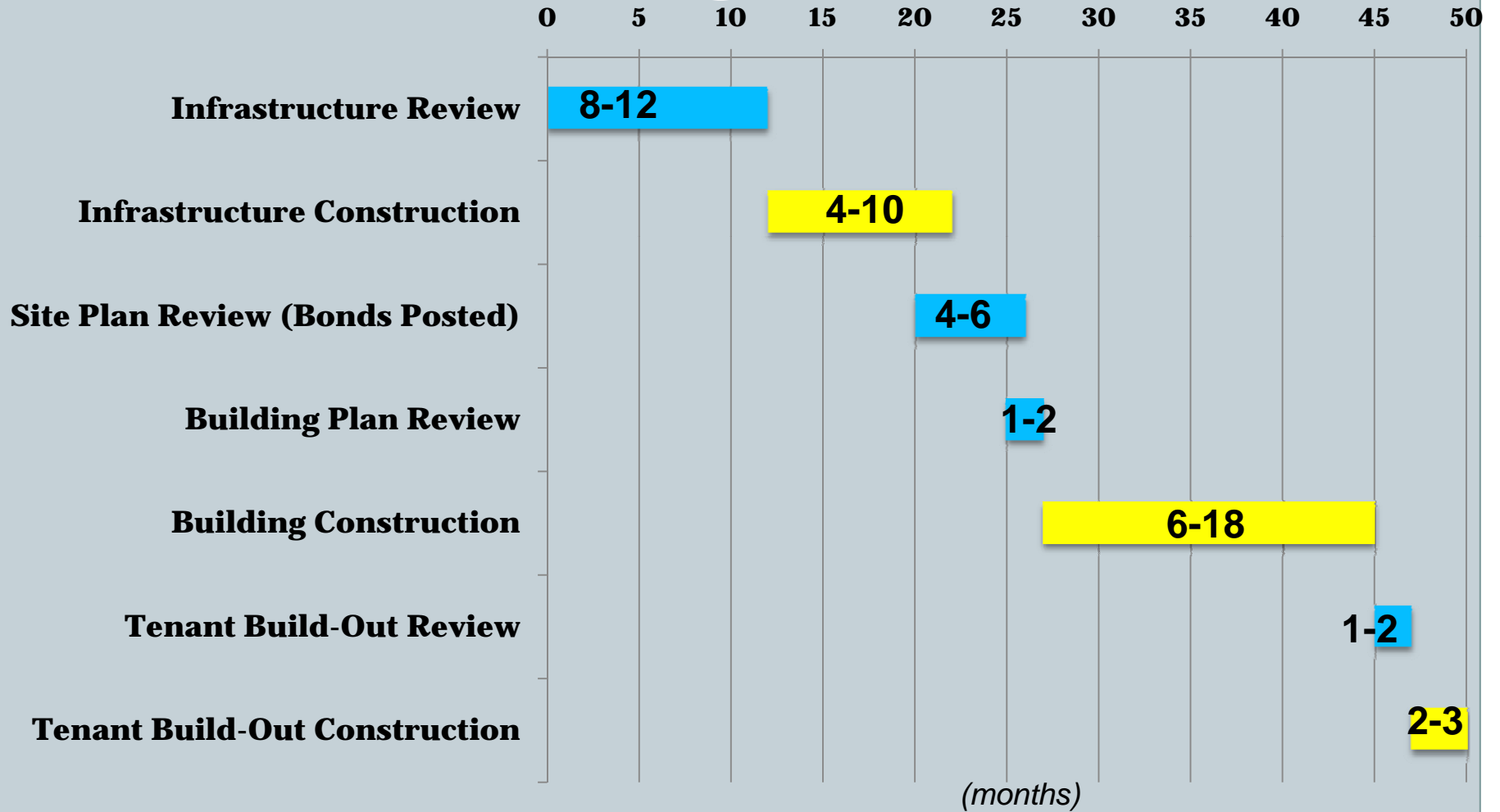
21 MP Applications Approved



- 2 airport compatible
- 12 over 75,000 square feet
- 4 targeted industry-technology
- 1 targeted industry-biotechnology
- 1 targeted industry-international
- 1 targeted industry-homeland/defense

- Majority of applications approved within 3-5 months

General Development Timelines



Opportunities



- Prepare land now
- Potential for different product (higher density office)
- Continue to improve development processes
- DED is a resource and project lead