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Stakeholder Committee Meeting

April 3, 2017 | Loudoun County Comprehensive Plan

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Agenda

1. Welcome / Sign-in / Dinner
2. Administrative Items
3. Discussion of Housing Needs Assessment
4. Small Groups Work (Draft Objectives)
5. Reporting Out and Discussion with Full Committee (Draft Objectives)
6. Development Typologies Approach
7. Break and Review Maps
8. Next Steps
9. Adjourn

Administrative Items

The Process

Envision Loudoun will last through the spring of 2018.

2016 → 2017 → 2018

PHASE 1 **Foundation**	PHASE 2 **Vision**	PHASE 3 **Explore**	PHASE 4 **Plan**	PHASE 5 **Review & Adopt**
What do we know?	What do we achieve?	Where do we go?	Putting it together.	Finishing the work.

ROUND 1
LISTENING & LEARNING WORKSHOPS

Public Engagement →

ROUND 2
ENVISION THE FUTURE WORKSHOPS

→

ROUND 3
PLAN REVIEW WORKSHOPS

Housing Needs Assessment Discussion

Small Groups Work (Draft Objectives)

Progress Since Last Meeting

- Reviewed SCs key challenges to achieving goals
- Synthesized information shared to date to develop objective topics
- Drafted objectives using input from public and Stakeholder input

What Your Small Group Will Achieve Tonight

Identify:

1. Objectives with consensus
2. Objectives with alternative solutions/positions
3. Missing objectives
4. Key issues for discussion by full committee

Plan Framework Progression

✓Vision (drafted)

✓Goals (drafted)

❖Objectives (drafted based on recent Small Group work)

• Action (to be drafted in future phase of work)

Plan Framework

Definitions of Plan Framework Components

Vision (drafted)

The vision statement is the highest level expression of a community's future. The vision reflects the community's values, especially as values relate to physical and quality of life conditions. The vision sets the tone for more specific recommendations.

Goal (drafted)

A goal describes a desired community outcome expressed in simple terms.

Objective (drafts available here for discussion at April 3 meeting)

An objective describes a more specific indication of the outcome (goal) and is used to organize more detailed recommendations (actions).

Action (to be drafted in future phase of Envision Loudoun)

An action specifies a particular implementation item (programs, initiatives, projects, investments, etc.)

Clarification on Objectives

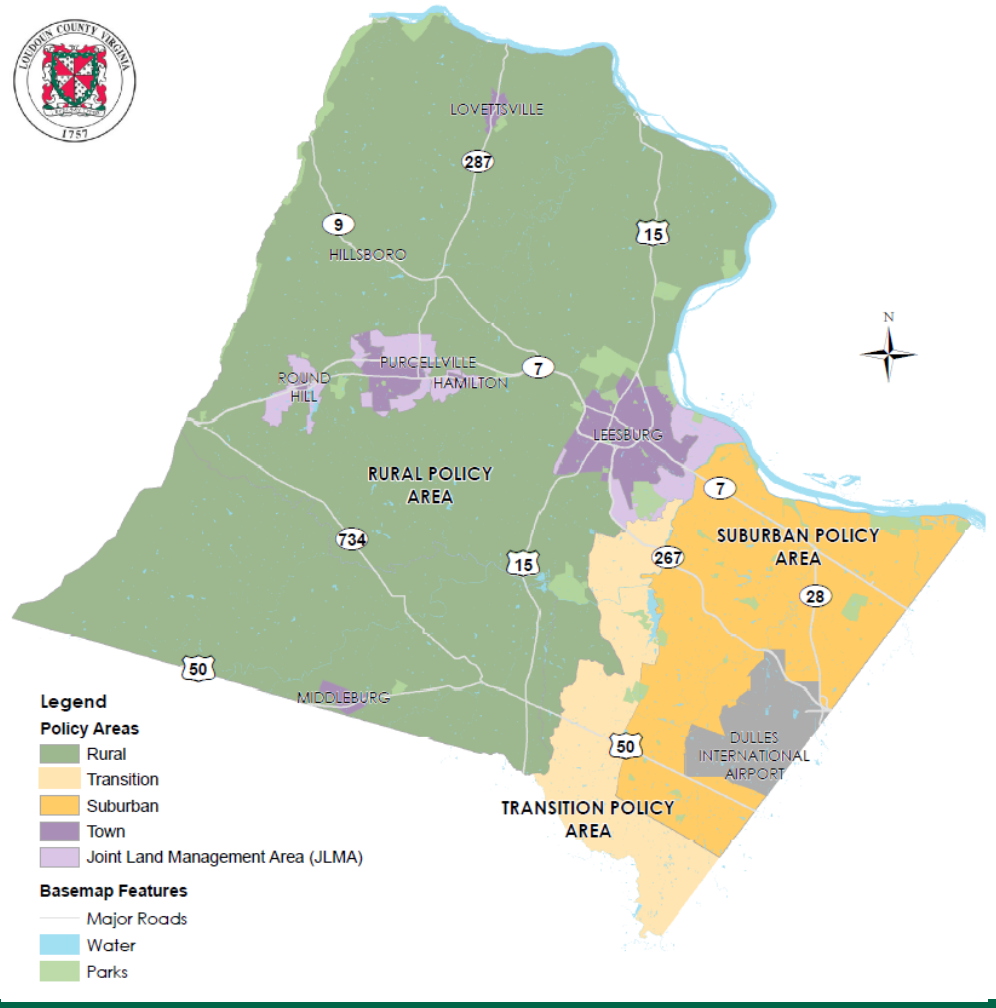
An objective is/does not…

- Answer the question “how” – that comes later in the form of actions
- Answer the question “how much” – those are metrics to be determined later
- A policy statement synonymous with current policies. Those will be addressed as part of development typologies.

Reporting Out / Discussion (Draft Objectives)

Development Typologies Approach

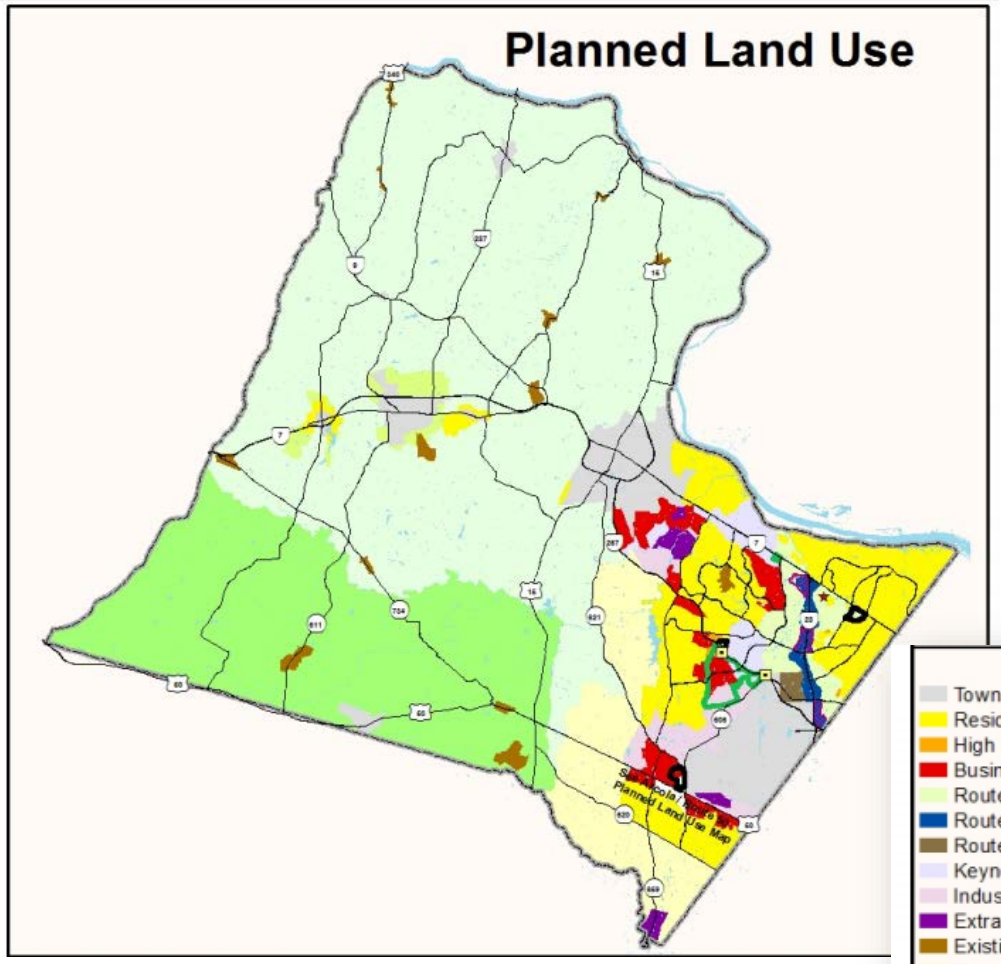
Current Policy Areas Model



Policy Areas

- Rural
- Transition
- Suburban
- Town
- Joint Land Management Area (JLMA)

Current Planned Land Use Model



Land Use Pattern and Design Policies

1. The County's vision for the Suburban Policy Area is self-sustaining communities that offer a mix of residential, commercial, and employment uses; a full complement of public services and facilities; amenities that support a high quality of life; and a design that conforms to the County's Green Infrastructure and incorporates Conservation Design.

2. Suburban Policy Area communities will be developed as efficient, compact, mixed-use and pedestrian-oriented communities with a range of residential lot sizes, in accordance with the community design policies of this Plan, will provide a measurable standard open space (active, passive, and natural) as specified in the land use matrix, and will fully integrate the County's Green Infrastructure.

3. The County, in collaboration with other govern-mental agencies and the private sector, will ensure through a variety of measures that all public spaces in residential and commercial areas are pedestrian friendly. These measures may include the construction, improvement, and maintenance of public squares, parks, and pedestrian malls, and the attention to street design details such as landscaping, lighting, and provision of attractive street furniture.

4. The County adopted three Small Area Plans encompassing the suburban communities and the three Silver Line Metrorail Stations within the County. These plans, which may be redefined in the future, will provide for the development of the Suburban Policy Area. The communities are Sterling, Potomac, Dulles, and Ashburn, as shown on the Suburban Community Boundaries Map.

5. All new development proposals in the Suburban Policy Area will be designed using the "conservation design" approach as detailed in the *Revised General Plan*.

6. The development phasing plan for a mixed-use project will establish a build-out relationship between the residential and non-residential components of the project that is consistent with the County's goals for the project area.

7. Alterations to approved land use projects will conform to the land use and design goals and policies of

- Towns/Airport
- Residential
- High Density Residential
- Business
- Route 28 Business
- Route 28 Core
- Route 28 Industrial
- Keynote Employment
- Industrial
- Extractive Industry
- Existing Rural Village
- Transition
- Rural - (Base Density 1 du/20 acres)
- Rural - (Base Density 1 du/40 acres)
- Rural - (Within Town JLMA)

N W E S

4 2 0 4 Miles

- Potential Transit Node Location
- Urban Center
- Major Roads
- County Boundary
- Mixed Use Office Center Development
- Destination Retail
- Special Activities Area

Notes:

Revised July 23, 2001, amended through December 11, 2013. This map represents generalized planned land use and does not reflect existing zoning or land use.

For illustrative purposes, the centerline of Highways and the Dulles Greenway are shown as boundaries between Planned Land Uses. This is not meant to imply that the Comprehensive Plan supports the development of any land use within the road right of way.

This map reflects CPAM revisions CPAM 2004-0007, CPAM 2004-0008, CPAM 2004-0009, CPAM 2004-0025, CPAM 2004-0026, CPAM 2005-0005, CPAM 2005-0007, CPAM 2006-0002, CPAM 2009-0001, CPAM 2012-0002, CPAM 2012-0003, CPAM 2013-0001.

For land uses in the Arcola Route 50 area please use the Arcola / Route 50 Planned Land Use Map.

Source: Loudoun County Planning Department and Office of Mapping and Geographic Information Map Number 2014-386, replaces Map Number 2013-336.

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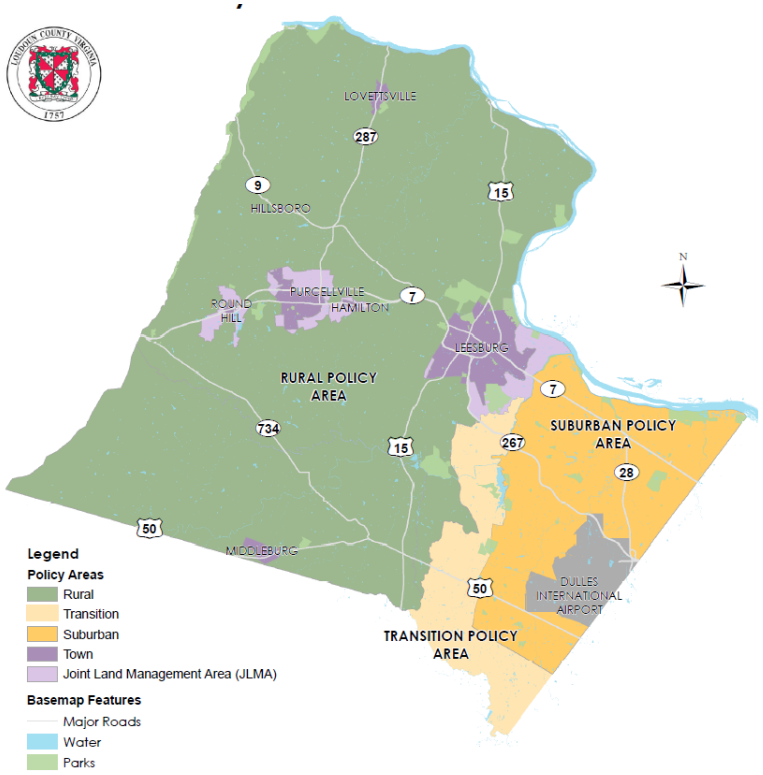
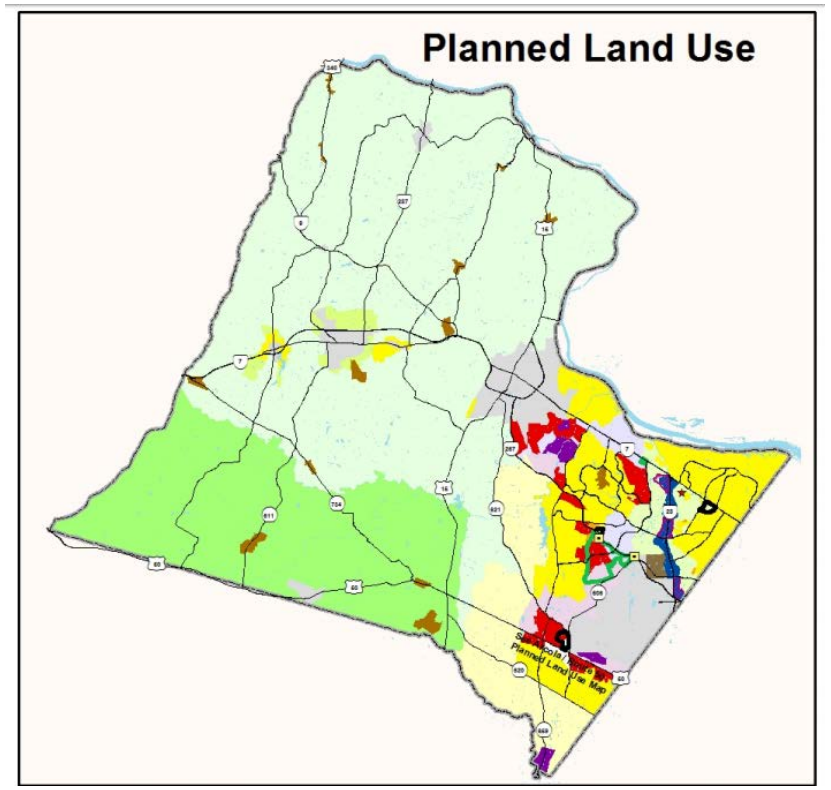
Historically successful approaches





Public Input on Physical Environment

- Interest in high quality, unique, distinct, and aesthetically pleasing places
- Importance of re-planning transition area
- Give attention to aging underutilized places for redevelopment potential
- Respect natural environment
- Preserve character of western Loudoun
- Support active lifestyles
- Coordinate land use and transportation policies and practices
- Build environment for better biking and pedestrian movement
- Create gathering places and spaces
- Make more vibrancy

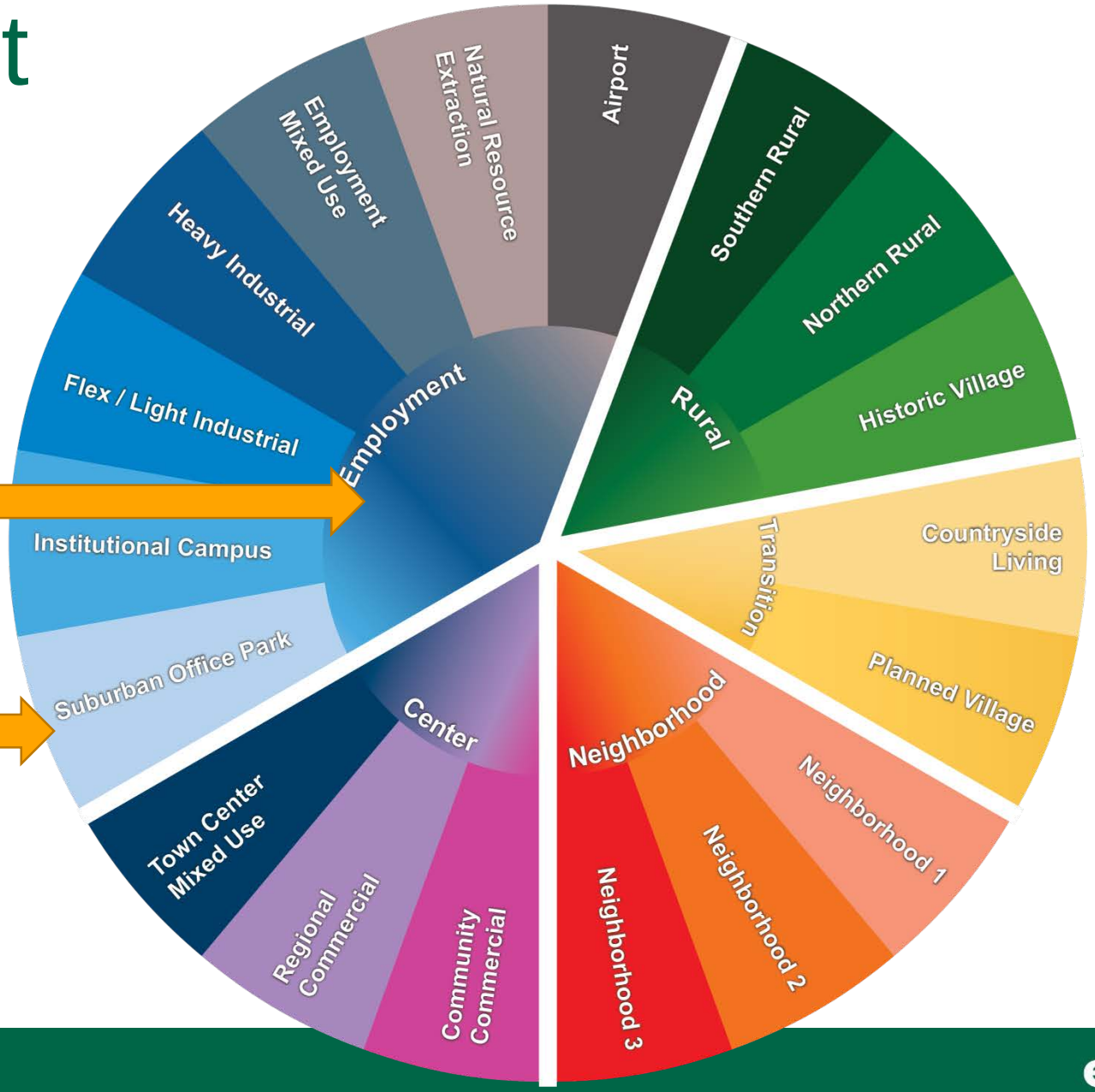
Considerations for New Approach

- Address character and quality of place, not just land use
- Guide consistent interaction of built environment and transportation network within different contexts
- Provide guidance for infill / redevelopment contexts
- Capture current land use patterns and development types, while providing flexibility for evolution over time
- Introduce new development types to meet evolving preferences of households and employers

Development Typologies

Community Type (inner wheel)

Place Type (outer wheel)



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Community Types

- Describe general character types in Loudoun County
- Highest level of framework for guiding land planning decisions

RURAL

TRANSITION

NEIGHBORHOOD

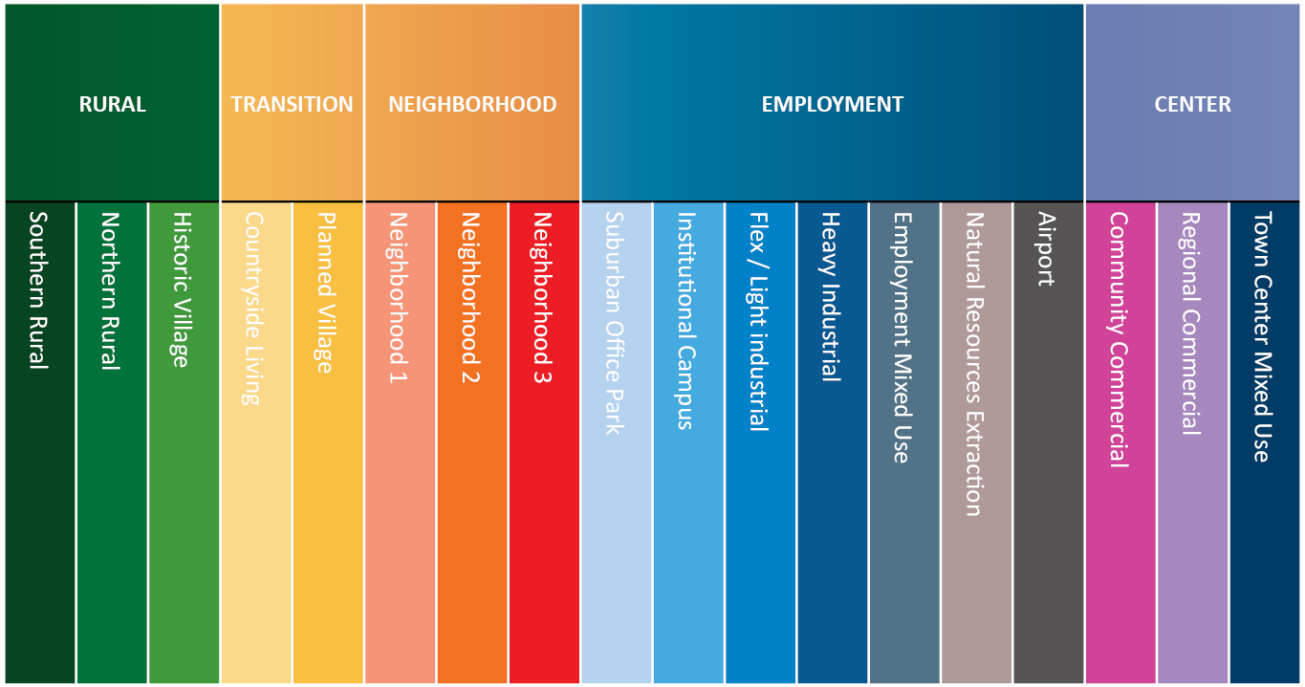
CENTER

EMPLOYMENT

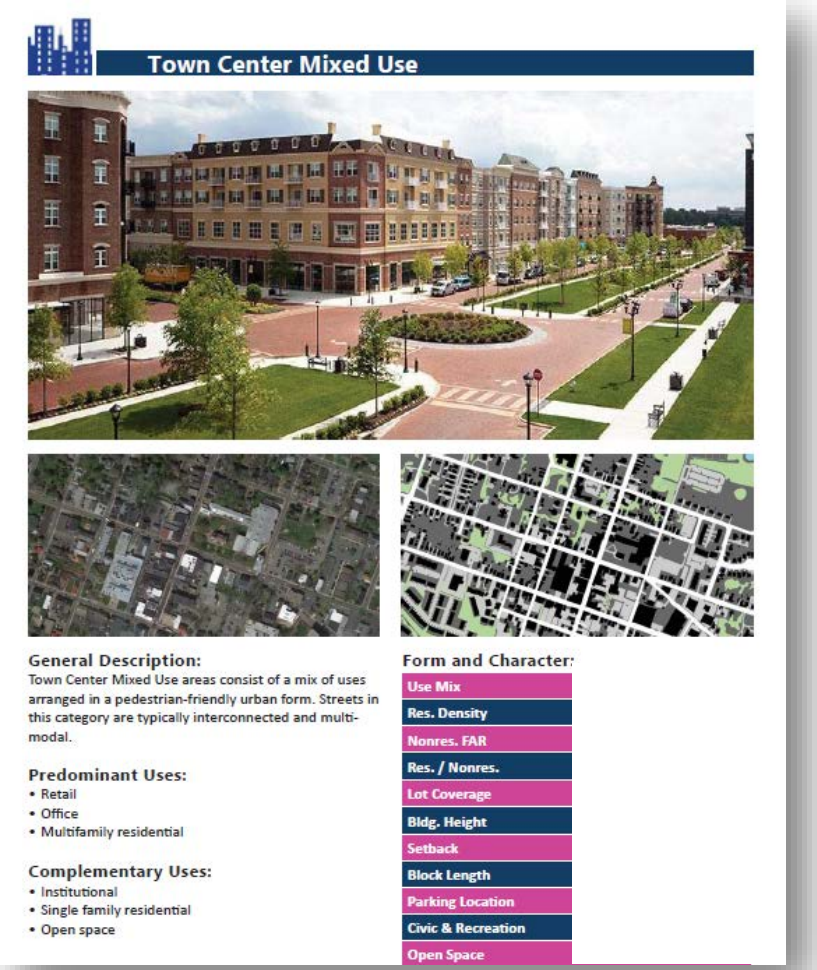
Place Types

- Provide options under Community Types for different types of character areas

- Provide more detail on the built form and land uses, and describe a variety of characteristics



Example: One Loudoun



Town Center Mixed Use

General Description:
Town Center Mixed Use areas consist of a mix of uses arranged in a pedestrian-friendly urban form. Streets in this category are typically interconnected and multi-modal.

Predominant Uses:
- Retail
- Office
- Multifamily residential

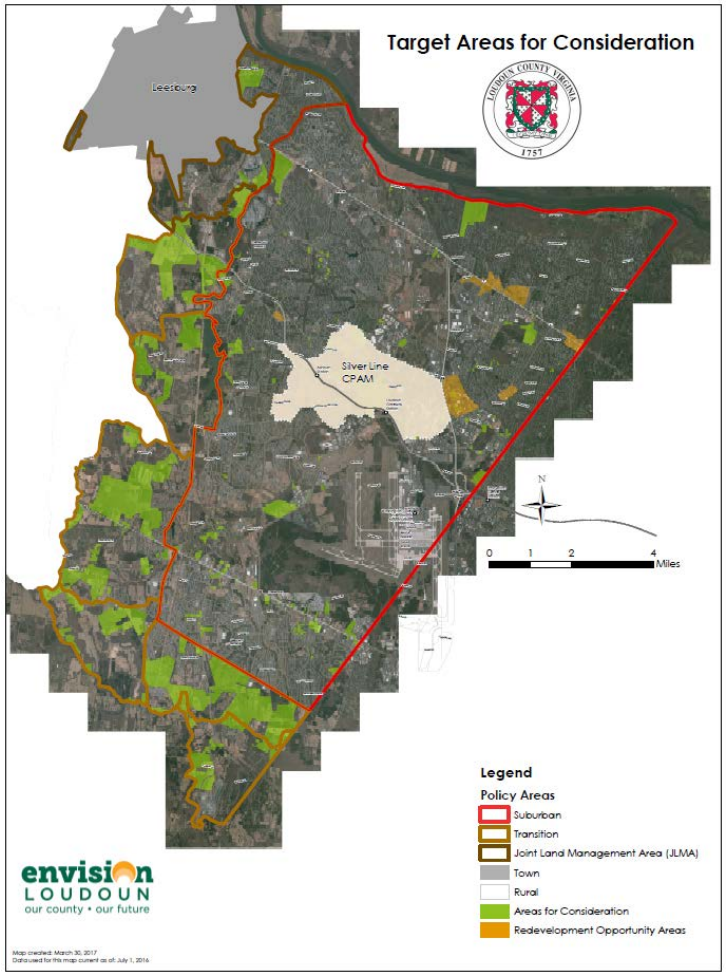
Complementary Uses:
- Institutional
- Single family residential
- Open space

Form and Character:
- Use Mix
- Res. Density
- Nonres. FAR
- Res. / Nonres.
- Lot Coverage
- Bldg. Height
- Setback
- Block Length
- Parking Location
- Civic & Recreation
- Open Space

Break and Review Maps:

Target Areas for Consideration

Target Areas for Consideration



- Areas for Consideration
  - *Uncommitted and developable*
    (residential and non-residential)
  - *Underdeveloped*
  - *Redevelopment Opportunity Areas*

Next Steps

Stakeholder Committee Work Schedule

- **March 20** – first draft of goals and vision for BOS review; CTP approach; challenges and objectives - Completed
- **April 3** – review objectives; identify key issues; preliminary place types
- **April 17** – deep dive on key objectives; transportation exercise
- **May 1** – deep dive on key objectives, draft plan framework
- **May 15** – finalize objectives and plan framework for public meetings

Culmination of Work:
Sharing Draft Plan Components at June Public Outreach Meetings