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Stakeholder Committee Meeting

August 28, 2017 | Loudoun County Comprehensive Plan

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Agenda

1. Welcome / Sign-in / Dinner / Administrative Items
2. Suburban Policy Area Place Types Feedback
3. Break
4. Suburban Policy Place Types Feedback - Report Out
5. Transition Policy Area Land Use Approach
6. Adjourn

Subcommittee Meetings

Housing Subcommittee

Thursday, August 31st – 5-6pm in Purcellville Room

Economic Development Subcommittee

Friday, September 1st – 3-4pm in Purcellville Room

Suburban Policy Area Land Use Approach and Place Types Update

Place Type and Framework Updates

1. Defined Urban Areas on Framework and Place Types Maps
2. Modified / Adjusted Application of Place Types on Maps
3. Place Types Form and Character Guidelines Recommendation
4. Place Types Compatibility Recommendation

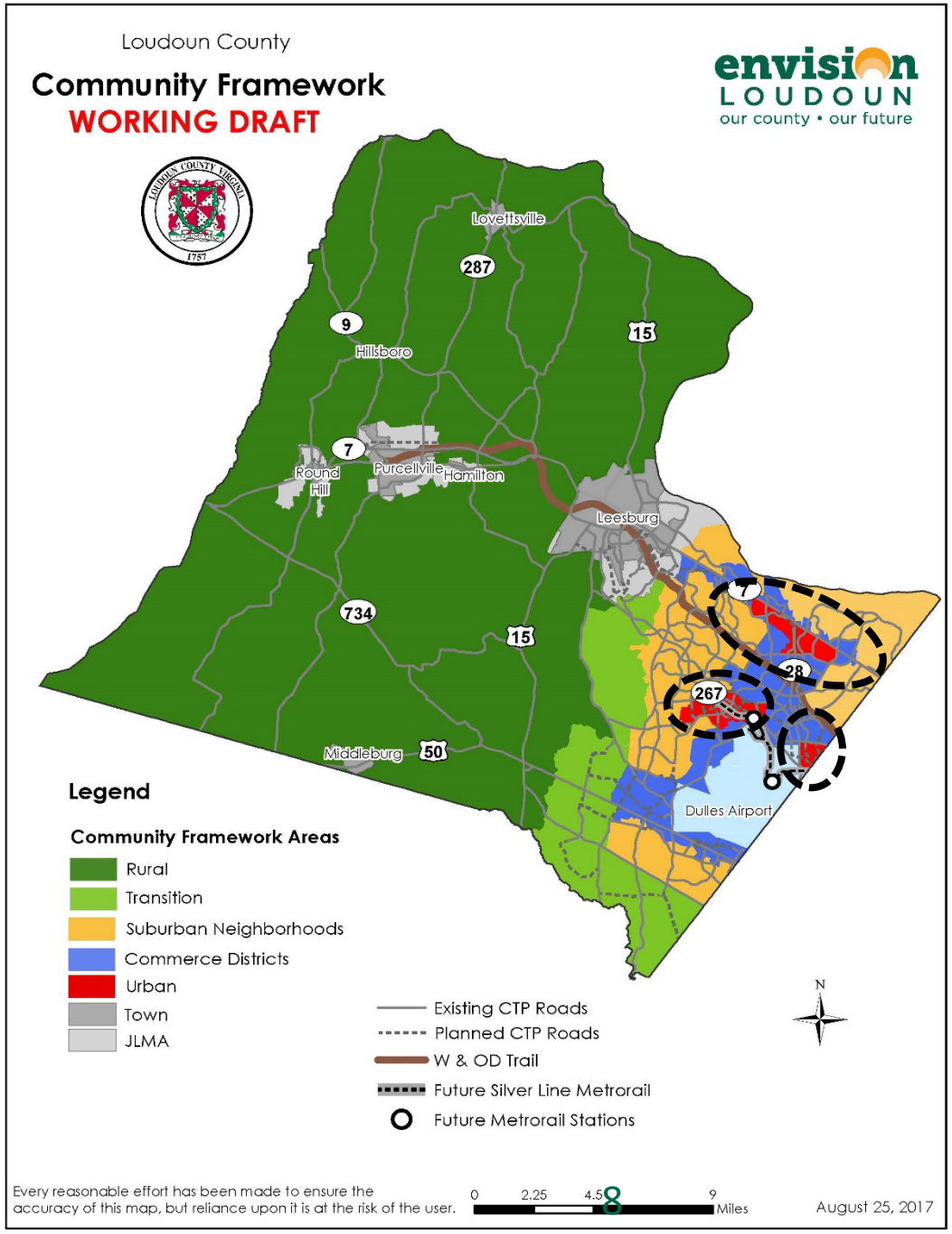
Community Framework Proposal

1. Merge Silver Line TOD into other Suburban Framework Areas
2. Develop and Refine Urban Framework Areas
   - *A more generalized approach that encourages higher density urban development at appropriate locations*
   - *Would utilize the same Place Types with corresponding policies establishing expectations for urban form and higher intensity of development*

Community Framework Proposal

Urban Framework Areas:

- Metro Stations
  (highest intensity, transit-oriented)
- Walkable Places (Non-Metro)
  (lesser intensity, mixed use)



Staff's Application of Place Types

1. Key Characteristics Considered:
   - *Context, Compatibility, Scale & Existing Entitlements*
2. Development patterns were generalized into a single place type
   - *Existing master planned developments of single-family detached, single-family attached, and multi-family housing = Neighborhood A*
3. Alternative Place Types were only proposed on areas of substantial acreage (i.e. not every undeveloped 2 acre parcel)
4. Initial Stakeholder feedback considered
5. Potential Place Type changes address flexibility without diluting the idea of creating place

Place Types Form & Character Guidelines

Neighborhood B

General Description:

Neighborhood B areas provide opportunities for a variety of housing types designed in compact developments. This includes primarily medium-density single family attached homes arranged on small to medium lots. Streets in this area are typically hierarchical with moderate network connectivity. Sidewalks and other pedestrian amenities are common in these developments. Predominant uses are single-family attached residential and multifamily.

Uses:

- Single-family attached
- Multifamily
- Single-family detached
- Office
- Neighborhood-serving retail
- Open Space
- Schools and public safety facilities
- Active adult retirement communities
- Community centers and facilities
- Daycare facilities

Local Examples:

- Collingdale Terrace

Intent:

- Provide opportunities for a diversity of housing types in a walkable environment
- Support redevelopment of aging areas to strengthen and benefit surrounding neighborhoods

Desired Form and Character:

Use Pattern	Separate Uses
Res. Density	6-16 du / acre
Nonres. FAR	up to 1.0
Land Area Mix (R: Residential, NR: Nonresidential, OS: Open Space, PC: Public/Civic)	R: 40-60% NR: 0-20% OS: 30%+ PC: 10%+
Lot Coverage	0.25 - 0.7
Bldg. Height	3 - 4 stories
Setback from Street	Shallow - Medium
Block Length	Short - Long
Parking Location	On-street, Alley
Civic & Recreation	Park, trail, small public plaza
Open Space	15-30% of site
Street Pattern	TBD
Methods of Connectivity	TBD
Mobility Characteristics	TBD

Working Draft

Neighborhood B

General Description:

Neighborhood B areas provide opportunities for a variety of housing types designed in compact developments. Streets in this area are typically hierarchical with moderate network connectivity. Sidewalks and other pedestrian amenities are

family attached residential and multifamily. It is desirable for buildings to have a shallow to medium set back from the street, with parking either on the street or in side alleys. Areas of this place type should include some parks, trails, or small public plazas, with some open space integrated into individual site plans

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Place Types Form & Character Guidelines

- Place Types provide *general* guidance
- Table reduced to appear less like an ordinance
- Seeking balance between flexibility and predictability

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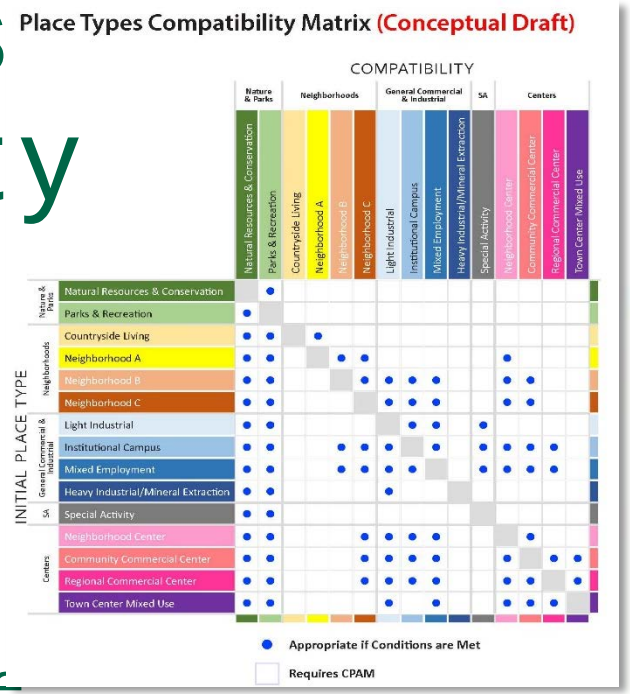
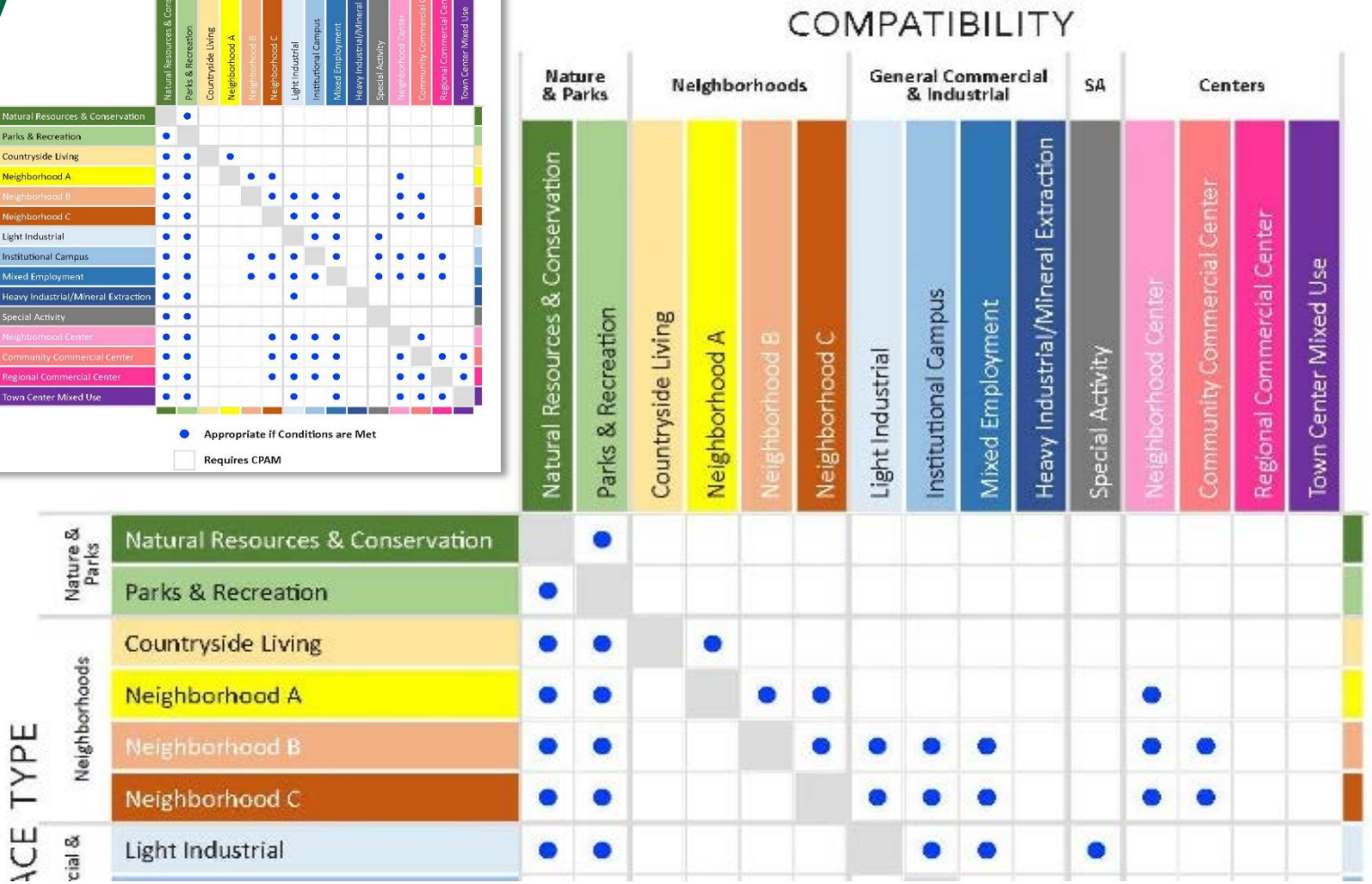
Place Types Compatibility

- Allows for flexibility and alternatives in Place Type Structure
- Sets expectations of alternatives
- Avert dilution of Place Type underlying form, character, and purpose
- Alternatives would be dependent on compatibility, scale, and context





Remaining Refinements / Updates

1. Form and Character Guidelines Tables

- *Calibrate Characteristics including Density, Use Mix & Building Heights*
  - NOTE: For Place Types with two column tables, multifamily would be allowed in either Use Pattern
  - Focus on key guidelines for specific Place Types form/characteristics
- *Generalize desired performance characteristics*
- *Address compatibility and flexibility*
- *Add Transportation Characteristics*

2. Incorporate (i.e. Merge or Add) Silver Line CPAM Place Typologies in to Place Types

- *Mixed Use Medium and Mixed Use Tall*
- *Compact Walkable Non-residential*

Questions for Feedback

1. Do the changes described adequately address concerns about ensuring that the Place Types structure is flexible?
2. If not, what other concerns and considerations for flexibility need to be addressed?

Suburban Policy Area Place Types Map Exercise

Discussion Considerations

1. Public Input from Round 1 *(previously provided)*
2. Public Input from Round 2 *(overview of major topic areas)*
   a) *Desire mixed-use and walkable communities*
   b) *Redevelop and repurpose older commercial buildings*
   c) *Need affordable housing options and a variety of housing types for a range of life stages and lifestyles*
   d) *Improve connectivity and access to multimodal transportation system*
   e) *Increase parks/recreation and public/civic amenities*
   f) *Protect environmental features and expand open space*

Discussion Considerations

3. Previous Stakeholders Comments
   a) *Mixed use communities, creating 'place' rather than developments*
   b) *Rethinking Keynote Employment*
   c) *Compatibility of new land use plan with existing development*
   d) *Older retail / commercial / industrial centers areas great targets for redevelopment*
   e) *Locating housing near employment*
   f) *Connectivity throughout the Suburban Policy Area*
   g) *Route 7 Non-residential development patterns*
   h) *Route 50 Industrial / Non-residential patterns and characteristics*

Discussion Considerations

4. What you do not see, yet.
   a) *Land area outside of the Areas of Potential Change have an initial place type assigned based on current zoning / existing development <u>only</u>*
   b) *Completion of the desired form and character guidelines of each Place Type*
   c) *Accompanying policies and guidance*

Work Group Instructions

1. Split up in to four groups
2. Review five Place Types Maps
   - *Accompanying context maps also provided as previously requested*
3. Hold 20 minutes of discussion for each map to ensure all maps are covered
4. Use remaining time to revisit any maps that need additional discussion
5. Break
6. Report out

Questions for Feedback

1. Do the Suburban Policy Area Place Types Maps appropriately address the location and adjacencies of:
   a) *Revitalization and redevelopment areas*
   b) *Areas previously identified as Keynote Employment with Mixed Employment which allows for a mix of uses*
   c) *Mixed Employment and Industrial Uses (Along Routes 7 and 50)*
   d) *Commercial centers*
   e) *Urban areas*

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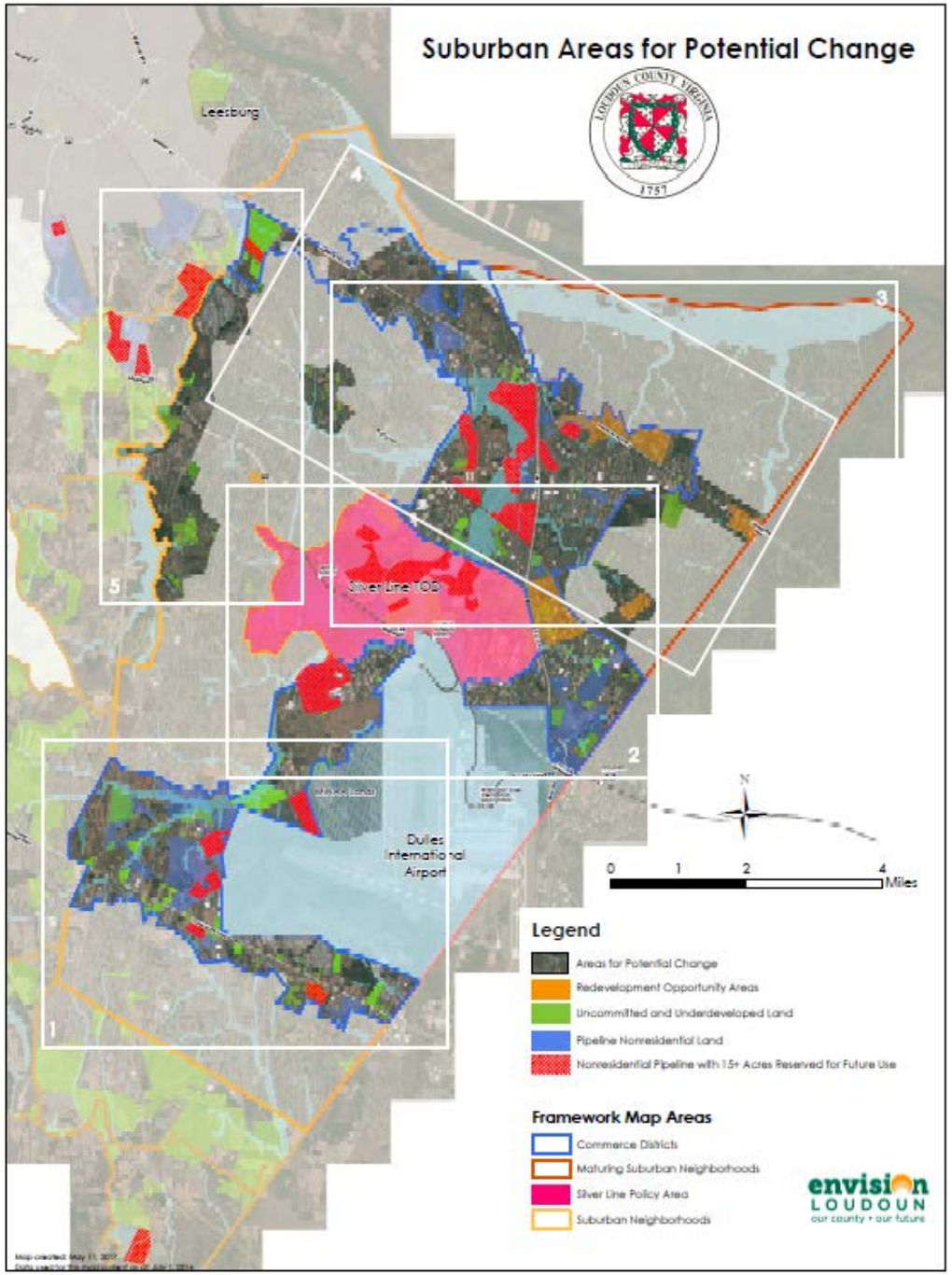

CPAM Relationship to Areas of Potential Change

Legend

- Areas for Potential Change
- Redevelopment Opportunity Areas
- Uncommitted and Underdeveloped Land
- Pipeline Nonresidential Land
- Nonresidential Pipeline with 15+ Acres Reserved for Future Use

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