

# STAKEHOLDERS MEETING AGENDA

MONDAY, JANUARY 22, 2018

## *6:00 PM Welcome / Administrative Items / Information Updates*

- Introductory Comments from Committee Chair – Jeff Salmon
- Meeting Objectives – Alaina Ray

## *6:10-6:20 PM – Evaluating Land Use Recommendations – Modelling Overview*

- Staff Briefing
- Stakeholders Committee Questions / Comments

## *6:20 – 6:50 PM Market Analysis*

- Staff Briefing
- Stakeholders Committee Questions / Comments

## *6:50 - 7:20 PM Calibration of Market Analysis Using Stakeholder Committee Land Use Recommendations*

- Staff Presentation
- Stakeholders Committee Questions / Comments

## *7:20 – 7:50 PM Fiscal Impact Analysis Primer*

- Staff Briefing
- Stakeholders Committee Questions / Comments

## *7:50 – 7:55 PM Break*

## *7:55 – 9:00 PM Transition Policy Area – Policies, Actions & Strategies Small Work Groups*

- Staff Briefing
- Small Work Group Session
- Report Out

## *9:00 PM Adjourn*

### **Important Documents**

- Agenda 1-22-18**
- Staff Memo on Evaluating Land Use Recommendations – Modelling Overview**
- Staff Memo and Consultant's Market Analysis Executive Summary**
- Transition Policy Area Recommended Policies, Actions, and Strategies**
- Responses to Stakeholders Committee Requests for Information**

**County of Loudoun**  
**Department of Planning & Zoning**  
**MEMORANDUM**

**DATE:** January 12, 2018

**TO:** Stakeholders Committee

**FROM:** Ricky Barker, Director of Planning & Zoning  
Erin McLellan, Director of DMB  
Joe Kroboth, Director of DTCL  
James David, Manager of Strategic Initiatives, DED

**SUBJECT:** Evaluating Land Use Recommendation – Modeling Overview

As you know, the Stakeholders Committee has completed its land use recommendations which provide for additional growth and development above the current Revised General Plan in specific areas. This additional residential and non-residential growth will result in the need for new public facilities (e.g., schools, parks) and increases in related operating costs, as well as, bring new revenues through increased land available for development and real property values. One of the next steps in the planning process is to use several models to better understand the possible impacts of this additional growth and development – A Fiscal Impact Model and A Travel Demand Model.

A fiscal impact model is used to answer the following question:

Are the revenues generated by new development enough to cover related expenditures for services and capital facility demands related to that growth?

In the broader sense, the outcomes of the model can be:

Fiscally positive: Revenues exceed costs

Fiscally neutral: Revenues equal costs

Fiscally negative: Costs exceed revenues

A travel demand model is a tool that evaluates and forecasts transportation impacts of the proposed land uses. This modeling effort helps staff identify needs in the roadway network, including constrained and excess capacity along existing and planned roadways. With the results

from this analysis, staff will consider and identify potential changes to the roadway network including new road corridors, additional lanes on existing road corridors, opportunities for “right-sizing” existing or planned roadways, and the best ways to address impacts of anticipated growth patterns through 2040. In addition, staff will give consideration to potential impacts of Metrorail Service and bicycling and walking trips in planned activity centers. The draft transportation network map deriving from this modeling effort will be based upon the results of the travel demand model outputs, considerations of the goals and locations of planned land uses, and preservation of heritage resources.

### **Information Needed for Modeling**

The Fiscal Impact and Travel Demand models need information based on:

- The amount of new growth (number of housing units/square footage of non-residential);
- The type of new growth or product type – Single family, town-homes, multi-family, office, data center, commercial, etc.;
- The location of the new growth – transition, suburban, transit area, specific traffic zone; and
- The timing of the new growth – Next 5, 10, 15, 20 years

Together, the consultants and the County staff need to produce information on the **demand** for new growth for the next 20 years and identify the **supply** (available land to receive the additional growth and development based upon the Stakeholders Committee’s land use recommendations). It is important to note that demand can be greater than the supply and vice versa.

### **Market Analysis (Assessment and Demand Forecasts)**

The County asked our planning consultants, Kimley-Horn, to complete a market assessment and forecast based on third-party market and employment data to inform the modeling process. This Assessment provides an overview of demand for both residential and nonresidential development in Loudoun County, regardless of available supply. This is an important step for forecasting future growth, which will be done by comparing demand to supply. The demand forecasts included in the Market Assessment will be used to help allocate new residential and non-residential growth. The forecasts will be used to allocate this new growth over the 20 year period (2040) at 5 year increments.

The reasons for asking our planning consultant to complete a market assessment and forecast are:

- To provide an independent assessment by professionals market analysts that are not influenced by local bias;
- To gain a broader understanding of the various national, regional, and local demands that may impact Loudoun’s growth potential; and

- To provide a macro-level unconstrained look at the future demand for new growth by development type.

While the potential for additional development can change based on land use plan changes, the demand for residential and nonresidential development forecast by the Market Assessment does not change. This data can be used to evaluate any future changes to the proposed land use plan as it moves through Planning Commission and Board of Supervisors review.

It also will be used to develop a baseline forecast of development based on the Revised General Plan. While the Fiscal Impact Committee also has developed the forecast shown in the 2017 Fiscal Impact Committee Guidelines, to allow for a uniform comparison of fiscal results between the proposed plan and the Revised General Plan, it is important to use the same demand assumptions. This could be particularly important when comparing the fiscal results every five years.

The executive summary of the consultant's Market Analysis is included in the Stakeholders Committee's packet for its January 22, 2018 meeting. The executive summary also includes a link to the full assessment document. As stated in the executive summary, market demand forecasts were prepared to give perspective on unconstrained growth potential in Loudoun County through 2040. It is not a policy document, and does not reflect the Stakeholders or community preferences in any way. The executive study clearly acknowledges that these "unconstrained" forecasts are not a prediction of what will happen in Loudoun:

"It is important to note that the forecasts prepared in this model are "unconstrained" by policy decisions, land availability, political will, and public sentiment, which could each impact future growth. They focus solely on what the real estate market would support from a demand perspective over the next 25 years if no barriers to development existed. The numbers presented here represent future forecasts, but do not necessarily predict what *will* happen. They are intended to be used as reference points as part of the *Envision Loudoun* planning process."

The forecasts included in the Market Analysis allocate unconstrained demand for residential and non-residential growth by type, geography, and five year increments over the 20 year planning horizon, which helps maintain consistency in data format for the constrained projections and impact models.

### **Projection of New Growth Using Stakeholder Committee's Land Use Recommendations**

The unconstrained forecasts will be calibrated using the Stakeholder Committee's recommended land use and policy decisions, resulting in a constrained forecasts that incorporate land availability and land use distribution and densities. Staff and the consultant are using the Market Assessment information to produce theses constrained forecasts. In other words, development will be allocated in those areas that have land available and are planned to receive this new

growth under the Stakeholder Committee's recommended land use, until land supply is exhausted.

This work is being performed in part by our planning consultants so that decision-makers have an independent constrained Countywide forecast (supply). Like the unconstrained forecasts, the County-wide constrained forecasts will be allocated by type, geography, and five year increments over the 20 year planning horizon. To enable examination of the fiscal impact of the rate of growth, three forecasts will be produced: High, Medium, and Low.

The next several sections relate directly to the fiscal impact model. Since the travel demand model is not being covered at the January 22<sup>nd</sup> meeting, additional information will be provided at a future meeting.

### **Fiscal Impact Modeling**

With this and other information, the fiscal impact model can project revenues and costs over time. Using the fiscal impact model, staff can forecast results for three scenarios (High, Medium, and Low) using the Stakeholders Committee's land use recommendations. The fiscal model can also generate a "Baseline" scenario from the Revised General Plan which will model the fiscal impact of growth under our current land use plan recommendations. Three proposed scenarios will be produced using the Market Assessment results coupled with the Stakeholders Committee's land use recommendations. The Baseline scenario will reflect the Medium rate of growth, so that it can be compared to the Medium results for the Stakeholder Committee's recommendations.

Results from the fiscal impact model will include:

- Operating costs
- Capital costs
- Capital facility needs
- Metrorail Service Tax District revenues
- Real property tax base forecasts for the Metrorail station service districts

Net fiscal impacts (revenues minus expenditures) will be provided for the Suburban and Transition Policy Areas, as well as Countywide.

Once complete, the results of the fiscal impact modeling will be provided to the Stakeholders Committee to better understand the possible impacts of this additional growth and development.

**County of Loudoun**  
**Department of Planning & Zoning**  
**MEMORANDUM**

**DATE:** January 12, 2018

**TO:** Stakeholders Committee

**FROM:** Ricky Barker, Director of Planning & Zoning  
Erin McLellan, Director of DMB  
James David, Manager of Strategic Initiatives, DED

**SUBJECT:** Market Analysis Executive Summary

As a component of the *Envision Loudoun* planning process, the Staff directed the Consultant Team to develop an independent *Market Analysis*. The *Market Analysis* for the *Envision Loudoun* process is intended to provide insight into evolving real estate and development patterns that could affect future growth in Loudoun County, and includes a series of market demand forecasts based on third-part market and employment data designed to suggest the potential for future real estate demand of various land uses in the County through 2040. As such, these figures represent potential demand and are unconstrained.

It is important to note the following regarding the *Market Analysis*:

- The numbers presented in the report are potentials for the future, and do not necessarily predict what *will* happen.
- The forecasts are not constrained by policy decisions, land availability, current land use regulations and public sentiment.
- The forecasts focus solely on what the real estate market would support from a demand perspective, absent community preferences and *if no constraints to development existed*.
- The *Market Analysis* is used to ensure that the County does not ‘over plan’ its future land uses beyond the potential future market demand.

The unconstrained forecast included in this document does not reflect or represent Loudoun County’s ability to absorb this number of units, nor the community’s desire to accommodate such growth. Although the unconstrained number is useful information, the Stakeholders Committee should not be compelled to ensure that all these units are accommodated in the new plan. There is no obligation for the Stakeholders Committee or the County to absorb the units called for in

the *Market Analysis*. Instead, any recommendations should be reflective of public input, the reasonable ability of the County's infrastructure and facilities to absorb new growth, and the ability to achieve a variety of housing and living options appropriate to the various receiving areas for the future.



# EXECUTIVE SUMMARY

## INTRODUCTION

The Market Analysis for the *Envision Loudoun* process is intended to provide insight into evolving real estate and development patterns that could affect future growth in Loudoun County. The first phase of this document, the *Market Assessment*, was prepared as an informative tool for the planning process. Information presented in the Assessment informs the *Market Forecast*, a series of demand forecasts designed to suggest the potential for future real estate demand in the County through 2040.

It is important to note that the forecasts prepared in this model are “unconstrained” by policy decisions, land availability, political will, and public sentiment, which could each impact future growth. They focus solely on what the real estate market would support from a demand perspective over the next 25 years if no barriers to development existed. The numbers presented here represent future forecasts, but do not necessarily predict what *will* happen. They are intended to be used as reference points as part of the *Envision Loudoun* planning process.

Unconstrained market forecasts were prepared for a variety of real estate products, and do not consider land availability, policies, or political will that could constrain future growth.

Market Forecasts

The unconstrained forecasts will be 'filtered' through the preferred land use scenario, resulting in a constrained vision that incorporates land availability and land use distribution and densities.

Preferred Land Use

The constrained growth projections, by real estate product type, will be incorporated into a customized fiscal impact model that tests the financial implications of Loudoun's growth.

Fiscal Implications

Ultimately, the market forecasts will be "constrained" by the factors mentioned above by applying build-out assumptions created from the selected preferred future land use scenario. The constrained forecasts will then be tested by a customized fiscal impact model to consider the financial implications of the growth strategy. Metrics from the market assessment, including vacancy rates and rents, will also be utilized in the creation of the fiscal model. This report was created as a preliminary study in the process and is not intended as a policy document. The content is subject to interpretation and debate and outcomes can change based on policy decisions made.

## MARKET ASSESSMENT

**PEOPLE.** Anchoring one of the fastest growing corridors of the region, Loudoun County had an estimated 373,694 people in 2016. In fact, the County has more than tripled in size in the last 25 years. The age distribution of residents in Loudoun County represents a divergence from trends demonstrated by the larger Washington DC region and the United States. The county's popularity with families, largely driven by housing choice and school performance, results in notably higher shares of school-aged children and their parents.

Loudoun has experienced strong growth in non-white populations since 2000, consistent with the diversification of the entire country. The increase in non-white residents in Loudoun County has closely mimicked national macro-level shifts towards greater diversity. The share of non-white residents in Loudoun County is likely to increase moving forward, as birth rates in Asian and Hispanic population are typically high.

**WORK FORCE.** Loudoun County is not just a bedroom community to Washington DC. In fact, county-wide employment reached 155,000 jobs in 2015, adding more than 67,000 jobs since 2000, a 76.9% increase. Since 2000, the rate of annual job growth in Loudoun County has

averaged 3.9%, with only one year of net losses in 2009, during the 2007-2009 Recession.

The Washington D.C. job market is the 4<sup>th</sup> largest concentration of tech companies in the United States. Momentum in the Information and Communication sector in Loudoun County is largely attributable to the steady growth in other high-tech jobs, many beginning as small start-ups established by entrepreneurs.

**P L A C E.** Place reviews considerations for successfully integrated communities, including housing preferences, non-residential development pressures, and mixed-use patterns. A brief summary of performance by real estate sector is included below:

- **Residential.** There were approximately 126,500 housing units in Loudoun County in 2015, a 103.5% increase from 62,160 units in 2000. Responding to a strong family market, single-family detached closings made up approximately one-half of the total home sales in Loudoun County in 2015, with a median housing value significantly higher than the national average. Apartments in Loudoun County are generally located in suburban-style, single-use developments. Demand for apartments in Loudoun County has outpaced new supply, resulting in a vacancy rate that has declined from a peak of 6.4% in 2013 to 4.9% at year-end 2016.
- **Retail.** Overall, retail has been the second most active commercial sector based on building permit activity, after industrial/flex space, which includes large data centers. Performance in Loudoun County's retail space varies by location, year constructed, and product type. Shopping centers completed prior to 1980 have the highest vacancy rates in Loudoun County, averaging more than 11.0%. The increased vacancy in older product is likely due to shifting shopper preferences, making some centers obsolete.

- **Office.** Office space in Loudoun County has grown more modestly than other commercial sectors, adding 3.4 million square feet since 2004, a 24.4% increase. With a comparably limited increase in inventory, Loudoun has outperformed the larger regional market in recent years with a vacancy rate decline of 170 basis points, reaching 14.5% at year-end 2016. The strongest regional absorption of office space in the last year has focused on areas with access to transit and more integrated land uses.
- **Industrial, Flex, and Data Centers.** A variety of users are seeking industrial or light industrial spaces in Loudoun County, offering access to key transportation corridors, available utility infrastructure, and proximity to Dulles International Airport. Industrial vacancy in Loudoun County was estimated at approximately 6% in 2016, consistent with regional indicators, which are reaching historic lows. Data centers represent one of Loudoun County's most active real estate sectors. Demand for this sector is only expected to continue as more companies rely on cloud-based storage. Data centers represent the most active non-residential sector based on building permit activity.

## MARKET FORECASTS

Leveraging information gathered through the *Market Assessment* effort, market demand forecasts were prepared to give perspective on unconstrained growth potential in Loudoun County through 2040. The first phase of the market forecast process included a thorough review of a variety of third-party population and employment projection sources. Six sources, selected through consultation with Loudoun County, were reviewed to guide the creation of low, medium, and high scenarios for growth through the year 2040.

**POPULATION FORECASTS.** Three population growth scenarios were prepared to demonstrate a range of future growth potential for

Loudoun County through 2040. The forecasts result in the addition of 192,900 to 254,600 new residents in Loudoun County through 2040. The medium and high forecasts generally project more sustained growth following the opening of the Silver Line metro stations. However, all three forecasts do demonstrate a slowdown post 2035.

**EMPLOYMENT FORECASTS.** Similar to population forecasts, job growth in each scenario is expected to remain relatively consistent through 2025 before diverging based on varying increases following momentum around the Metrorail Silver Line stations. Net new employment growth in Loudoun County is forecasted at 110,700 to 144,300 new jobs over the 25-year forecast horizon. The medium and high forecasts generally project higher peaks of job increases following the opening of the Silver Line metro stations.

## DEMAND FORECASTS

The demand forecasts presented in this section are representative of future potential in Loudoun County between 2015 and 2040. It is important to note that the forecasts prepared as part of this effort are unconstrained by policy decisions, land availability, political will, and public sentiment, which could each impact future growth. The numbers do not predict what *will* happen. They are intended to be used as reference points for visioning purposes as part of the *Envision Loudoun* planning process.

**RESIDENTIAL DEMAND.** Residential demand is based on the projected low, medium, and high population increase in Loudoun County. Between 2015 and 2040, residential unit demand for new residential product is forecasted at:

- Single-Family Detached: 24,850 to 38,880 units
- Single-Family Attached: 20,600 to 28,060 units
- Multifamily: 20,300 to 27,510 units

**NON-RESIDENTIAL DEMAND.** Non-residential demand is based on a variety of factors including household growth, disposable income, and job creation. Ranges of 25-year non-residential unit demand totals by type are as follows:

- Retail: 11.9 million to 15.7 million square feet
- Office: 9.1 million to 11.7 million square feet
- Heavy Industrial: 341,060 to 525,280 square feet
- Light Industrial/Flex: 7.5 million to 10.2 million square feet
- Data Centers: 18.6 million to 24.0 million square feet
- Hotel: 3,540 to 4,630 rooms

## GEOGRAPHIC ALLOCATIONS

The last phase of effort for the Envision Loudoun market forecasts was to allocate the future demand by real estate sector to five identified policy areas. Allocations are based on access to transportation corridors, visibility, and proximity to existing development momentum. Through 2040, the Suburban Policy Area, which includes the Metrorail Service District, is forecasted to attract 43,900 to 59,330 residential units, 40.0 million to 51.9 million square feet of non-residential space (retail, office, industrial, and light industrial/data centers), and 3,170 to 4,120 hotel rooms.

During the same time period, the Transition Policy Area could support 8,710 to 12,170 residential units, 3.7 million to 5.0 million square feet of non-residential space, and 110 to 180 hotel rooms.

For additional detail on national and local development trends, complete forecasting methodology, incremental projections by real estate product type, and detailed geographic allocations, please use [this link](#) to access the Envision Loudoun Market Analysis report.



**TRANSITION POLICY AREA  
RECOMMENDED  
PRINCIPLES, POLICIES, ACTIONS/STRATEGIES, AND  
DEVELOPMENT GUIDELINES**

**January 12, 2018**

**Prepared by the Department of Planning & Zoning**

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<b>1.Revised General Plan Chapter 8 Policies Not Incorporated into Envision Loudoun</b>	
<b>2. Revised General Plan Chapter 11 Design Guidelines Not Incorporated into Envision Loudoun</b>	

# Introduction

The Stakeholders Committee has completed its recommendation on Transition Policy Area Place Types and a related land use map. The Committee has also endorsed nine (9) Guiding Principles for the TPA (see below). In order to finalize the Committee's recommendation for the TPA, draft policies, actions/strategies, and development guidelines need to be produced. Staff has attempted to do this within this document and has requested the Stakeholders Committee's feedback at the January 22<sup>nd</sup> meeting. Staff recommends retaining a number of the Revised General Plan policies.

Staff also recommends a number of new policies, actions/strategies, and development guidelines to more effectively implement the Committee's recommendations. Following the January 22<sup>nd</sup> meeting, staff will use the Committee's feedback on this document to produce a draft plan chapter on the Transition Policy Area with all the other related recommendations. This draft chapter will be provided to the Stakeholders at a future meeting for its review and will eventually be incorporation into a draft Stakeholders Committee's General Plan.

## TPA Guiding Principles

Staff and the Stakeholders Committee established broad guidance in future Transition Policy Area land use discussions, plan policy development, and actions and strategies development for the new General Plan in the following sections.

1. Provide a visual transition between the Suburban Policy Area and the Rural Policy Area, utilizing development concepts that consider how buildings relate to each other and the environment;
2. Provide a network of protected open space that maintains green infrastructure assets and reinforces the unique character;
3. Place greater emphasis on quality, connected, usable, and accessible open space;
4. Provide for more publicly accessible trails and parks;
5. Ensure the compatibility of new development with existing development;
6. Focus on better overall design to provide more unique and innovative residential communities (different than typical single family subdivision with large lots); and
7. Provide for commercial uses and public facilities, compatible with desired residential development patterns and the character of the Transition Policy Area.
8. Provide development options that result in a variety of housing choices within targeted areas, which include a range of options for housing and lot sizes and housing type.
9. Provide for strategic development of industrial uses that are sensibly located and are compatible with surrounding development.

# TPA Place Types

## Transition Neighborhood 1

### General Description:

Transition Neighborhood 1 continues the existing pattern of low density residential neighborhoods within the Transition Area, in clustered patterns of 5 to 25 units. A large portion of land is preserved either as open space, farmland or agricultural use. The open space will be configured to conceal the new residential development from view from perimeter roadways and adjacent development and provide outdoor recreation opportunities. Predominant uses are clustered small lot residential, larger conservation or estate lots and open space. Schools and other public facilities will continue to be part of the community pattern. Agriculture and related uses are encouraged.

### Uses:

- Estate lot residential
- Clustered (small-lot) residential detached
- Accessory residential units
- Open space
- Civic and community facilities
- Schools and public safety facilities
- Agriculture
- Agricultural supportive businesses
- Institutional

### Intent:

- Protect the viability of existing neighborhoods
- Maintain a rural landscape generally along the western and southern edges of the TPA
- Maintain a network of high quality (natural and man-made) open spaces with trails and passive recreation uses

### Form and Character Guidelines:

Use Pattern	Separate Uses	
Target Residential Density	Lower Sycolin ac	1 du/10
	Middle Goose Creek ac	1 du/10
	Lower Bull Run	1 du/3 ac
	Upper Broad Run	1 du/1 ac
	Upper Foley	1 du/3 ac
	Lower Foley	1 du/3 ac
Nonresidential FAR	Up to 0.25	
Land Area Mix (R: Residential, NR: Nonresidential, PC: Public/Civic)	R: 90-100% PC: 0%+	NR: 0-10%
Bldg. Height	Up to 3 Stories	
Minimum Open Space	50% of project	

## Transition Neighborhood 2

### General Description:

Transition Neighborhood 2 areas include dispersed clustered residential neighborhoods arranged on small lots. The predominant use is single-family detached units, but some attached single-family housing is desirable in larger projects. Open space and natural vegetation are the dominant visual features and provide public and private trails, passive and active recreation and significant perimeter and environmental buffers.

### Uses:

- Single-family detached
- Single family attached: duplexes, semi-detached and townhouse units
- Accessory residential units
- Open Space
- Public facilities
- Civic uses, community centers
- Daycare facilities
- Agriculture
- Agricultural supportive businesses
- Live work businesses

### Intent:

- Preserving of higher quality open space (Development of Open Space Plans – Use, accessible, preservation of historic resources, and integration into the development)
- Encourage more housing variety through smaller lot size and compact design
- Maintain a network of high quality (natural and man-made) open spaces with trails and passive recreation uses

### Form and Character Guidelines:

Use Pattern	Separate Uses
Target Residential Density	Up to 1 du / acre
Non-residential FAR	Up to 0.25
Land Area Mix (R: Residential, NR: Nonresidential, PC: Public/Civic)	R: 90-100%    NR: 0-10% PC: 0%+
Bldg. Height	Up to 3 stories
Minimum Open Space	50% of project

## Transition Neighborhood 3 with Village Development Option

**General Description:** Transition Neighborhood 3 areas include a variety of residential options arranged in a compact pattern of interconnected streets intended to provide a walkable community with more diverse housing options intermingled throughout the project. Open space and natural vegetation are the dominant visual features. The development provides trails, passive and active recreation and significant perimeter and environmental buffers. Nonresidential uses at a compatible scale are appropriate to create a village development pattern or in larger communities.

### Form and Character Guidelines:

Use Pattern	Separate Uses	
Target Residential Density	Up to 4 du / acre	
Non-residential FAR	Up to 0.25	
Land Area Mix (R: Residential, NR: Nonresidential, PC: Public/Civic)	R: 90-100% 10% PC: 0%+	NR: 0-
Bldg. Height	Up to 3 stories	
Minimum Open Space	50% of project	

### Uses:

- Single-family detached
- Single family attached: duplexes, semi-detached and townhouse units
- Accessory residential units
- Open Space
- Public facilities
- Active adult retirement communities
- Civic uses, community centers
- Daycare facilities
- Live work businesses
- Small footprint, neighborhood businesses

### Intent:

- To encourage a compact village residential pattern that integrates central green areas/gathering spaces within a walkable community.
- To encourage a variety of housing design, lots sizes and detached accessory dwelling units.
- To encourage a traditional design concept including pedestrian focused streets, a variety of residential types and lot sizes intermingled along the same street.

## Transition Commercial Center

### General Description:

Transition Commercial Centers are located proximate to transition neighborhoods to provide for the daily needs of local residents and provide an opportunity for compact residential development serving as a center for the larger community. Because of being located within the Transition Area, these centers should be smaller in scale and may consist local-serving commercial uses, such as grocery stores, restaurants and entertainment retail uses. Centers should extend by sidewalk, trail and local streets into the surrounding residential community and the densities of the Center residential component lowering as housing gets further from the commercial area.

### Uses:

- Community-serving retail commercial
- Small-footprint commercial
- Multifamily
- Single family detached
- Single family attached: **duplexes, semi-detached and townhouse units**
- Office
- Public facilities and civic uses/space
- Recreational facilities

### Intent:

- Provide a community-serving activity center offering retail, entertainment, service and civic uses in a comparatively similar form and scale, compatible with the character of the Transition Area
- Encourage a small scale commercial village pattern with nearby diverse housing types and residential lot sizes
- Conveniently meet the retail and service needs of residents of the TPA

### Form and Character Guidelines:

Use Pattern	Vertically Mixed Uses	Separate Uses
Target Residential Density	4 du/ac	4 du/ac
Nonres. FAR	n/a	Up to 0.6
Land Area Mix (R: Residential, NR: Nonresidential, PC: Public/Civic)	n/a	R: 0-60% NR: 40-100% PC: 0%+
Total FAR	Up to 0.6	n/a
FAR Mix (R: Residential, NR: Nonresidential, PC: Public/Civic)	R: 0-60% NR: 40-100% PC: 0%+	n/a
Bldg. Height	Up to 3 stories	Up to 3 stories
Minimum Open Space	30% of project	30% of project

## Transitional Light Industrial

### General Description:

Light Industrial areas provide opportunities for industrial, flex space, warehousing, and data center uses that do not require outdoor storage and do not emit odors, noise, or vibrations. Except warehousing and other uses which generate significant vehicle traffic are not appropriate within the Transition Area where all uses should be low profile and completely screened from roads and adjacent development. These areas are generally more compatible with residential uses than heavy manufacturing because they are less hazardous and have limited impacts on surrounding uses. Predominant uses are light industrial, warehousing, data centers, and flex space. Small scale retail and service uses which support the needs of employees should be incorporated into larger employment buildings. Although there is no civic or recreation space expected, open space on the site may provide trails and other recreational opportunities particularly where connections to other communities are achievable.

### Uses:

- Light industrial
- Warehousing
- Data centers
- Flex space
- Office
- Institutional campus
- Public facilities
- Supporting retail and service commercial

### Intent:

- Provision of open space that provides an opaque visual screening of new development from roads and adjacent uses to maintain the characteristic visual qualities of the policy area and provides protection of environmental features and natural vegetation
- Provide a variety of employment types that are compatible with surrounding communities and meet the needs of businesses
- Supports continued development of a thriving and resilient business economy that can accommodate a diversity of businesses that contribute to the community

### Form and Character Guidelines:

Use Pattern	Separate Uses
Target Res. Density	n/a
Nonres. FAR	Up to 0.6
Land Area Mix (R: Residential, NR: Nonresidential, PC: Public/Civic)	R: 0%    NR: 100% PC: 0%+
Bldg. Height	Up to 4 stories
Minimum Open Space	Transition: 50% of site Suburban: 20% of site

# Recommended TPA Policies

The following policy recommendations are a combination of consolidated, refined carryover policies (parenthetically referenced from the Revised General Plan) and new policies based on public input and Stakeholders Committee input/recommendations:


1. Accommodate residential and non-residential uses in a series of place types that support:
  - clustering development to preserve the majority of the land in open space,
  - retaining views of the natural landscape,
  - integrating natural, historic, and cultural resources into the design of built space,
  - protecting and enhancing the area's river and stream corridors and
  - buffer surrounding development with appropriate screening and transitions  
(General Policies 2, Community Design Policies 9, 15 and 16)
2. Encourage a variety of housing, such as small and large lot single-family detached units, **duplexes, semi-detached and townhouse units that meet the affordability needs and lifestyle preferences of a diverse community in Residential Villages, Commercial Center Villages, and Residential Clusters.**  
(Community Design policies 1, 20, 21)
3. Offer safe and accessible parks and recreation opportunities that provide diverse activities for all ages, interests, and abilities. (Community Design policies 25)
4. Require new development connect to the Loudoun Water central water and wastewater systems and encourage existing development to connect to central water facilities as water lines are extended into nearby areas. (General Policies 3, 4, 5, 11)
5. Protect the drinking water resources of the Occoquan, Beaverdam, and Goose Creek Reservoirs.  
(General Policies 1)
6. Retain 50% open space throughout the TPA, and place greater emphasis on usable, and accessible open space. (Community Design Policies 4, 5, 6)
7. Support Industrial uses in the Lower Sycolin subarea between the Leesburg JLMA and Goose Creek that are compatible within a rural environment, provide sufficient separation and buffering from other uses to minimize the effects of noise, vibration, odor, have access to adequate infrastructure and implement community design objectives. (General Policy 8; Community Design policies 15, 16; General Industrial policies 1, 2, 3, 4 7))
8. Ensure that encroaching new development does not hinder the operation of quarries. (General Policies 7, Community Design policies 26, General Industrial policies 8)
9. Non-residential uses will serve to define the Transition Policy Area as a unique planning area and include a range of uses that are compatible with desired development patterns and the rural landscape. (Community Design Policy 16, 17)

## Actions/Strategies

1. Amend County Zoning Ordinance to create standards and/or districts to:
  - implement greater housing diversity within residential projects,
  - modify village development standards to accommodate mixed use commercial centers, and
  - adopt standards for industrial development that implement Transition Policy Area objectives
2. Provide opportunities for publicly accessible open space, consistent with County facilities plans, through easements, land dedications and purchase.
3. Require Open Space Plans with development applications that illustrate use, public accessibility, resource protection and connection with other open space.
4. Continue to protect the extractive industry (Bull Run and Luck Stone quarries) by **maintaining** a quarry zoning overlay district. (General Policy 7, Community Design Policy 26)
5. Develop a Master Plan for parks, open space and trails in the Transition Policy Area building on and linking to the current planned trails and park areas.

# Development Guidelines

1. A minimum of 50 percent of any development will be designated as open space that integrates the development with the existing natural landscape and provides useable space, accessible to residents:
  - Perimeter open space **may** be the predominant component of the 50 percent open space requirement.
  - Community greens, playgrounds and gathering spaces will be distributed within the development
  - Link open space within the development with pedestrian and bicycle networks to surrounding neighborhoods.
  - Link the open space to Green Infrastructure features, unique site features and open space in other communities.
  - Locate athletic fields along collector roads and should be buffered from adjoining residences, although trails and sidewalks should provide a connection with the neighborhood.
  - **Locate passive parks in high-visibility areas or in conjunction with schools and churches and neighborhood commercial centers where they can serve as a buffer for adjoining homes.**(Community Design Policy 4, 12, 24)
2. Open space within developments should create or enhance the following:
  - the 300-foot buffer and 200-foot transitional area along the Bull Run in the Upper Foley, Lower Foley and Lower Bull Run subareas
  - the 300-foot buffer and 1000-foot voluntary open space area along the Goose Creek and the Goose Creek Reservoir and the Beaverdam Reservoir in the Lower Sycolin and Middle Goose subareas
  - a contiguous network of green spaces to supplement the Countywide Green Infrastructure
  - **a public trail and park network through the open space to destinations throughout the area**  
(Community Design Policies 13)
3. Development should be located on areas of the site that afford the least disruption of natural views of the rural landscape. (Village Location Policy 1)
4. New development located within 500 feet of archaeological and historic sites and scenic byways will protect the historic context of the site. (Village Location Policy 2)
5. **All development should provide trails and sidewalks connecting to destinations within and outside the project.**
6. **Parking in villages should be addressed through a combination of on-street and off-street choices and designed or located to minimize its visual impact.**

- 
7. Village street networks should include pedestrian features, landscaping, short blocks, few dead end streets, and traffic calming features. Buildings should be close to the road to frame the street.
  8. Residential Clusters should be small in scale supporting anywhere between 5 to 25 residential units with multiple clusters separated by open space areas and space.
    - No minimum lot size in a cluster.
    - Predominantly single-family detached residential development.
    - Trails and pedestrian sidewalks in a publicly accessible network linking communities and amenities.
    - Tree lined streets constructed at minimum required widths to merge into the open landscape and slow traffic.(Community Design Policy 4,)
  9. Villages should encourage housing diversity and affordability by encouraging a mixture of housing types and accessory apartments in existing homes and a range of lot sizes.
  10. Villages may include varying densities with higher densities generally associated with a community core, community green, civic use or in the case of a Commercial Center Village, small-scale retail uses.
  11. Employment uses will develop at a scale that blends into a rural landscape, and is compatible with surrounding communities:
    - Screen all outdoor storage and equipment parking areas from adjoining non-industrial properties and roads. (General Industrial policies 6)
    - Minimize the number of entrances from major collector or arterial roads and
    - Ensure adequate road and infrastructure capacity. (General Industrial policies 3, 7)
    - Avoid continuous plane building surfaces by using articulation, fenestration and façade treatments, especially when they are visible from public roads.
    - Separate heavy industry uses from residential uses by locating less-intensive uses adjacent to residential uses or using natural or manmade barriers between the uses. (General Industrial policies 2, 3, 5)

# Revised General Plan

## Chapter 8

### Transition Policy Area

Policies in red and “struck through” have not been directly retained in the draft Transition Policy Area policies, actions and guidelines.

The remaining policies have been captured in Envision Loudoun draft in whole or in part and may have been modified or combined in an attempt to be more concise.

#### General Policies

1. The County will protect the drinking water resources of the Occoquan, Beaverdam, and Goose Creek Reservoirs by limiting density in the Lower Bull Run, Middle Goose, and Lower Sycolin subareas.
2. The County’s vision for the Transition Policy Area is for land uses that provide a visual and spatial transition between the suburban development in the east and rural development in the west. The Transition Policy Area will be developed as a unique and innovative blend of rural and suburban development features that fully integrate the elements of the Green Infrastructure, and establish natural open spaces as a predominant visual element and enhancement to the area’s river and stream corridors.
3. Central utilities may be extended to the all subareas of the Transition Policy Area.
4. ~~New developments proposed within the Lower Foley and Lower Bull Run subareas of the Transition Policy Area will be required to connect to central water and wastewater utility lines.~~
5. New developments proposed within the Landfill Water Service District will be required to connect to central water services. (See [LCSA Water and Sewer Lines Map](#)) [\(Relocated to Public facilities\)](#)
6. ~~Where LCSA and the County determine that the extension of central water lines to a site cannot be engineered, is not economically feasible and/or has adverse impacts on the environment, the County promotes the use of communal water systems to protect groundwater quality by reducing the number of wells.~~
7. The County will continue to protect the extractive industry (Bull Run and Luck Stone quarries) through a quarry zoning overlay district.
8. The County supports the development of General Industrial uses in the northern portion of the Lower Sycolin subarea on properties located northeast of Sycolin Road (Route 625) and the Dulles Greenway (Route 267), east of the Leesburg JLMA and west of Goose Creek.
9. ~~To protect the historic character, surrounding landscape and cultural importance of Evergreen Mills Road, as part of the “Old Carolina Road”, the County will seek its designation as a Historic Roadway District as provided for in the Zoning Ordinance and in coordination with the long term transportation plans of the County. [\(CTP\)](#)~~

10. ~~The County will support a compatible road network in the Transition Policy Area based on the ultimate planned densities established. Specific locations in the Transition Policy Area that maintain a low density and rural character will have ultimate roadways matched for appropriate capacities and road section type. (CTP)~~
11. The County will discourage the use of individual wells and septic systems and drainfields to serve new developments in the Transition Policy Area. ~~These individual systems may be considered only where the proposed development densities, scale of development and location of public utility systems, makes the extension of central utilities or connection to an adjoining communal system economically infeasible.~~

## A. Community Design

### Community Design Policies

1. Residential uses within the Transition Policy Area will develop as Rural Villages, Countryside Villages, and Residential Clusters, with base densities and rezoning options related to the conditions of the specific subareas.
2. ~~The County will establish a density of one dwelling unit per ten acres with development clustered on lots up to three acres in the Lower Sycolin and Middle Goose subareas. The County will provide the option to rezone to a Rural Village with a density of one dwelling unit per three acres in accordance with the 1993 Zoning Ordinance. Development will be clustered to maintain a minimum of 70 percent of a site as open space.~~
3. ~~The County will retain the densities of one dwelling unit per three acres and one dwelling unit per acre as established in the current zoning patterns in the Upper Broad Run, Upper Foley, and Lower Foley and Lower Bull Run subareas.~~
4. The County will revise the existing regulations in the Zoning Ordinance to require clustered development patterns with a minimum of 50 percent of the site maintained as open space and no minimum lot size to promote housing type diversity.
5. ~~In the Lower Foley subarea, densities up to two dwelling units per acre can be developed in Countryside Villages, with a minimum of 50 percent of the site maintained as open space. With density transfers from the Lower Bull Run subarea, up to three dwelling units per acre may be possible.~~
6. ~~The Lower Bull Run subarea is planned for one dwelling unit per three acres. The County will provide the option to rezone to a Rural Village with a density of one dwelling unit per three acres in accordance with the 1993 Zoning Ordinance. Development will be clustered to maintain a minimum of 70 percent of a site as open space. Density transfer to the Lower Foley subarea is encouraged in accordance with the Density Transfer Guidelines of this Plan. The County will consider rezonings at up to one dwelling unit per acre (excluding affordable dwelling units) for properties in the northern portion of the Lower Bull Run. The northern portion of the Lower Bull Run sub-area is limited to properties lying outside of the Quarry Notification Overlay District as mapped prior to April 2004.~~
7. ~~The design guidelines for the Lower Sycolin, Middle Goose and Lower Bull Run subareas will incorporate the design criteria for Rural Villages in the existing 1993 Zoning Ordinance, to foster developments in the character of Rural Villages.~~
8. Residential Cluster development in all Transition Policy Area subareas close to the Rural Policy Area will develop as clusters of 5 to 25 units with predominantly single-family detached residential units. ~~The Residential Cluster is intended to draw from the traditional development pattern of Rural Hamlets and facilitate a transition in the scale of residential cluster developments from the Suburban to Rural Policy Areas.~~

9. Residential Clusters and Villages will be developed with specific design criteria that help to form open space (which may include active and passive recreation) surrounding the residential development. Refer to the Design Guidelines contained in Chapter Eleven.
10. Residential Cluster developments allow landowners to group lots in a traditional rural community pattern while preserving the majority of the land base in open space. A Residential Cluster is the grouping of building units on small lots with the largest part of the site remaining in open land. There is no minimum lot size for the clustered lots. The cluster is both visual and spatial with the dwellings scaled and sited to maintain coherent relationships to each other and the surrounding landscape. The residual open land accounts for the overall lower density of the site.
11. ~~The County may consider a cluster to include the siting of houses in a group using conservation design and not just the siting of lots on a parcel.~~
12. In locating the open space required in the conservation design of a Residential Cluster, the County will consider the contiguity of the open space area to other designated open space and unique site features and Green Infrastructure implementation.
13. Open space provided within developments will be located to accomplish the following:
  - a. Create and supplement the 300-foot buffer and 200-foot transitional area proposed along the Bull Run in the Upper Foley, Lower Foley and Lower Bull Run subareas, consistent with the RSCOD policies.
  - b. Create and supplement the 300-foot buffer and 1000-foot voluntary open space area proposed along the Goose Creek and the Goose Creek Reservoir and the Beaverdam Reservoir in the Lower Sycolin and Middle Goose subareas, consistent with the RSCOD policies.
  - c. Create a contiguous network of green spaces to supplement the Countywide Green Infrastructure.
14. Adding to the creation of the greenbelts and buffer will be credited to the satisfaction of open space requirements.
15. The County will encourage the development of non-residential uses in the Transition Policy Area that provide a transition from suburban to rural. Such uses may include but are not limited to equestrian centers, golf courses, retail nurseries, boarding schools and kennels, large institutions provided they meet specific criteria that address the nature, scale and intensity of the use, market area and design characteristics.
16. Non-residential uses will serve to define the Transition Policy Area as a unique planning area. The County will allow for a range of uses that are compatible with desired development patterns and the rural landscape and are at intensities not permissible within the Rural Policy Area.
17. Small-scale commercial uses permitted through the home occupation and small business provisions of the Zoning Ordinance are appropriate in the Transition Policy Area.
18. Villages exceeding 100 dwelling units should provide a community core that will serve as the focal point within the development.
19. ~~The community core can vary in scale, design and use depending on the scale of the community it serves. The total area dedicated to the non-residential uses shall not exceed three percent of the area of the proposed development. The following location and design criteria apply.~~
  - a. ~~A Village Core is intended to create a sense of place and identity for the community.~~
  - b. ~~A Village Core is intended to be a compact grouping of residential, business, commercial retail and service and civic uses providing convenience goods and services to residents in adjoining neighborhoods.~~
20. Approval of a request to rezone property to permit Villages shall be contingent on the provision of

appropriate civic uses and services, compatibility with existing neighborhoods, and compliance of the proposal with the community design goals and policies of the County.

21. The County will require a variety of housing types and lot sizes in the Villages, such as single-family, multi-family and townhouse units.
22. ~~Civic and institutional uses will constitute the predominant component of the non-residential uses within the Villages. Office and commercial retail uses will be permitted at scales necessary to foster a self-sustaining community. Cores will not develop as destination retail centers.~~
23. ~~Civic uses that are appropriate within Villages include houses of worship, community centers, elementary schools, government human services offices and facilities such as senior cafés, branch libraries and similar uses. In addition, the following location criteria apply.~~
  - a. ~~Civic uses should be located at prominent locations within the core such as the end of a street or street intersection.~~
  - b. ~~Parking, signs, lighting and loading areas must be located and designed to have minimal undesirable impact on surrounding areas and ensure that the standards and environmental impacts on surrounding areas conform to County requirements.~~
  - c. ~~The scale of civic uses must be compatible with the residential and pedestrian nature of the surrounding village. Large-scale civic or institutional uses requiring more than 15 buildable acres, either individually or in a multipurpose facility, should be located on the periphery of an individual neighborhood or in core areas on roads that can accommodate the anticipated traffic volume.~~
24. Open space such as natural areas, tot lots, athletic fields, parks and greens should generally be dispersed in Villages so that they are conveniently located to most people. In addition, the following location criteria apply.
  - a. Athletic fields should be located, where practical, along collector roads and should be buffered from adjoining residences, although trails and sidewalks should provide a connection with the neighborhood.
  - b. Greens and other maintained passive parks should serve both a recreational and a design function. They should be located in high-visibility areas or in conjunction with civic uses such as schools, churches or community buildings and neighborhood commercial centers where the green can serve as either a “mall” for the center or as a buffer for adjoining homes.
25. Equestrian facilities and trail networks will be promoted and enhanced within the Transition Policy Area.
26. The County will protect the Bull Run Quarry in the Lower Bull Run subarea and the Luck Stone Quarry in the Lower Sycolin subarea from incompatible uses by ensuring that encroaching new development does not hinder the quarry operation.
27. ~~The County will develop and implement an area management plan to provide detailed design and land use guidance for planned development in the Transition Policy Area. The area management plan process will involve the area’s citizens and business owners in the development of plan policy.~~

## B. Location Criteria for Villages

### Location Policies

1. Development within Villages should be located on areas of the site that afford the least disruption of natural views of the rural landscape.
2. Villages located within 500 feet of archaeological and historic sites and scenic byways will be reviewed for compatibility with the existing landscape.

3. Villages should be designed so that open spaces surrounding the developments augment or enhance the Green Infrastructure.

## C. General Industrial

### General Industrial Policies

1. ~~General Industrial Developments will be located in accordance with the Planned Land Use Map and the community design guidelines and land use policies of this Plan.~~
2. The County will require that industrial uses provide sufficient buffering from nearby residential areas and business uses to ensure that the effects of noise, vibration, odor, or other emissions that may be associated with the industry do not exceed specified levels.
3. Where General Industrial uses are proposed to develop in free-standing industrial parks the following guidelines will be met:
  - a. Screen all outdoor storage and equipment parking areas from adjoining non-industrial properties and roads.
  - b. Locate allowed retail uses along internal street frontages.
  - c. Minimize the number of entrances to the industrial park from major collector or arterial roads.
4. General Industrial uses will not be adjacent to a residential neighborhood.
5. Heavy Industry uses will be buffered from residential uses. This separation may be accomplished by locating less-intensive employment uses permitted in Regional Office or Light Industrial areas in transitional areas adjoining the Heavy Industry use. The width of the transition area adjoining the Heavy Industrial use will be determined on a case-by-case basis. The County may consider the existence of natural or manmade barriers between the uses (such as streams and floodplains or major collector or arterial roads, existing buffers or greenbelts and topographic features of the area).
6. Heavy Industry uses should have access to, but be screened from, views along arterial roads. Outdoor activities such as equipment parking and material storage should be screened from view from adjoining roads.
7. The County will place a limitation on the size of heavy industry, and appropriate linkages will be established based on road capacity, employment generation, and water requirements.
8. The County will protect the Luck Stone Quarry from incompatible neighboring uses by ensuring that encroaching new development not hinder the operation of the quarry.

## Green Infrastructure

### Water and Wastewater Policies

1. The County promotes the use of central and communal water and wastewater systems to serve residential clusters, Rural Villages and Countryside Villages in the Transition Policy Area. At the time of application, LCSA will evaluate the various alternatives to identify the utility system that best promotes the objectives of the County's Comprehensive Plan.
2. ~~The County will encourage communal water and wastewater systems proposed to serve new developments to combine with existing or approved LCSA owned communal systems, where the following criteria are met:~~
  - a. ~~The service areas of the new communal system and the existing or approved communal system are both contained within the Transition Policy Area as defined in the County Comprehensive Plan documents.~~

- ~~b. The service area of the new communal system immediately adjoins the service area of existing or approved LCSA owned communal system(s).~~
- ~~c. LCSA determines the inter connection between the two systems can be engineered, is economically feasible and minimizes impacts on the environment.~~
- ~~3. New developments proposing to combine their communal water and/or wastewater systems with those of adjoining existing or approved developments, shall not rely on the combination to meet their water and wastewater requirements but show that they can be supported through on site individual and/or communal systems.~~
- ~~4. Inter connections between established and proposed communal systems shall not be used to facilitate a change in land use or development density that is not in conformance with the County Comprehensive Plan.~~
- ~~5. The County encourages the retrofitting of existing or approved communal water systems within the Transition Policy Area with central utilities to solve the potable water problems or the public health problems of existing developments.~~
- ~~6. The County encourages the retrofitting of existing or approved communal wastewater systems within the Transition Policy Area with central utilities to solve the wastewater problems such as failing drainfields or the public health problems of existing developments.~~

# Revised General Plan

## Chapter 11

### Implementation

Policies in red and “struck through” have not been directly retained in the draft Transition Policy Area policies, actions and guidelines.

The remaining policies have been captured in Envision Loudoun draft in whole or in part and may have been modified or combined in an attempt to be more concise.

### Design Guidelines

#### 1. Residential Cluster

a. Function:

Residential clusters provide for a grouping of residential uses within a portion of the site, leaving the remainder of the site undisturbed as unbuilt open space. ~~The residential clusters proposed in the Transition Policy Area are derived from the concept of Rural Hamlets defined by the 1991 General Plan and support primarily residential uses with associated open spaces.~~

b. Scale:

Residential Clusters are typically small in scale supporting anywhere between 5 to 25 residential units. ~~Residential densities range from one dwelling unit per 10 acres to one dwelling unit per acre depending upon the subarea in which the cluster is located.~~

c. Land Use Arrangement:

All development will be clustered pursuant to the cluster design guidelines outlined above. There should be no minimum lot size in a cluster, to provide flexibility in design consistent with conservation design techniques. Residential clusters are likely to be predominantly single-family detached residential development. A minimum of 50 percent to 70 percent of the total development area will be designated as open space. Clusters may include a system of trails and pedestrian networks that connect residential units to the Green Infrastructure and serve to integrate the open spaces in a contiguous network.

d. Streetscape:

Streetscape design is central to defining both the visual and spatial quality of a development. Streets serving residential clusters should be lined with trees and constructed at minimum required widths to merge into the open landscape and slow traffic.

## 2. Villages

### a. Function:

Villages will integrate residential and non-residential uses within pedestrian friendly communities. ~~These mixed-use clusters are derived from the concept of Rural Villages defined by the 1993 Zoning Ordinance with residential units arranged around a community core.~~

### b. Scale:

~~Village densities range from two dwelling units per acre to one dwelling unit per three acres depending on the subarea in which the Village is to be located. Within the village, densities may also vary.~~ Higher densities generally will be associated with the community core, supporting a small-scale mix of uses. Lower density areas will develop as predominantly single family detached residential uses along the periphery of the development.

### c. Land Use Arrangement:

Villages should incorporate a mix of uses, including residential, recreational, service-based commercial and local businesses, institutional and community facilities necessary to promote a self-sustaining community. These varied uses should be integrated in a manner that allows for a transition between diverse uses, promotes pedestrian movement, fosters community interaction and a sense of place.

Villages will include a community core. The core may be organized around an open space. One of the primary objectives of the community core is to foster community interaction and create a sense of place. While most developments typically have only one core, larger developments may have as many as two cores as long as they provide for easy access between the two cores. Community cores should include public facilities and amenities such as schools, churches, parks and not big-box commercial uses. Retail and recreational/entertainment uses must be located in the core.

Higher density residential uses such as townhouses and low-density apartments should be located near or around the community core. Lower density residential uses such as single-family residential units may be located at the periphery of the development.

~~The location of non-residential uses, including commercial will be based on the scale/intensity of the use and the markets that they serve. Smaller scale commercial retail, service and business uses such as variety stores, cafes, day care centers will be located in the core to facilitate community interaction. Larger or specialty stores and uses such as grocery stores may require broader markets that extend to surrounding communities. Such uses will be located along a major arterial or collector road, at the periphery of the mixed-use cluster. However, efficient pedestrian trails have to be provided between the residential areas and the non-residential uses.~~

### d. Architecture:

~~The architectural character will be consistent throughout the development and be compatible with the rural landscape. These architectural design guidelines relate particularly to the issues of scale, materials and style of the buildings. As far as possible the community core should be the focal point of the development, either through the design or uses represented within it. Clear visual access to the same, in terms of recognizable pedestrian paths and roadways, may serve to identify the same as the focal point.~~

### e. Open Space:

A minimum of 50 percent of the total development area will be designated as open space and

development will not exceed 50 percent of the total site. Open space design within a community should take into consideration natural features of the site and be consistent with conservation design techniques. The open space associated with a Village should serve to integrate the development with the existing natural landscape and Green Infrastructure. Open space areas will serve as a transition between the private and public realm.

Open spaces surrounding the periphery of the development will constitute the predominant component of the 50 percent open space requirement. A small part of the open space requirement may include central open space or community parks associated with the community core. In larger villages, parks and open space/green pockets will be distributed within the development to allow for easy pedestrian access from the residential neighborhoods, especially the single-family residential units located at the periphery of the development. This helps define a hierarchy of open spaces and parks within the development, connected by well-defined systems of pedestrian trails.

f. Streetscape:

Interior streets will be tree-lined with houses built close to the road to frame the street creating a shady lane. A comprehensive pedestrian and bicycle network must link all uses within the development with a view towards reducing automobile traffic and minimizing walking distances. Parking should be addressed through a combination of on-street and off-street choices. Large continuous surfaces of paved parking must be avoided. In community cores, street trees, common greens, on-street parking and sidewalks or trails are essential elements of the streetscape. Recommended designs include limiting the length of streets, introducing a rotary or traffic circle, shifting the street network through the use of T-intersections, or other similar techniques.

### 3. Non Residential Developments Along Major Arterial and Collector Roads

a. Function:

Non-residential uses will include commercial, business and institutional uses developed at a scale that would allow them to blend effectively (visually and spatially) into a rural landscape.

b. Scale:

Non-residential uses will be consistent with the scale of the surrounding developments and the rural landscape. ~~Individual buildings will not be greater than 40 feet in height and 150 feet in length. Building heights will relate to the surrounding landscape and heights of adjacent structures. Building heights could be stepped to relate to adjoining structures.~~

c. Land Use Arrangement:

~~Non-residential uses will front major arterial or collector roads, and may be developed as part of a Village functioning as the community core. Conservation design will be applied. The scale and the volume of the primary built mass and accessory elements should not dominate over the natural landscape. Buildings should be shielded from the road using natural landscaping, earth berms, etc. Continuous plane building surfaces will be avoided. Homogeneous surfaces shall not exceed a linear distance of 20 feet especially when they front public access roads, such as major arterial or collector roads. Such surfaces will be broken up into smaller segments through fenestration and setbacks.~~

Parking areas will be located behind buildings and will not be the dominant feature of the landscape. Paved parking surfaces will be broken into modules; interspersed by tree plantings and other on-site landscape to prevent the creation of large paved surfaces as associated with suburban malls or office complexes. Developments will be sensitive to the use of glass and night lighting. These building elements will have to be buffered from access roads. Signage will be scaled and designed to be

compatible with the surrounding landscape.

d. Open Space:

Open space areas will serve as a transition between the private and public realm. Open spaces will form a contiguous network, integrated with pedestrian trails, etc., both within the development and where feasible with neighboring properties.

e. Streetscape:

~~Major arterial and collector roads servicing non-residential uses will be designed to merge as far as possible with the natural landscape and not develop as the dominant feature of the landscape. These roads will develop as boulevards, with sufficient landscaping and tree plantings on either side.~~

# STAKEHOLDERS COMMITTEE REQUESTS FOR INFORMATION

For January 22, 2018 Meeting

From Ricky Barker, Department of Planning and Zoning

Below is a list of information that has been requested from staff during recent Stakeholders Committee Meetings. Staff's responses to these requests are provided in red.

*November 6, 2017*

## *Parks Needs Assessment*

- Questions for information regarding public facility planning, especially as it pertains to parks, specifically:
  - Is there a facility deficit for parks?
    - Yes, due to land availability for certain park sizes and cost / fiscal priorities.
  - What land needs to be acquired to meet demand?
    - This type of information was provided during the presentation at the November 6<sup>th</sup> meeting based on information from the capital needs assessment. Additional information may be provided if needed.

## *Forecasting / Market Assessment / Fiscal Impact*

- Transition Policy Area fiscal impact analysis used for current plan.
  - Provided at Nov. 20th meeting.

## *Land Preservation*

- Provide consultant's research on PDR and TDR programs to Stakeholder Committee.
  - While some information was received from consultant, the product only included definitions of PDR and TDR and links to localities using the programs. If this is something Loudoun would pursue as an action step, additional information could be developed to see how it could be implemented in Loudoun.

## *Process Question*

- Calculate the amount of time that staff, Stakeholders Committee and its subcommittees have contributed to Envision Loudoun to develop buy-in to the plan among the public, Stakeholders Committee, Planning Commission, and the public.
  - This information, particularly staff time spent on the Envision Loudoun process, is not tracked on an hourly basis.
  - A rough estimate of the time spent by the Stakeholders Committee and Subcommittees will be calculated and will be provided at a future meeting.

*November 20, 2017*

### *Needs Assessment*

- Can Stakeholders Committee get a copy of the Stantec Silver Line report?
  - The Silver Line Land Use Scenario Planning Study is available at:  
<https://www.loudoun.gov/DocumentCenter/View/117873>
  - The accompanying Market Analysis and Best Practices Study is available at:  
<https://www.loudoun.gov/DocumentCenter/View/116094>

*December 4, 2017*

### *Growth Management*

- There were no specific requests for additional information.
- The Stakeholders recommended that staff research the following in refining GM policies:
  - Other jurisdictions' approaches to proffer guidelines and monitoring
  - Contemporary growth management tools applicable to the County
  - Methods for monitoring/tracking growth management and integrating lessons learned into policy updates

### *Redevelopment, Revitalization, and Infill*

- There were no specific requests for additional information.
- The Stakeholders referenced additional resources that would be beneficial to developing RRI policies and strategies, as well as a future RRI planning process, as follows:
  - Review RRI case studies;
  - Research RRI incentives, such as TIFs, public/private partnerships, redevelopment zones, density bonuses, etc.; and
    - This is something that could be part of an action/implementation step.
  - Demonstrate successful projects to educate the public and guide discussion and vision during the public planning process.
    - We can explore if this could be incorporated in the draft of the Plan.

### *Land Use Related Requests Questions*

- Request for a clear picture of current By-Right Development, Pipeline Development above the Revised General Plan

### *Transportation Related Requests*

*These questions will be forwarded to DTCI and VDOT for response.*

- Is the FY 2018 Budget of \$114 Million allocated to construction only or is it a combination of construction or bond coverage?
- General request for bike-ped funding allocations
- How many lane miles are built by proffers and how many through public funds?
- Are there project with unbuilt facilities due to triggers not being met?
- Request for general statistics of vehicle accidents and severity in Western Loudoun County

### *Forecasting / Market Assessment / Fiscal Impact*

- When are we getting the Market Assessment?

- The Market Assessment will be presented at the Stakeholders Committee Meeting on January 22, 2018

*December 18, 2017*

### *Rural Policy Area*

- One Stakeholder asked how many lots under 10 acres currently exist in the RPA?
  - There are 12,772 lots under 10 acres in the RPA

### *Existing Villages*

- One Stakeholder asked how the Existing Villages were originally selected for inclusion in the current Revised General Plan?
  - In order to move forward with the remapping of the County subsequent to the adoption of the Revised General Plan in 2001, the limits of the existing villages needed to be delineated on the planned land use map along with policies so that these areas could either retain their previously existing zoning or be subject to districts that reflected current parcel size, use and relationship to the village, and ultimately not be remapped to the AR-1 or AR-2 district.