

Loudoun Civic and Transit Center at Moorefield Station

Loudoun Civic and Transit Center (LCTC) at Moorefield Station is one of three sites competing to be the location of the new Loudoun County Government Administrative Center. A partnership between Edgemoor Real Estate Services (a subsidiary of Clark Construction Group) and the Claude Moore Charitable Foundation (CMCF), LCTC at MOOREFIELD STATION provides the best long term solution for a new Government Center and creates a new cultural and civic center for the County at Moorefield Station.

About Moorefield Station and the Loudoun Civic and Transit Center Proposal

- Moorefield Station is a 600-acre mixed-use community approved in 2002 by a “no growth” board for up to 9.75 million SF of office, hotel, retail, and commercial space, and up to 6,000 units of housing, including the County’s highest percentage of affordable units.
- LCTC at MOOREFIELD STATION is centrally located to the County’s population and employment centers and is the planned site of the County’s Transit Center due to its superior access via auto, bus and rail (the site will have a direct connection to the planned Metro Silver Line station).
- Accelerating the delivery of land already proffered to the County and combining it with CMCF’s dedication of two additional blocks to the County, creates a 27-acre civic use district for the County with sufficient land to accommodate:
 - a 400,000 square foot Government Center building,
 - a 100,000 square foot Health/Community Services building,
 - a major Civic Plaza
 - 2,245 parking spaces,
 - two building pad sites for expansion of over 300,000 SF, and
 - two additional city blocks for future cultural and civic uses, all directly connected to Metro and the County’s transit center.
- LCTC AT MOOREFIELD STATION will be a community defining, family-friendly place that combines transit connections, shops and restaurants with cultural amenities such as museums, galleries and performing arts centers and civic elements such as government offices, a public safety center, recreation center, parks, library and school.

LCTC Maximizes Tax Revenue to the County and Reduces Reliance on Residential Taxes

- Loudoun County’s selection of LCTC AT MOOREFIELD STATION will accelerate the generation of \$25 million in new annual tax revenue by leveraging land already promised for County ownership and will help reduce the County’s reliance on residential taxes by stimulating the built out of Moorefield Station’s commercial core.
- The other finalists will convert land from commercially taxed to tax-exempt eliminating potential annual commercial real estate tax revenues of \$1.5 million for the County and \$200,000 for the Town of Leesburg.

LCTC Maximizes benefits of a rail station in Loudoun

- The County’s investment in the LCTC AT MOOREFIELD STATION site will help Loudoun County maximize and accelerate return on its \$240 million pledged investment in the Dulles Metrorail extension by spurring economic development where the County has planned it – eastern Loudoun County in Moorefield Station.

The LCTC proposal supports community organizations that better the lives of Loudoun residents

- LCTC at MOOREFIELD STATION is the only proposed site owned by a non-profit foundation that’s sole mission is to support education in Loudoun County and the Commonwealth of Virginia.
- The selection of LCTC at MOOREFIELD STATION will stimulate new development at CMCF’s Moorefield Station, and generate proceeds for redistribution to the community through grants.
- The Claude Moore Charitable Foundation has donated over \$9 million to Loudoun-based charities such as Loudoun Cares, Loudoun Literacy Council, Loudoun Education Foundation, Piedmont Community Foundation, Loudoun Area Project Graduation and Loudoun Association of Retarded Citizens.