

Modified Land Development Process for Targeted Industries and Projects (MP)

The Loudoun County Board of Supervisors is committed to creating a business-friendly environment that encourages business development. On July 20, 2004, the Board of Supervisors took an initial step by adopting a Modified Land Development Process (MP) for targeted industries and identified development projects.

Key Benefits

An approved project will benefit from the MP by improving plan review timelines and direct communication with key decision makers, who will set and manage realistic expectations. The following resources will be available to approved projects:

- **Dedicated Project Manager:** A project manager will be assigned as a main contact and to help facilitate the project through the county's development review process.
- **Top of the List:** Reviewing agencies will move the project to the head of review lines for the entire development review process.
- **Special Review Team:** A special review team from all reviewing county agencies will remain with the project through completion to maintain good communication and consistency.
- **Aggressive Timelines:** The county will work with the project owner/representative to establish a review process to meet agreed upon timelines.

Criteria

The MP is available for the following types of projects:

1. 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
2. Office/flex/industrial buildings that are over 75,000 square feet
3. Commercial projects in rural Loudoun focused on tourism-related activities such as country inns, rural resorts, and restaurants

A company will benefit from the Modified Land Development Process by receiving improved plan review timelines and direct communication with key decision makers, who will set and manage realistic expectations.

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4. The MP does not apply to the following types of projects:

- ◆ Projects that require a legislative act such as a rezoning or a special exception
- ◆ Residential projects
- ◆ Retail sales establishments
- ◆ Tenant improvements

Application Process

Prospective applicants who desire to use the MP should work with the Department of Economic Development (DED) to determine if they qualify. After determining if the appropriate criteria are satisfied and completing the MP Request Form, DED will submit the request to the Office of the County Administrator who has the authority to deem a non-legislative project as qualifying for a MP.

*For more information,
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developments or
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rural economy uses at
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***We stand ready to
assist you.***

