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Comprehensive Plan Stakeholders Committee Meeting

April 9, 2018

Agenda

1. Welcome / Administrative Items / Information Updates
2. Meeting Objectives
3. High-Level Fiscal Impact Assessment Overview
4. General Plan Chapter 6: Fiscal Management & Facilities Review
5. Break
6. General Plan Chapter 2: Land Use Review
7. Next Steps
8. Adjourn

Meeting Objectives

- 1) Fiscal Impact Model Update
 - a) *Preliminary High-level Assessment Outlook*
- 2) Gather Feedback:
 - a) *General Plan Chapter 6: Fiscal Management & Facilities*
 - b) *General Plan Chapter 2: Land Use*
- 3) Review Schedule for Remaining Stakeholder Committee Meetings

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Envision Loudoun Fiscal Model: Preliminary High-Level Fiscal Impact Outlook

Presentation to:

Envision Loudoun Stakeholders Committee

April 9, 2018

Presented by:

Julie Herlands, AICP, Vice President, TischlerBise

Goals for the Presentation

- Update on fiscal model
- Present preliminary high level fiscal impact outlook comparing:
 - *Revised General Plan scenario*
 - *Envision Loudoun Proposed Plan (Medium Growth) scenario*
- Next Steps
- Questions

The goal is to provide a check-in on the fiscal model with a preliminary, high level fiscal impact outlook based on Stakeholders proposed recommendations for Envision Loudoun

Purpose of the Fiscal Impact Analysis

- Decision making tool that evaluates “net fiscal impact” of proposed land use scenarios
- Compares fiscal differences of potential future development
- Emphasizes comparisons rather than the absolute dollar amounts
- Shows magnitude and direction of differences
- Results can be:
 - *Fiscally positive: Revenues exceed costs*
 - *Fiscally neutral: Revenues equal costs*
 - *Fiscally negative: Costs exceed revenues*

Methodology: Overview

- Used Countywide constrained forecasts (scenarios)
- Modeled all General Fund revenues and expenditures
- Included other funds that are affected by growth
- Calculated revenues and operating and capital costs by product type
- Multiplied the results by the forecasts

Methodology: Capital Assumptions

- Projected capital facilities that provide government and school services
- Incorporated Fiscal Impact Committee's (FIC) work:
 - *2016 Capital Facility Standards are used to forecast facility needs (captured in high-level outlook)*
 - *Costs reflect the FIC approach for the Capital Intensity Factor (CIF), adjusted to the 2016 dollars*
- Modeled cash and debt financing assumptions

Preliminary High-Level Fiscal Impact Outlook

- Envision Loudoun Proposed Land Use (medium) scenario generates:
 - ***Neutral to Positive net fiscal impact***
 - ***Less positive than RGP medium scenario***

Major Drivers

- Nonresidential development is similar between the two scenarios
- Increase in residential development in Envision Loudoun Proposed Scenario drives the preliminary fiscal outlook, namely due to school operating and capital expenditures
- Further refinement will update and revise the outlook

Next Steps: Continued Work on Model Refinement

- Sub-geographies to be modeled
- Preliminary capital costs for schools are model-driven; likely to be “direct entered” based on known capital plans from LCPS
- Locally funded road capital costs to be included
- Cash proffer offsets to be included
- Vacant land values to be added

Next Steps

- Consider preliminary high level fiscal impact outlook in developing recommended changes to the draft proposed plan
- Present full model results at July 9th Stakeholders meeting
- Include recommendations in the materials forwarded to BOS/Planning Commission

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General Plan Chapter 6: Fiscal Management & Public Facilities

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Public Facilities

- Retain planning process - *capital needs assessment - facility standards - capital improvement program*
- Commission Permit Process - *use performance standards to minimize legislative review*
- Encourage colocation
- Flexible design
- Retain & update existing facilities – *rural schools, libraries*
- Encourage partnerships

Utilities & Infrastructure

- Consolidate utility policies – *rural, municipal (town) & central systems*
- Clarify Loudoun Water responsibilities
- Reduce shared (communal) system options
- Allow connections between shared systems
- Town s/w extension into RPA for health issues
- Support quarry reservoirs with protection plans

Utilities & Infrastructure

- Solid waste: carry over existing policies
- Electrical:
 - *Carry over existing policies*
 - *Support individual power generation*
- Communication:
 - *Encourage expanded broadband coverage*
 - *Require conduit extensions to new development*
 - *Add performance standards – minimize legislative review*
 - *Incorporate capacity for broadband & wireless in all public facilities*

Open Space Assets

- Improve public access to open space: trail plan, increased access to regional trails, defined corridors
- Open Space Preservation Program: easements linked to low density and urban density and modification requests
- Encourage open space easements: Purchase or defray soft cost for landowners
- Allow on and offsite open space to meet zoning requirements

Fiscal Management

- Encourage community based service standards
- Address accessory, micro and unit size in the CNA
- Add Urban Policy Area proffer guidance – exempts 1 du/acre or current zoning
- Formalize transportation credit, HOA credit
- Expand Small Area Planning boundaries to TPA
- Seek reasonable impact fee legislation

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General Plan Chapter 2: Land Use

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Sections

- Infill & Redevelopment
- Quality Development
- Urban Policy Area
- Suburban Policy Area
- Transition Policy Area
- Rural Policy Area & Villages
- Towns & JLMAs

Still to Come

- Refined Introduction & Formatting
- Place Types
 - *Considering renaming the classifications by Policy Area*
 - *Working through policies that may be needed for individual Place Type*
- Maps and Graphics
- Route 28 Tax District Refinement
- Insert Data As It Is Developed

Infill & Redevelopment | Policy Carryover Subcommittee

- October 12, 2017
 - *Policies only*
- December 6, 2017 (Stakeholders Committee)
 - *Topic Paper & Policies presented*
- January 9, 2018
 - *Strategies & Actions*

Staff & Subcommittee largely agreed on retention, revision, deletion, or relocation of RGP Redevelopment, Revitalization, & Infill policies

- *Applicable RGP policies retained in current draft*
- *Added new policies, strategies, actions that encourage infill & redevelopment*
- *Continue to refine evaluation for compatibility*

Infill & Redevelopment | Trends & Influences

- Greenfield development opportunities limited
- Aging residential communities & commercial properties
- Opportunities
 - *Improve underutilized sites; provide needed amenities*
 - *Create unique places & reinforce community character*
 - *Diversify housing stock*
 - *Maximize use of existing infrastructure*
- Challenges
 - *Current development regulations lack flexibility*
 - *Needed infrastructure improvements; costly development*
 - *Loss of market-provided affordable housing*
 - *Community concerns*

Infill & Redevelopment | What is New

- *In general, policies improved & strengthened*
- Calls for community engagement
- Promotes identifying & prioritizing sites in the County
- Supports changes to development regulations
- Promotes incentives, technical assistance, streamlined review
- Anticipates replacement for loss of market-provided affordable housing
- Refines compatibility evaluation

Quality Development

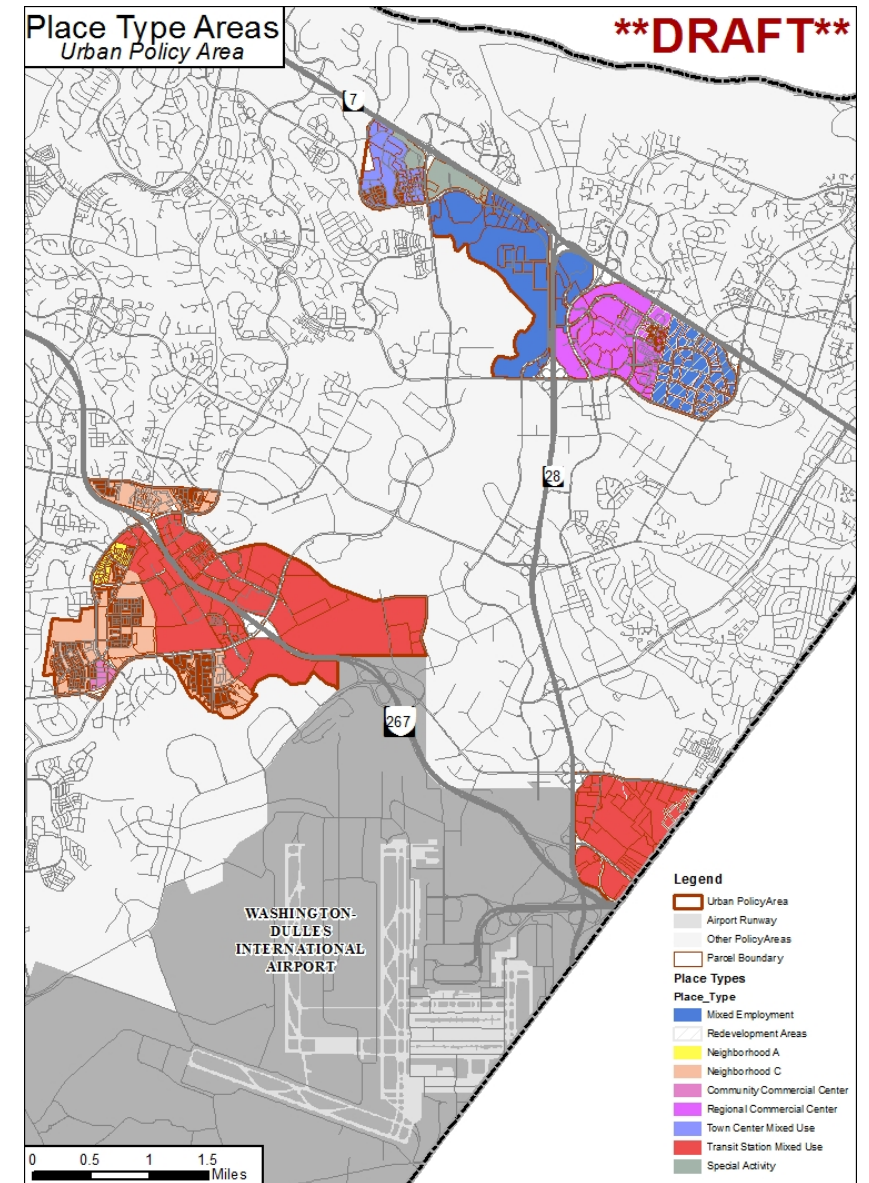
- Make a great place through quality development that complements, strengthens, and benefits surrounding communities.
- Encourage a mix of complementary land uses and project designs that ensure the long-term sustainability, or environmental and economic health, of both the individual development and the broader community.
- Foster distinctive identities through the use of high quality design, siting, landscaping, architecture, signage, sustainability and other design elements.

Quality Development

- Updated language in policies, strategies, and actions based on your feedback
 - *Policy 2: Development must create a walkable pattern of compact development implemented by smaller blocks, shorter distances, inter-parcel connectivity, greater diversity of uses on the same street, and connected open spaces that facilitate interaction of people and offers a more affordable and convenient lifestyle.*
 - *Policy 5: Development should encourage greater interaction between activity inside buildings and the public realm.*
- Sustainability is a topic within Quality Development

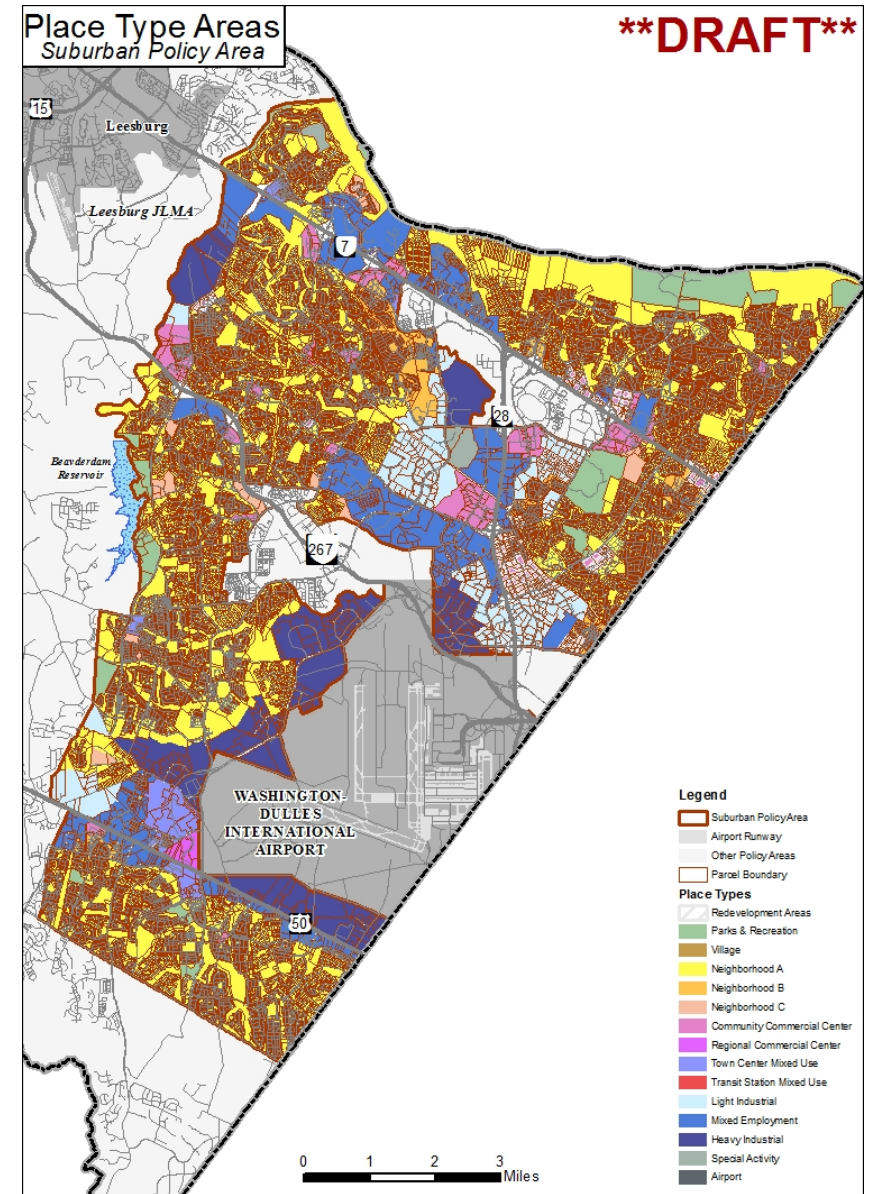
Urban Policy Area

- New Policy Area
 - Updated Suburban Policies to ensure compact and walkable development
 - Silver Line CPAM
- Policies, Actions & Strategies
 - Ensure walkable mixed-use environment that supports multi-modal transportation choices
 - Promotes multilayered public realms and diverse mix of uses
 - Connectivity with the MetroRail Stations
- Design Guidelines added specific to the UPA



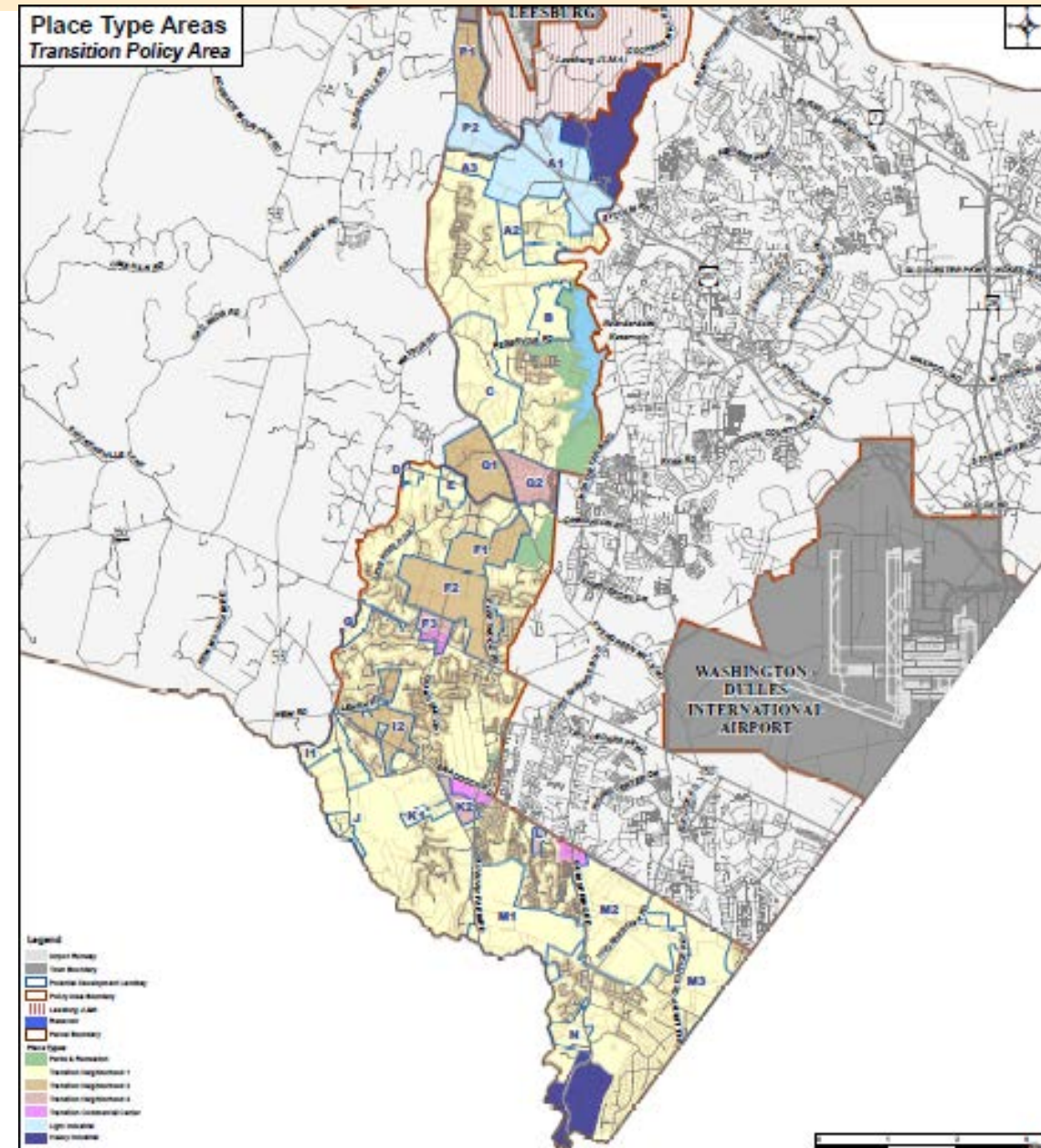
Suburban Policy Area

- Most existing policies were moved to other locations in the Plan
 - *Place Types*
 - *Infill and Redevelopment*
 - *Natural and Cultural Resources*
 - *Quality Development*
- Policies, Actions & Strategies
 - *Continue to support self-sustaining communities with a mix of uses*
 - *Focus on community identity*
 - *Ensure future development is complementary to the existing development pattern of the SPA*
- Design Guidelines added specific to the SPA



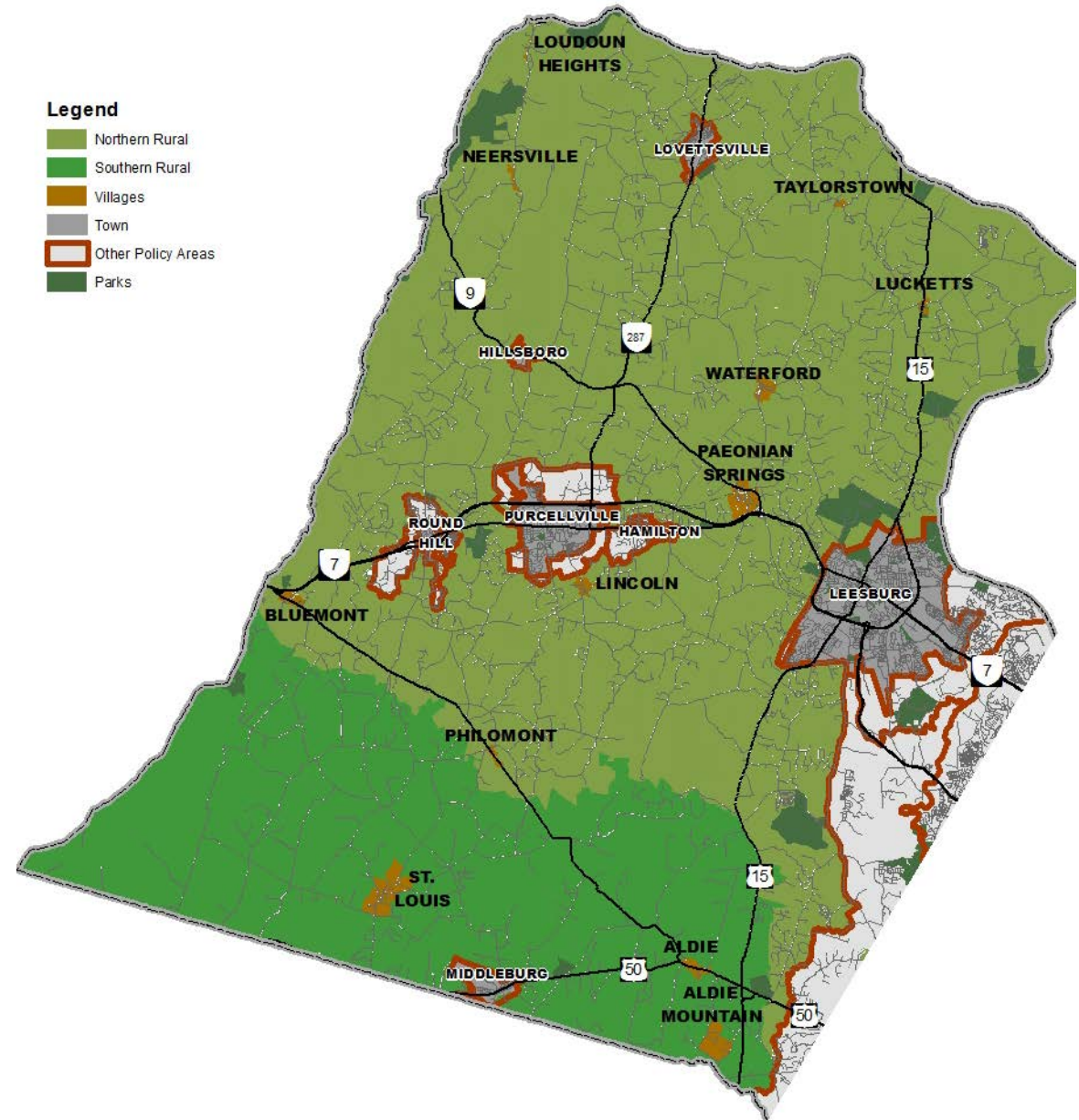
Transition Policy Area

- Existing Concepts Retained
 - *Visually distinct*
 - *Water quality protection*
- Policies, Actions & Strategies
 - *Open space – accessible – publicly useable*
 - *Expanded industrial development*
 - *Specific village locations*
 - *Targeted density*
 - *Housing diversity*
 - *Expanded TPA area per Stakeholders' recommendation*
- Design Guidelines



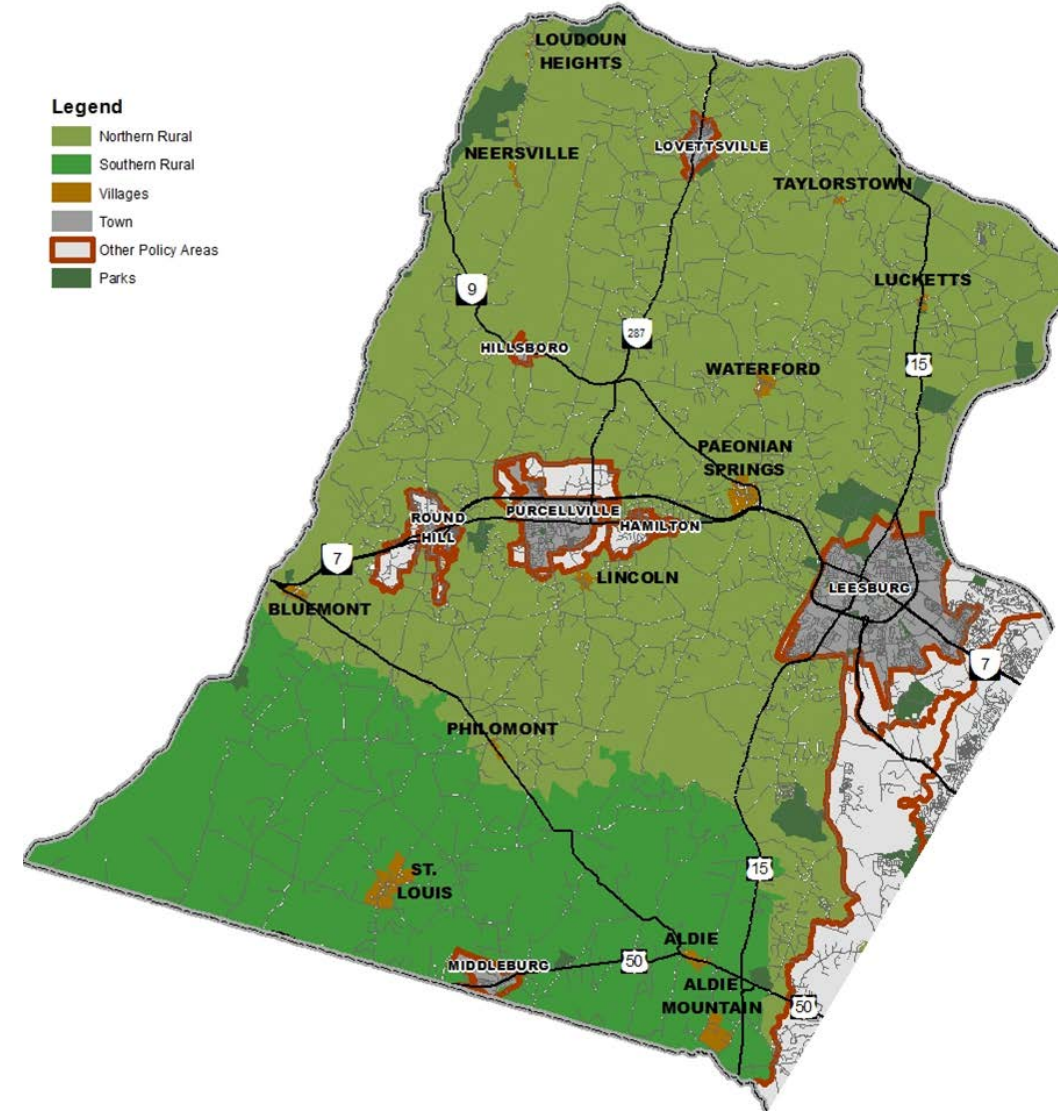
Rural Policy Area and Villages

- Updated format by topic.
- Eliminated some statistics and numbers which may date the document.
- Expanded discussion of rural tourism and heritage tourism assets and contribution to the rural economy.
- Enhanced discussion of programs to support farmland and open space preservation.
- Design guidelines added for development in the RPA.
- Design guidelines currently being developed for Villages.



Towns and Joint Land Management Area

- Most existing policies retained per Plan Charter
 - *Towns as focus of western development*
 - *Retain historic development pattern*
 - *Retain public facilities - schools*
- Revised Policies, Actions & Strategies
 - *Consolidated Policies, Strategies and Actions*
 - *Protect gateways into Towns*
 - *Diversify housing*
 - *Reevaluate the JLMA approach*
- Design Guidelines



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Next Steps

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Next Steps

April 30

Final Review of New General Plan Prior to Public Input, including Implementation Chapter
Final Review of New Transportation Plan Prior to Public Input
Public Input Meetings Format Discussion



May 14 – June 1

Public Outreach Round III
Public Meetings and Online



June 18

Takeaways from Public Outreach Round III



July 9

Present Plans in InDesign Format
Fiscal and Transportation Full Model Results Presentation to Stakeholders
Final Stakeholders Recommendations
STAKEHOLDERS COMMITTEE WORK COMPLETE

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