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Stakeholder Committee Meeting

Dec. 19, 2016 | Loudoun County Comprehensive Plan

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Agenda

1. Welcome / Sign-in / Dinner
2. Administrative Items
3. Discussion of Public Input
4. Discussion of Factors Influencing Our Future
5. Break
6. Questions and Discussion
7. Next Steps
8. Adjourn

Administrative Items

The Process

Open and Inclusive, Opportunity, and Connecting

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
NOVEMBER 2016

Public Engagement →

ROUND 2
ENVISION THE FUTURE WORKSHOPS
JULY 2017

→

ROUND 3
PLAN REVIEW WORKSHOPS
JANUARY 2018

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Reviewing the Listening & Learning Workshops

Jamie Greene

Principal, planning NEXT

Key Points

1. What we did
2. Who we heard from
3. Where participants live and work
4. How they heard about the meetings
5. How they felt about the experience
6. What are our next steps
7. Reactions from the group

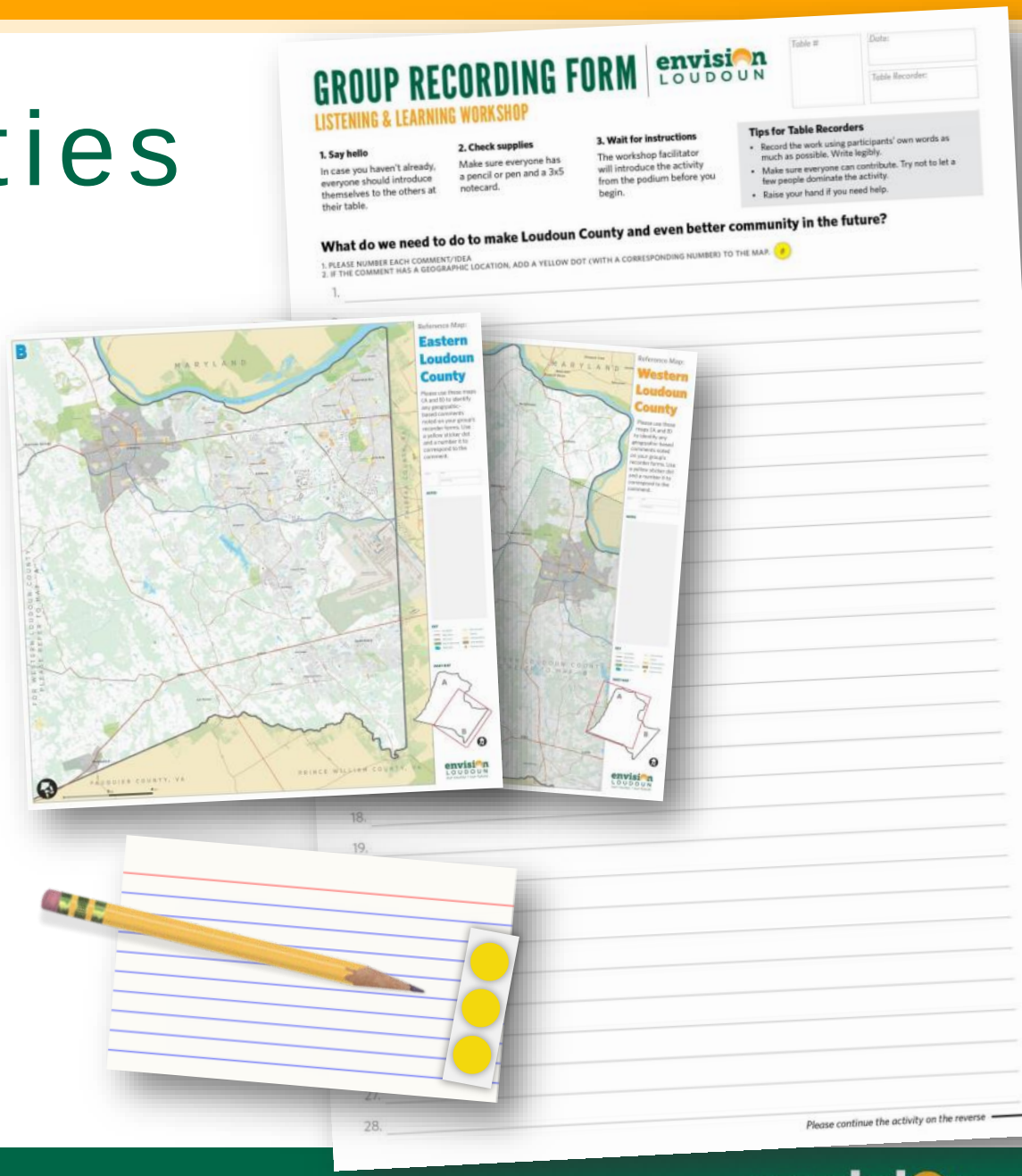
Overview

- 6 meetings
- 91 facilitated table conversations
- 900+ participants
- 2,000+ comments
  - *1,900 opportunity statements*
  - *150 “how will we get there” comments*
  - *100 “greatest challenges” comments*
  - *70 general comment cards*
- High levels of satisfaction

Summary of Activities

Each workshop had the same agenda

1. Placing dots onto the Live / Work map
2. Orientation presentation
3. Facilitated discussion
4. Exit questionnaires



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Who we heard from

Participants were asked to fill out Exit Questionnaires

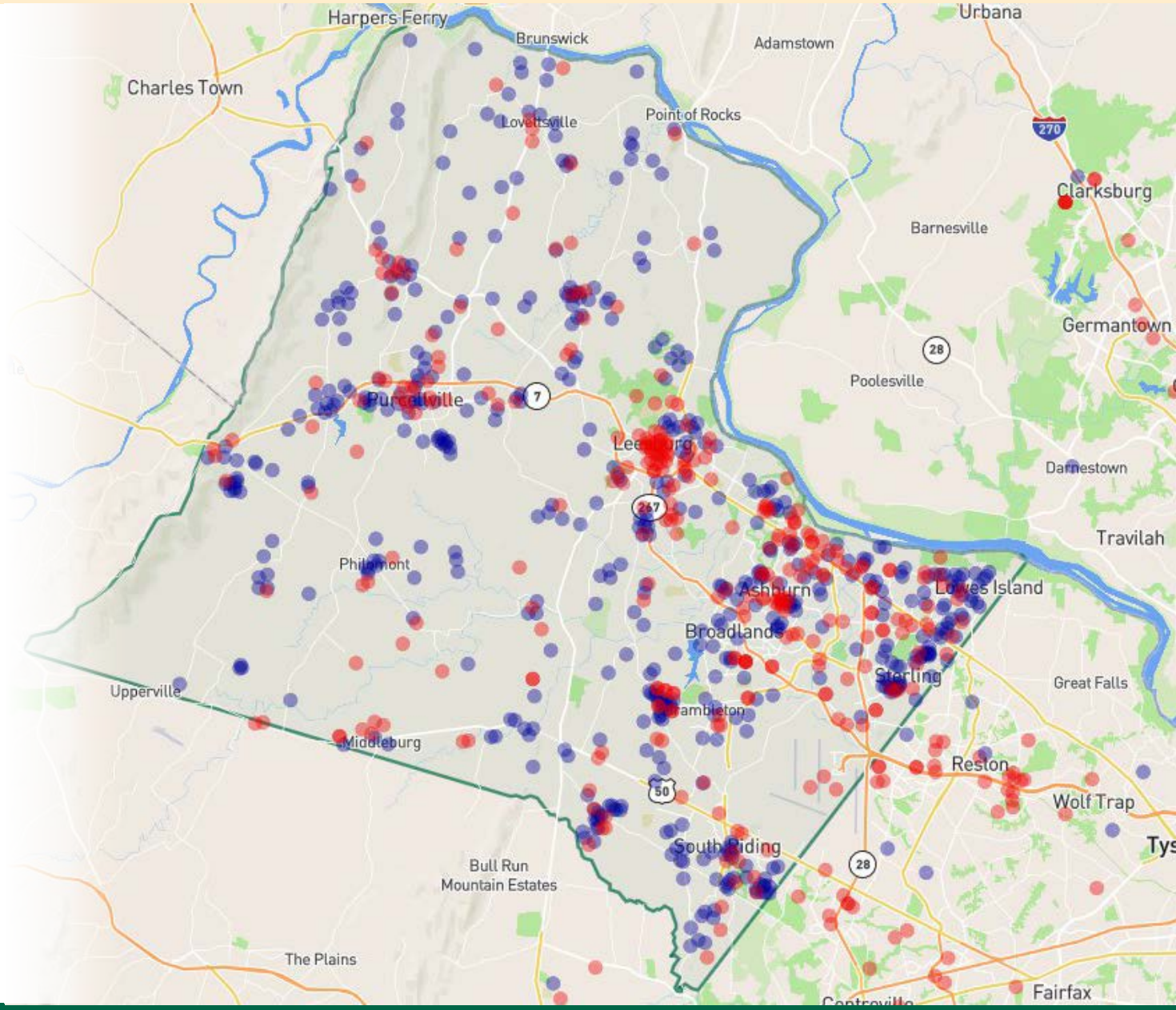
- 630 Exit Questionnaires collected or from ~70% of participants
- Demographic highlights
  - *More women than men (53 to 47%)*
  - *Underrepresentation from the Asian, African American, and Hispanic and Latino communities*
  - *Fewer young adults, those aged 44 and younger*
  - *Underrepresentation from those earning less than $100k in household income, and those without a college degree*

Where participants live & work

Participants were asked to place dots on a large wall map

966 total dots placed

- *539 live*
- *427 work*



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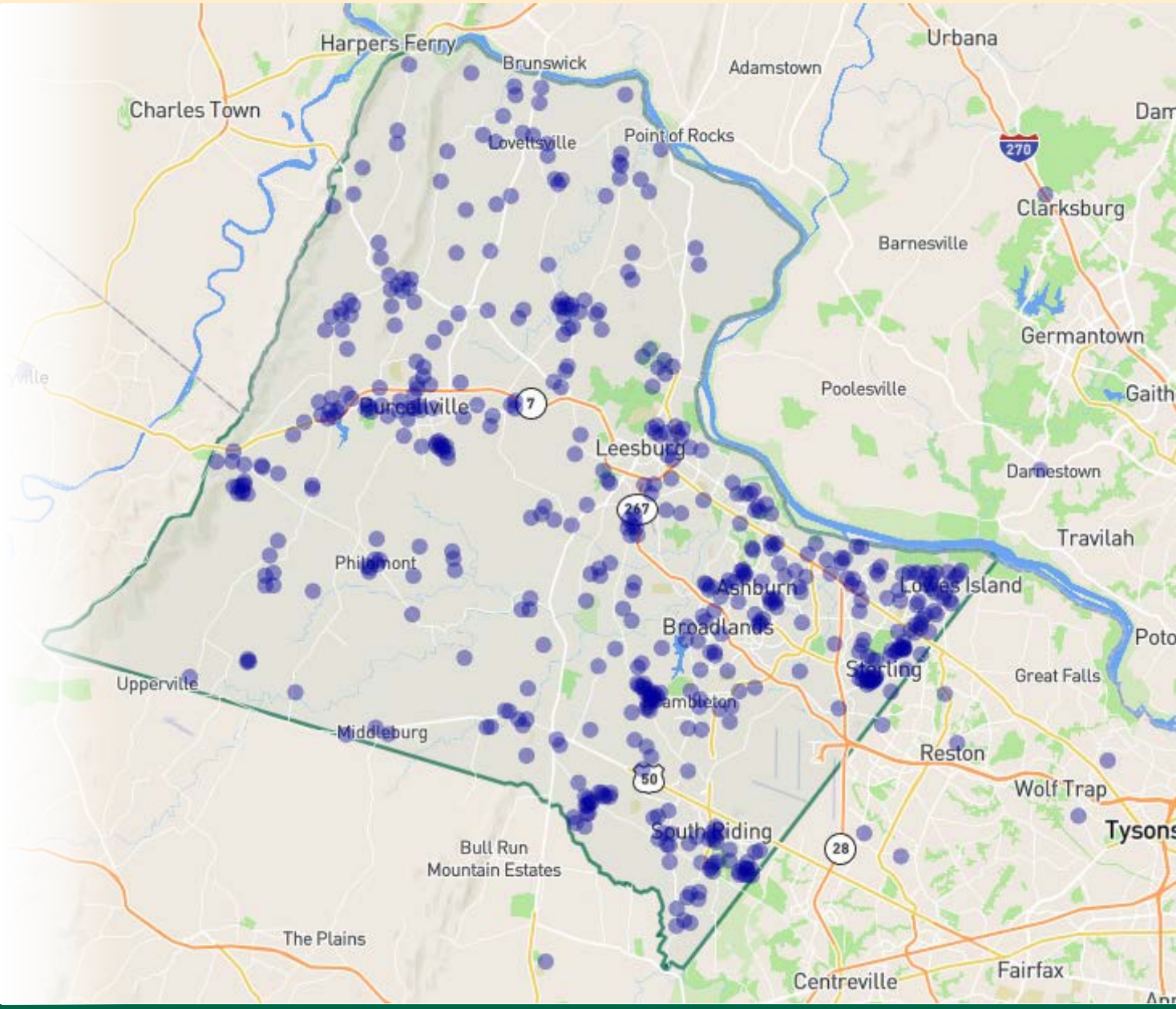
Where participants live & work

Participants were asked to place dots on a large wall map

Where do you live?



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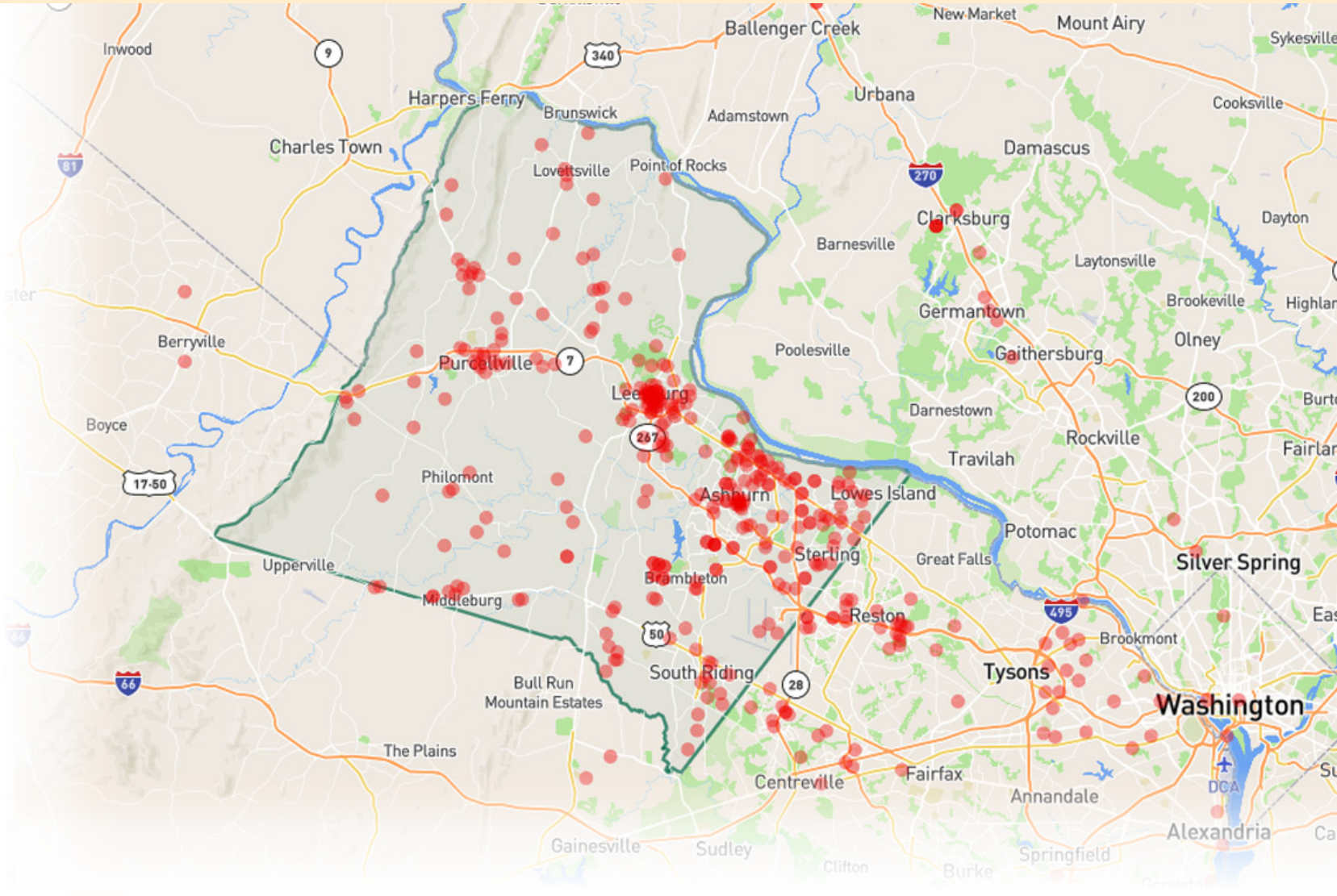
Where participants live & work

Participants were asked to place dots on a large wall map

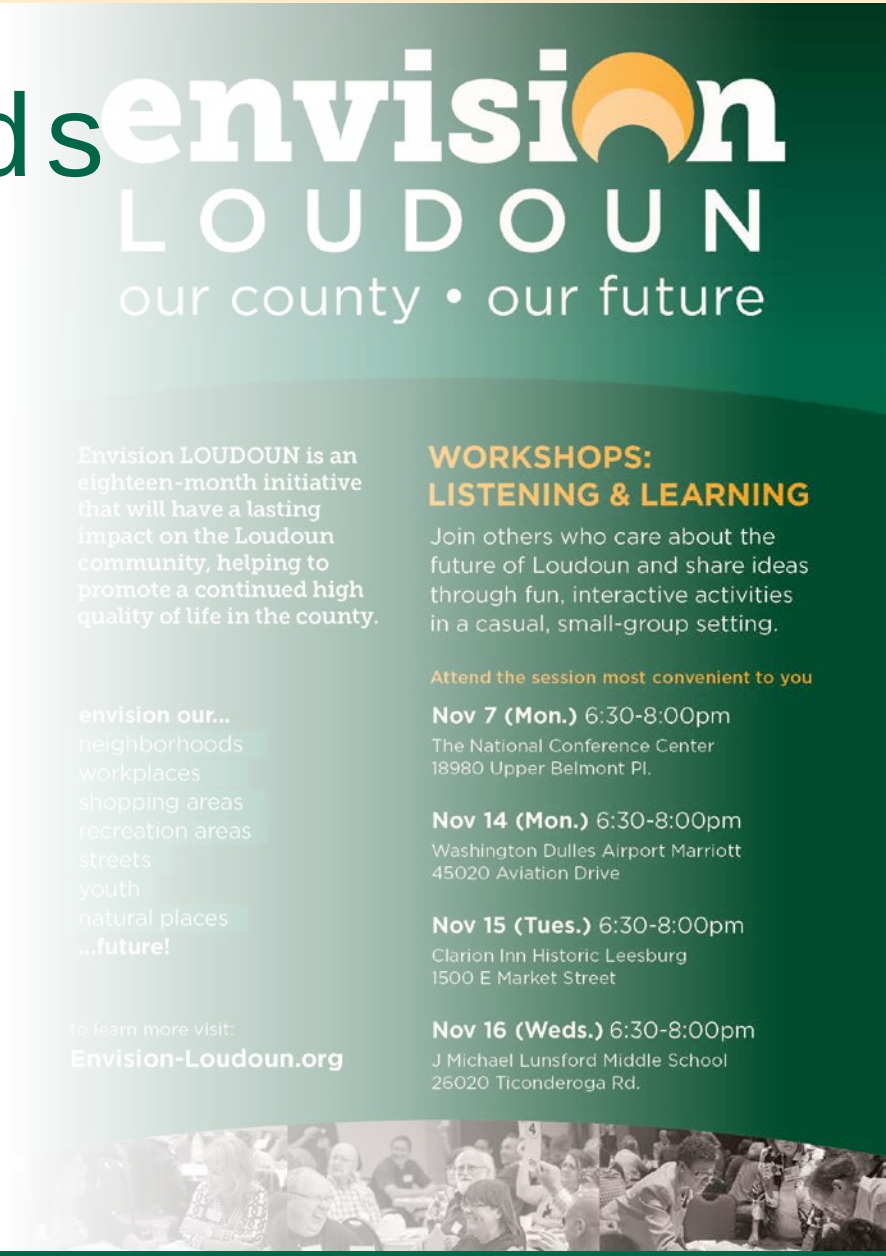
Where do you work?



Communication Methods

How people heard about the workshops

- 22% Word of mouth
- 16% Email message
- 12% Newspaper Article
- 12% A Community Organization
- 9% Facebook
- 8% Loudoun County Government Website
- Various other sources
  - *Ads, HOA's, posters / flyers, etc*

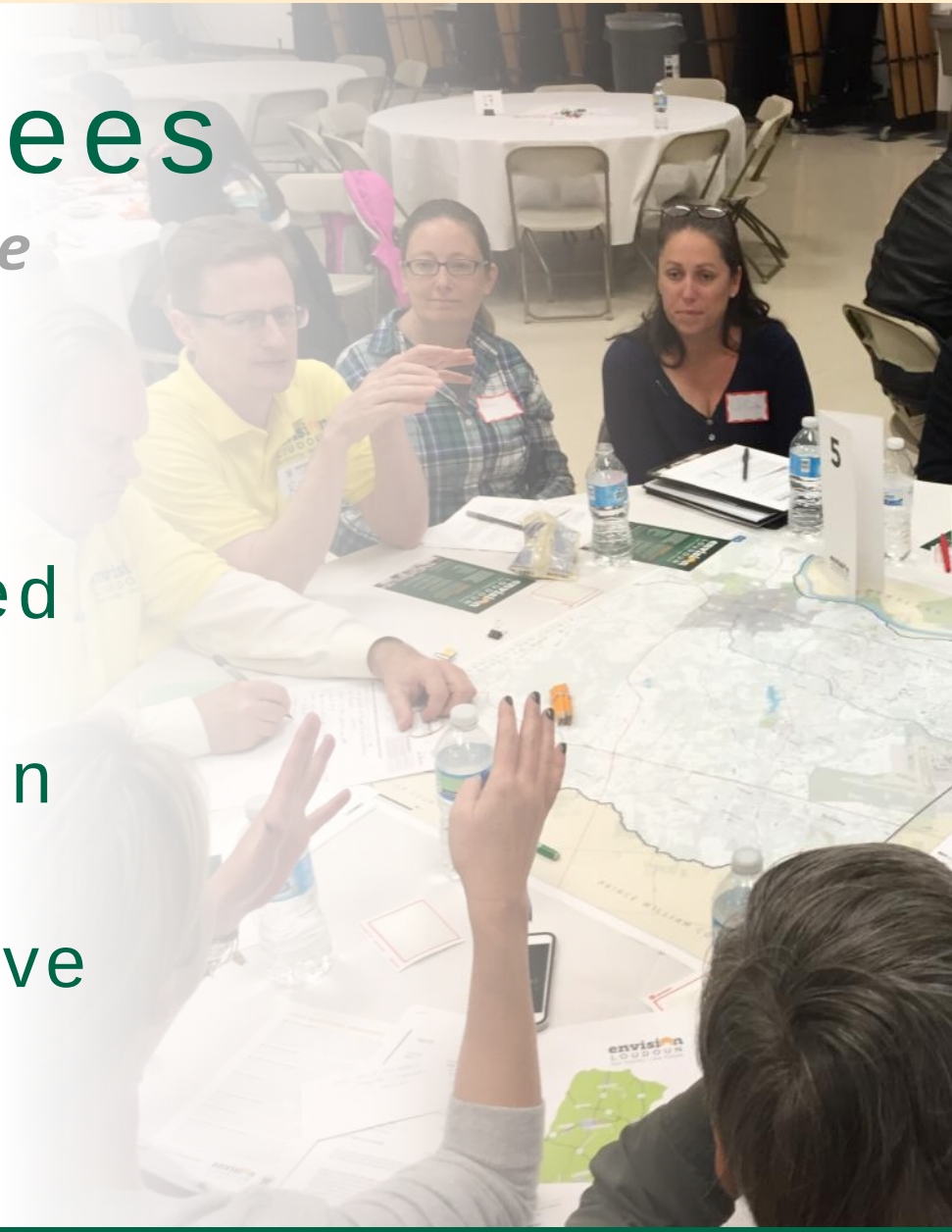


Experience for attendees

Participants were asked to rate their experience

Very high levels of satisfaction

- 99% comfortable in their group
- 99% felt their ideas were recorded accurately
- 99% will continue to participate in the process
- 8% thought the meeting could have been <u>longer</u>!



Experience for attendees

Participants were asked to reflect on their experience

Collected comments, “Why did you attend the L&L Workshop?”

- *“Thought it was just listening and I wanted to be educated about the process. Was really glad to be allowed to add input”*
- *“I want to live in county for a long time and have my kids live here”*
- *“I love Loudoun, but it's not quite meeting my needs.”*

What's Next?

Online engagement and summarizing the input

- Online form now live
  - *www.envision-loudoun.org/listen-learn*
  - *Identical activities to the workshop*
- Targeted follow-up from underrepresented groups between rounds 1 and 2
- Summary document for all Listening & Learning input available in mid-January

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Reflections on the Listening & Learning workshops?

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Upcoming Engagement Opportunities

Online Input Form

www.Envision-Loudoun.org

Opened December 15

Share with anyone unable to make it to the in-person workshops

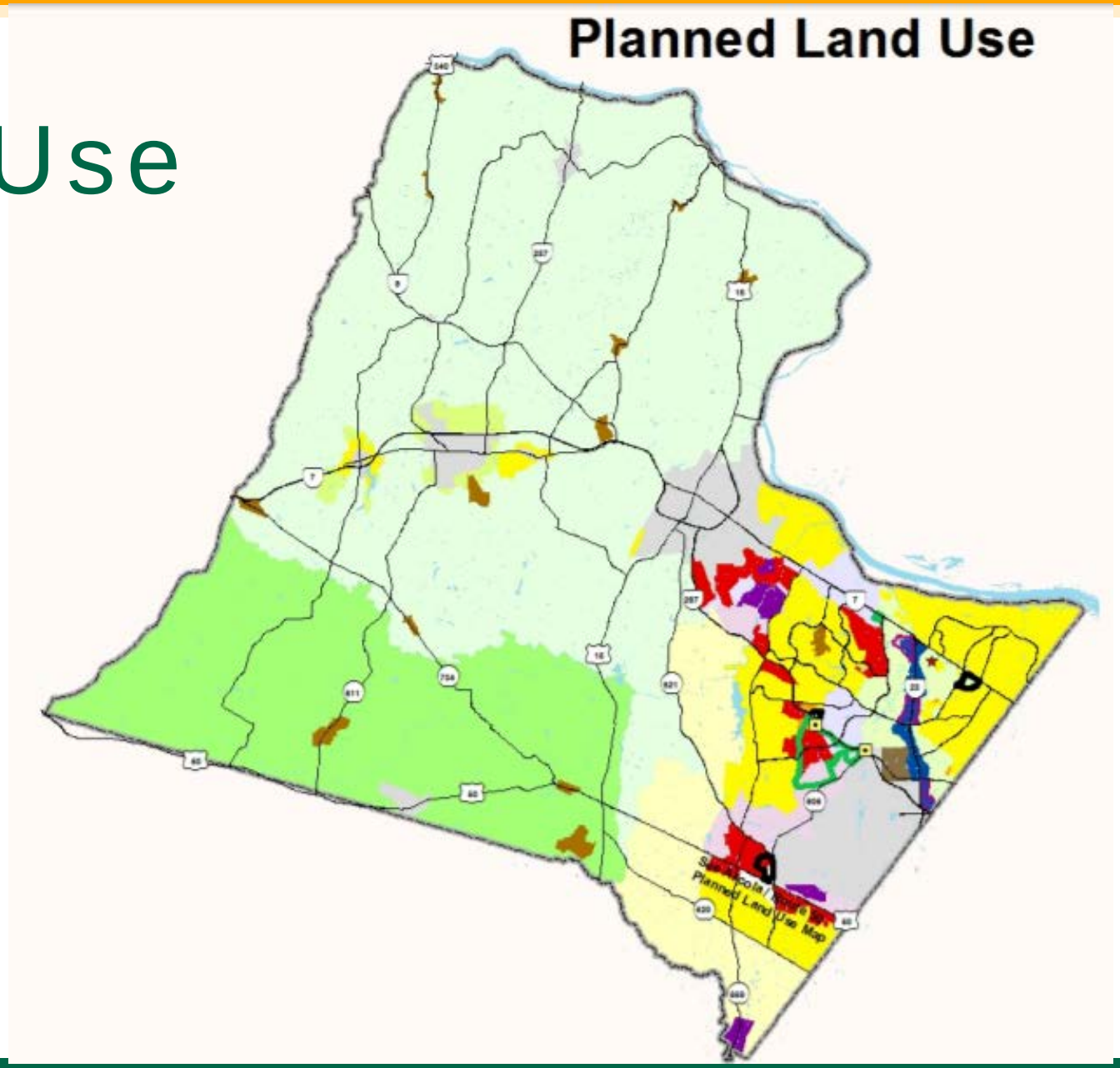
FACTORS INFLUENCING OUR FUTURE

- Loudoun Growth Management
- Growth Forecasts
- Buildout Analysis
- Development Status
- Discussion

Revised General Plan Land Use Tools

- Planned Land Use
- Policy Areas

Planned Land Use



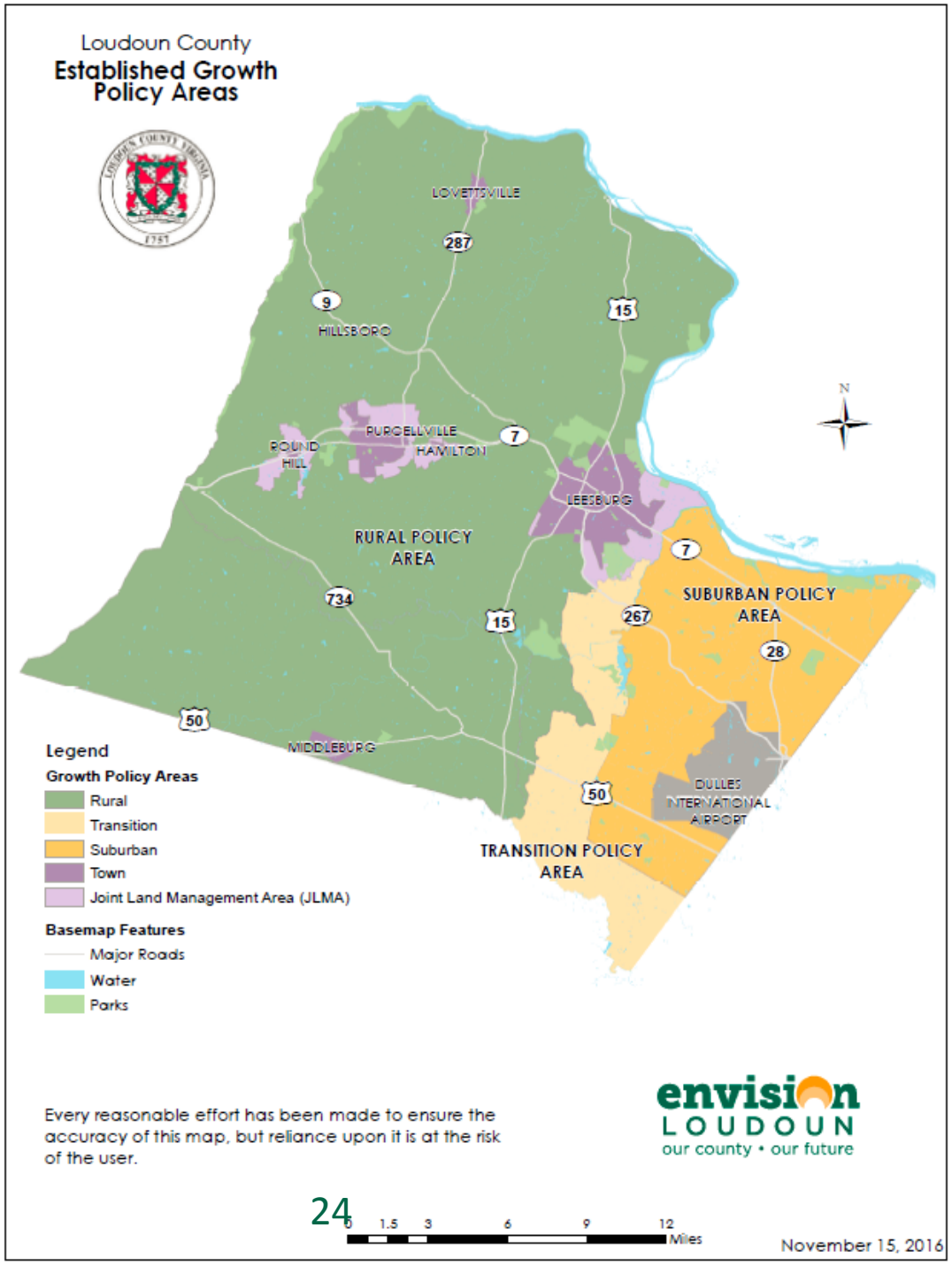
Towns/Airport
Residential
High Density Residential
Business
Route 28 Business
Route 28 Core
Route 28 Industrial
Keynote Employment
Industrial
Extractive Industry
Existing Rural Village
Transition
Rural - (Base Density 1 du/20 acres)
Rural - (Base Density 1 du/40 acres)
Rural - (Within Town JLMA)

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

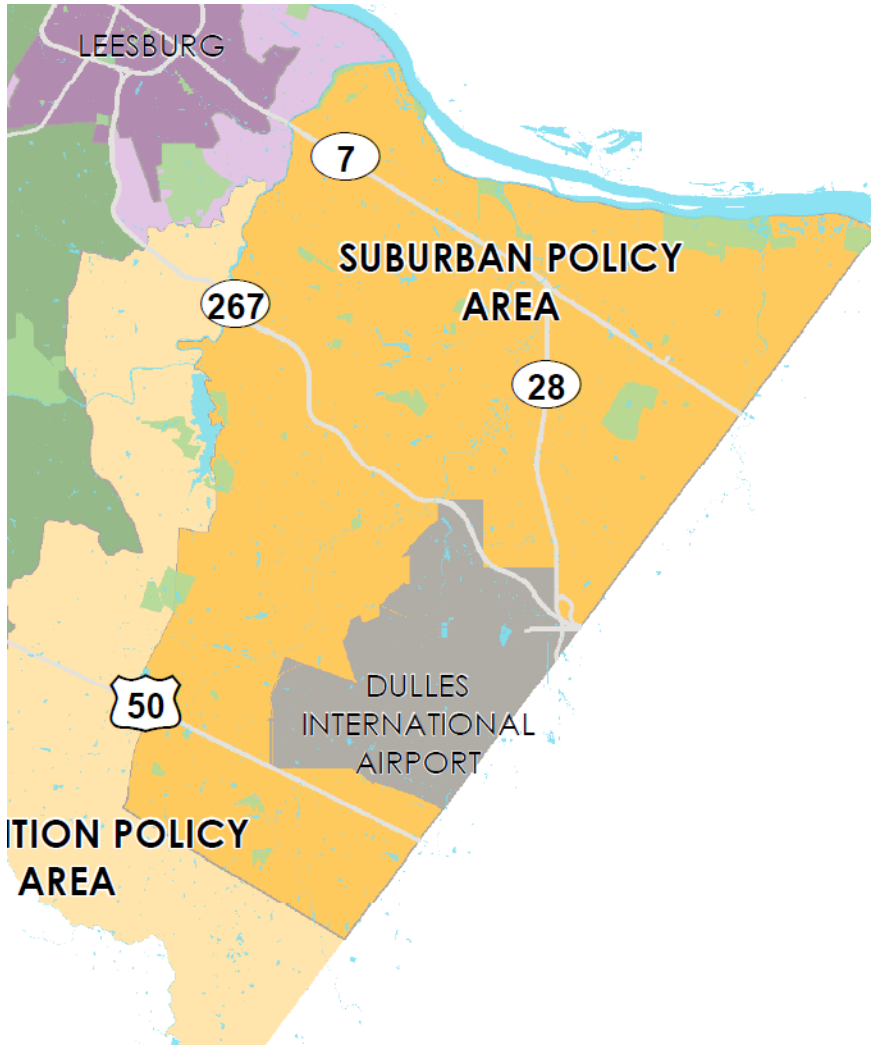
Policy Areas

- Suburban
- Transition
- Rural
- Joint Land Management Areas (JLMA)
- Towns



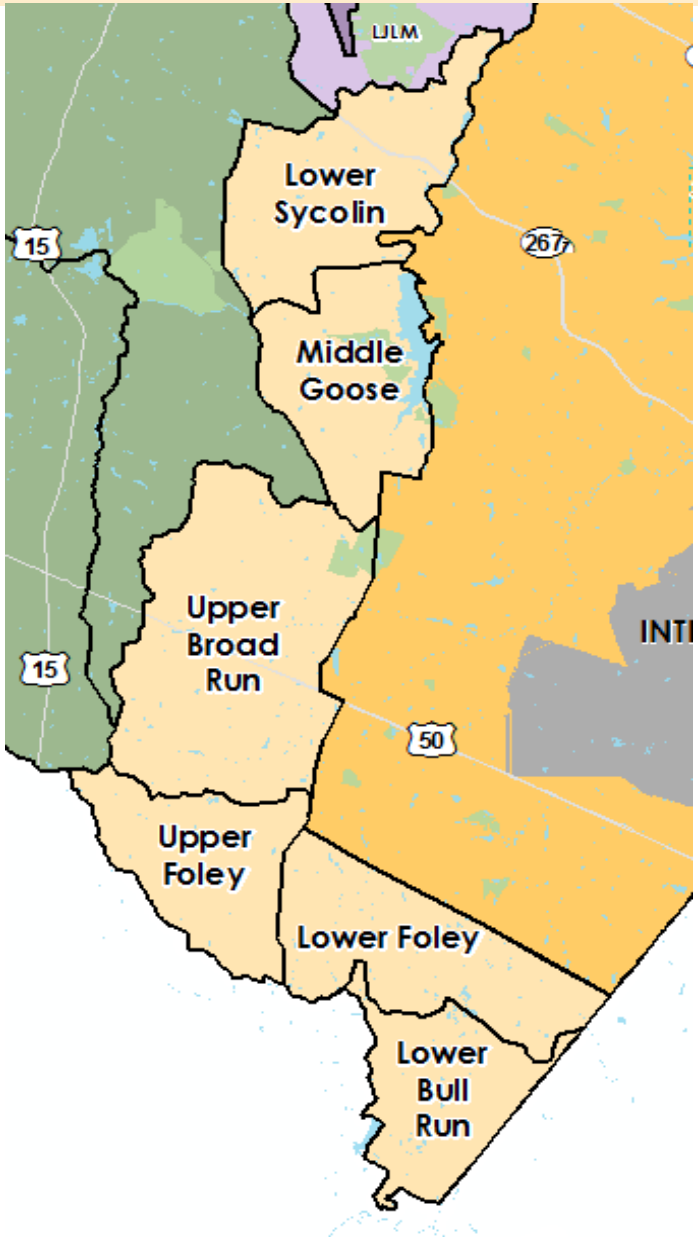
Suburban Policy Area

- Majority of growth since 2001 Plan
- Suburban residential neighborhoods, town centers, and mixed use business centers
- Density:
  - *Residential Neighborhoods = 4 DUs / acre max*
  - *High-density Residential = 8-24 DUs / acre max*



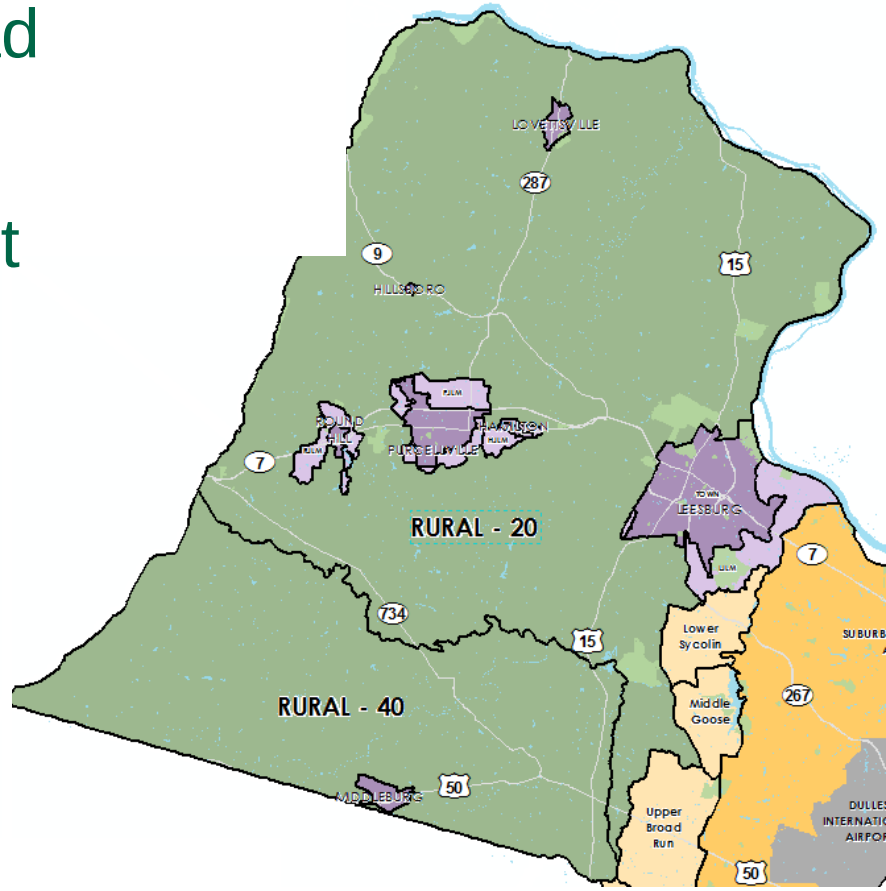
Transition Policy Area

- Established in 2001 as a permanent area between Suburban & Rural Policy Areas
- 6 distinct subareas
- 50-70% open space policy
- Clustered residential villages or large lot neighborhoods
- BOS approval of 2005 CPAM allowed central water and wastewater systems



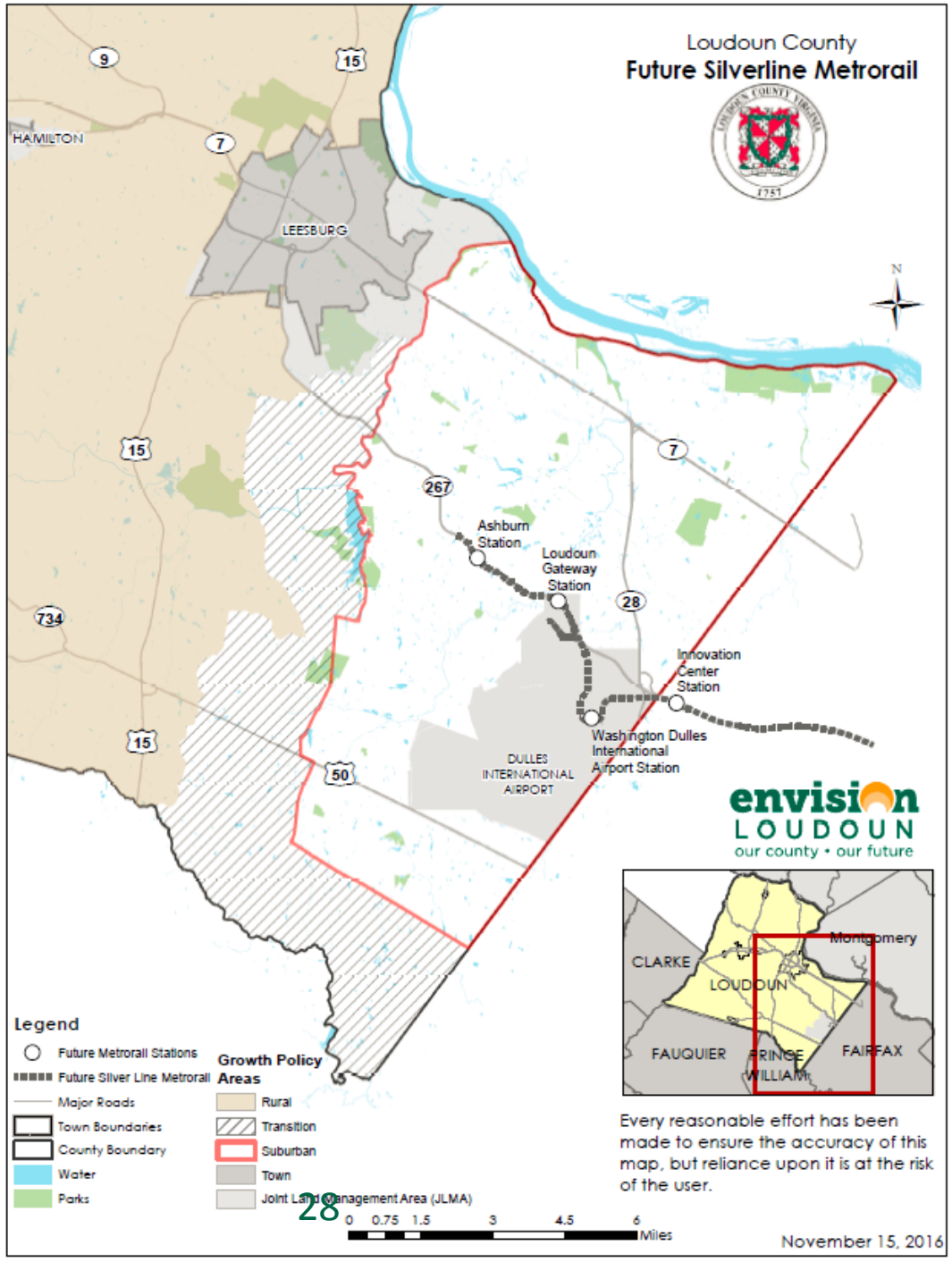
Rural Policy Area

- Rich agricultural and rural heritage with crossroad settlements
- Agribusiness / Agritourism growing and important component of County's economic base
- Density:
  - *Southern Tier – 1DU / 40 acres*
  - *Northern Tier – 1DU / 20 acres*



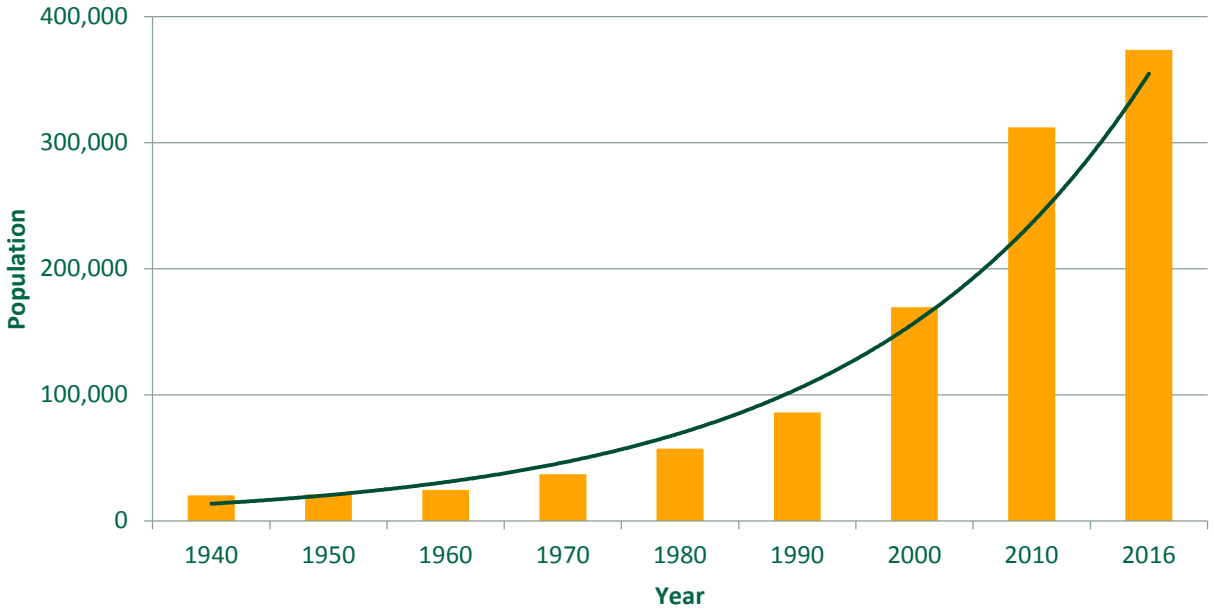
Key Factors Influencing Growth:

- Market Demand
- Build-Out Capacity



Residential Forecasts

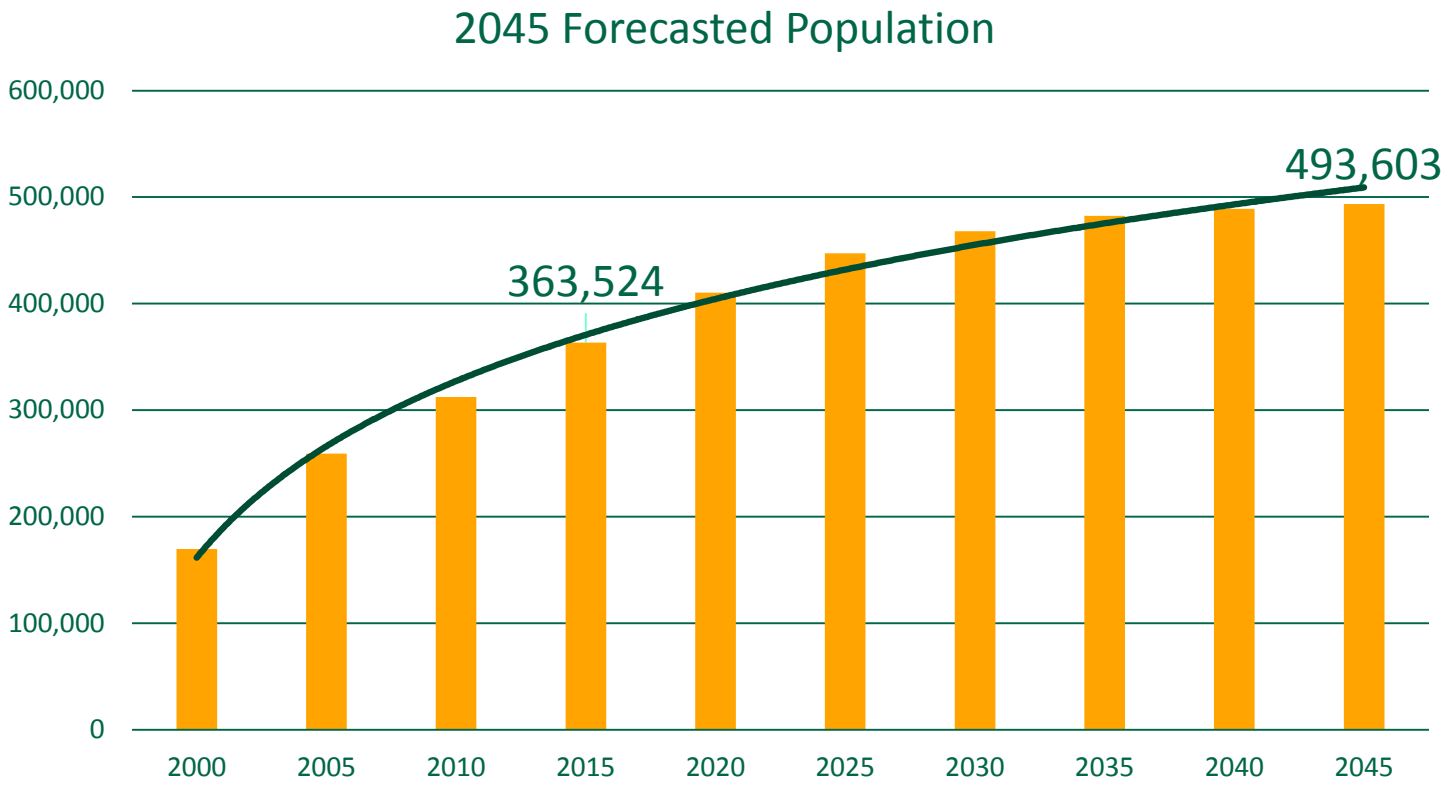
Historic Population Growth



Sources: U.S. Census Bureau, Decennial Census. and Loudoun County Department of Planning and Zoning, April 15, 2016 Estimate Series.

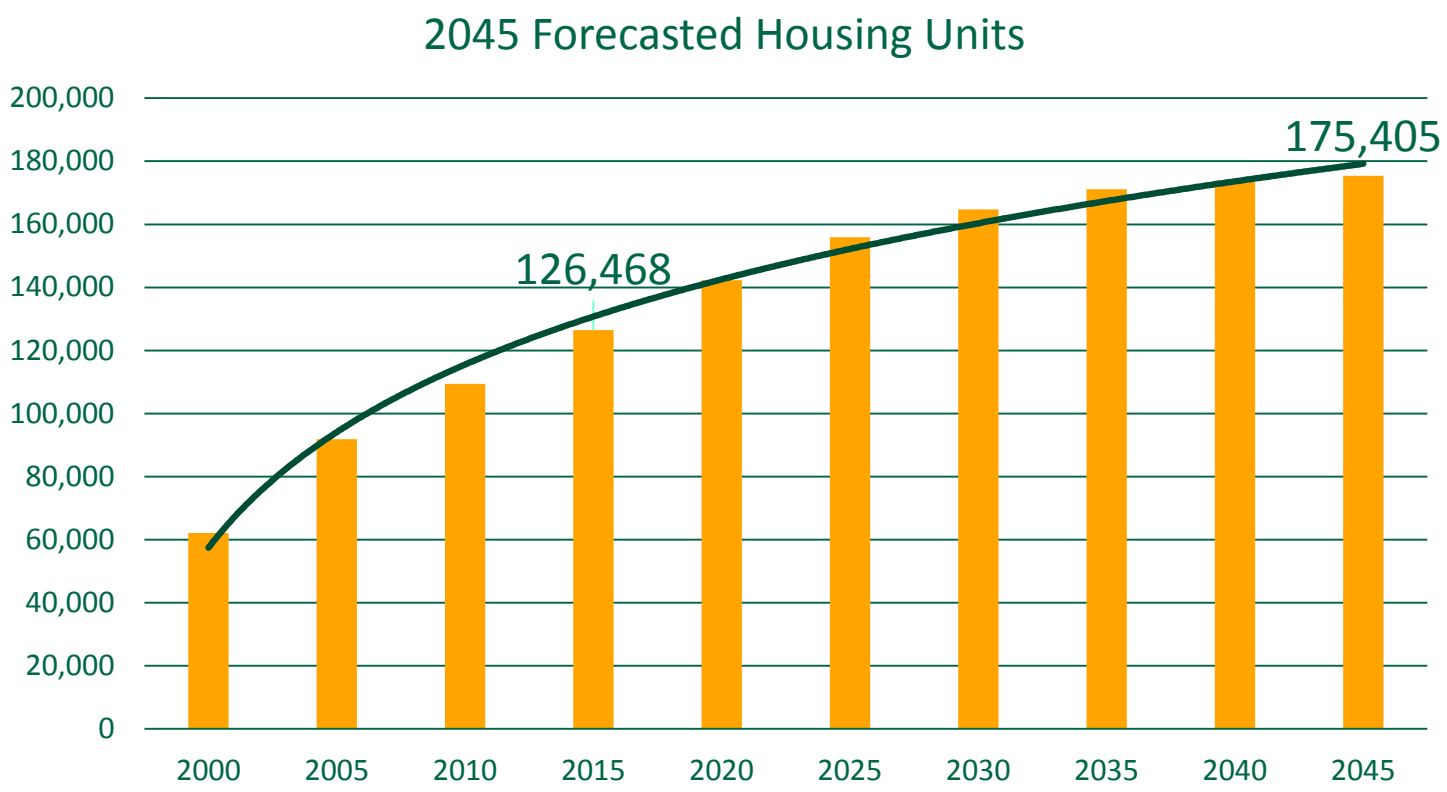
Population Forecasts (constrained by existing plan)

2015 Fiscal Impact Committee, Intermediate Scenario



Housing Unit Forecasts (constrained by existing plan)

2015 Fiscal Impact Committee, Intermediate Scenario



Housing Unit Forecasts (constrained by existing plan)

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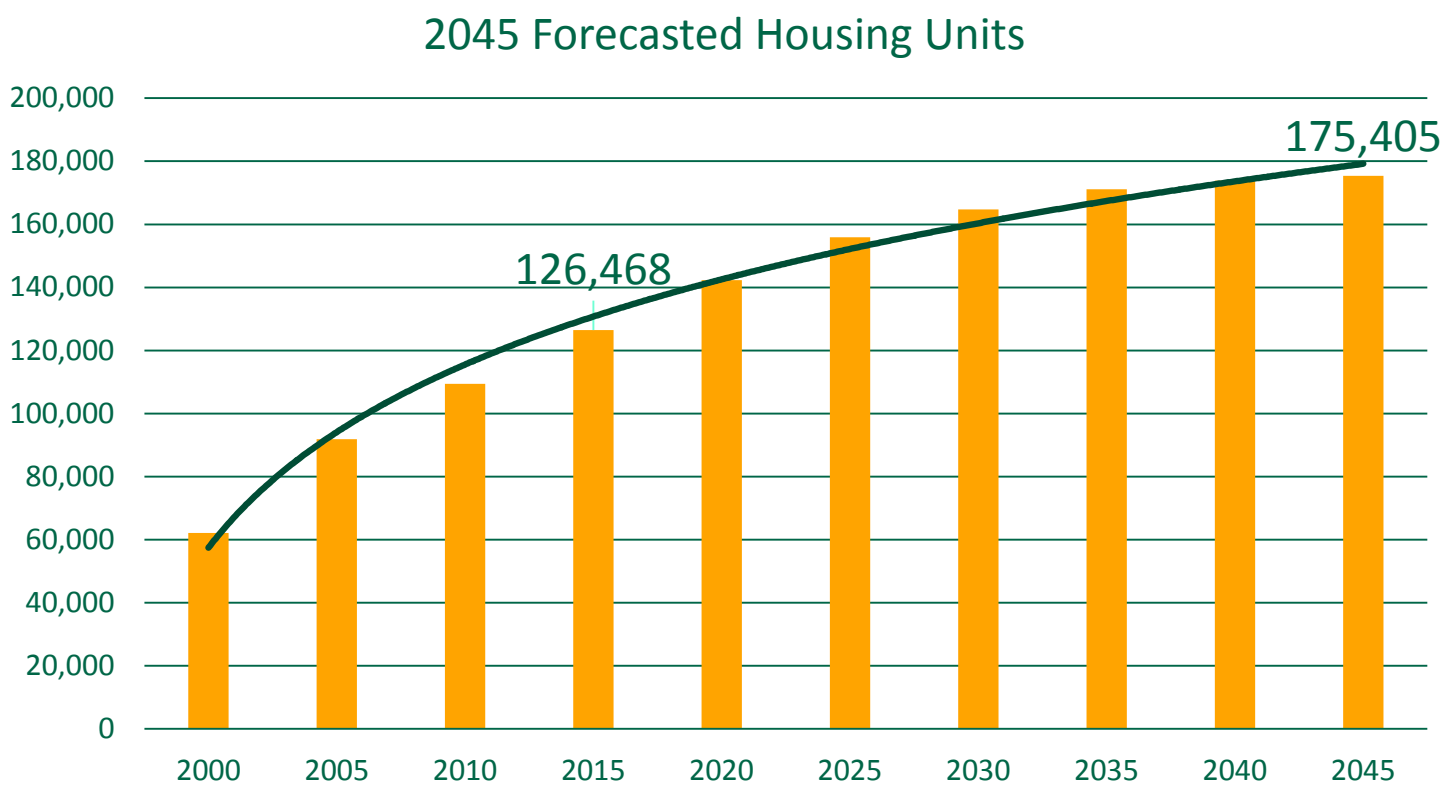


These will be compared to the Housing Needs Assessment that is currently being conducted, which will be market and demographics driven.

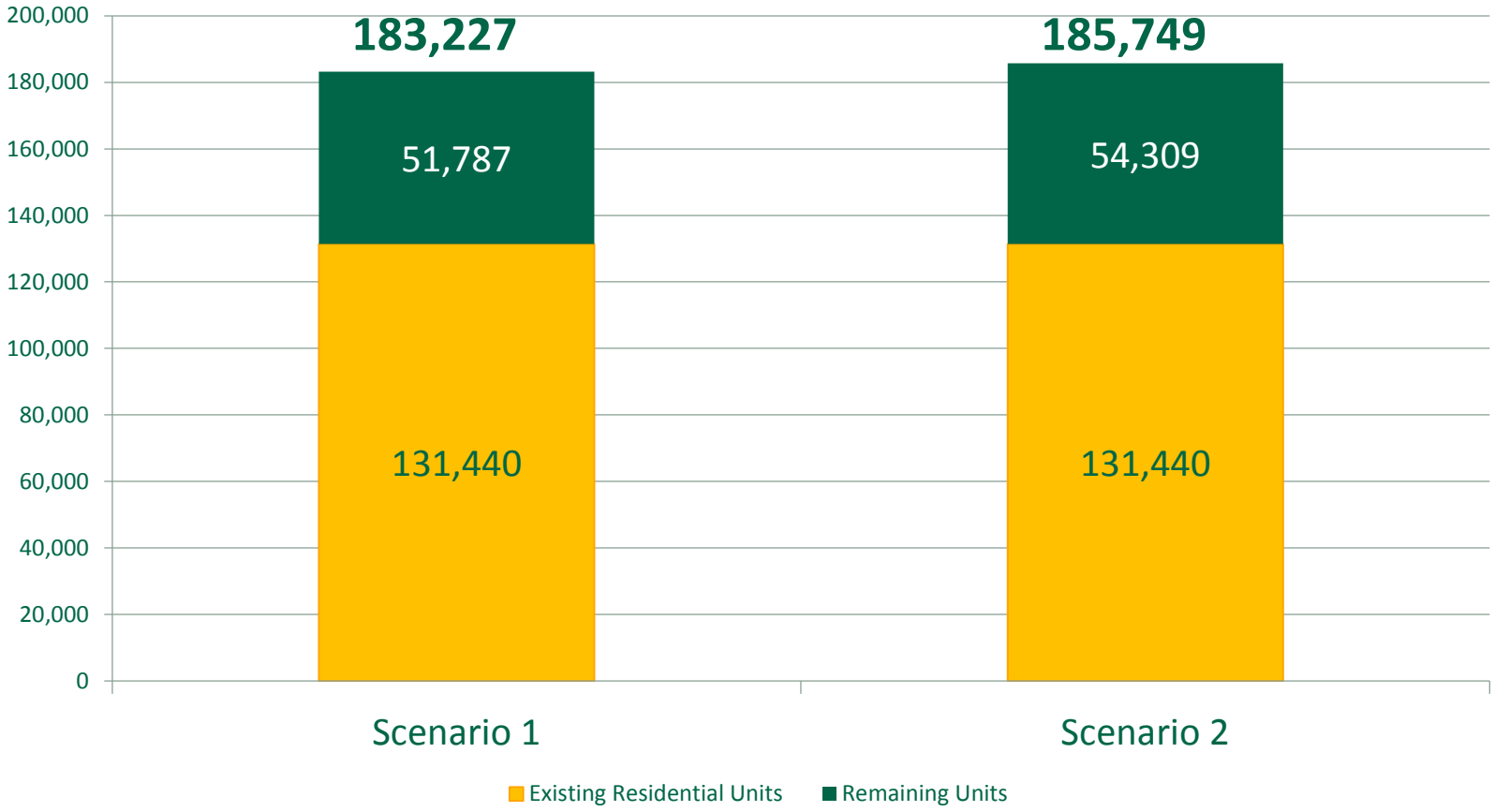
Residential Unit Build-Out

Assumptions

- Approved projects in the pipeline
- Land use plan density policies for vacant and under developed land
- Environmental and other factors

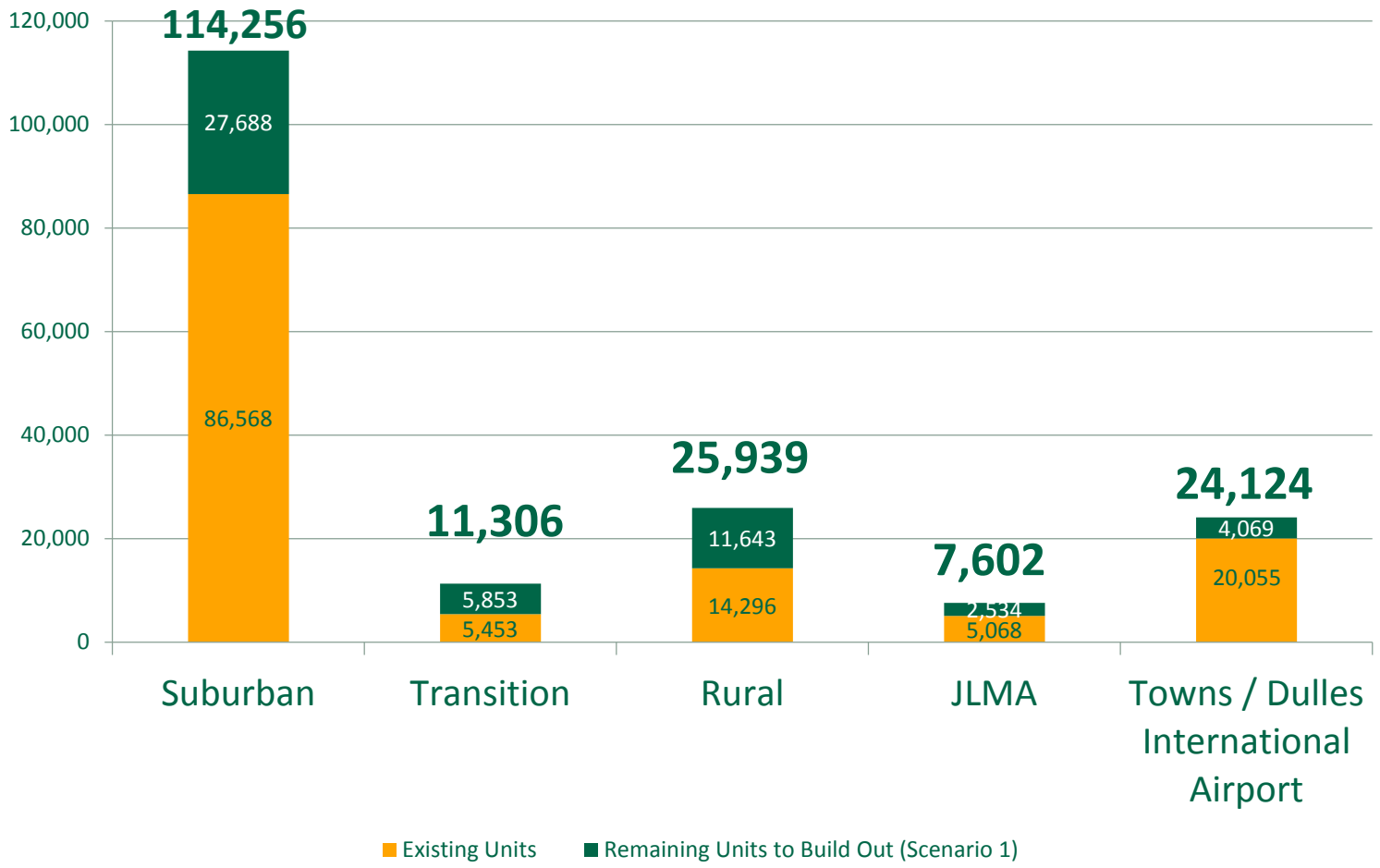
Residential Unit Build-Out

2016, Loudoun County Planning and Zoning Department

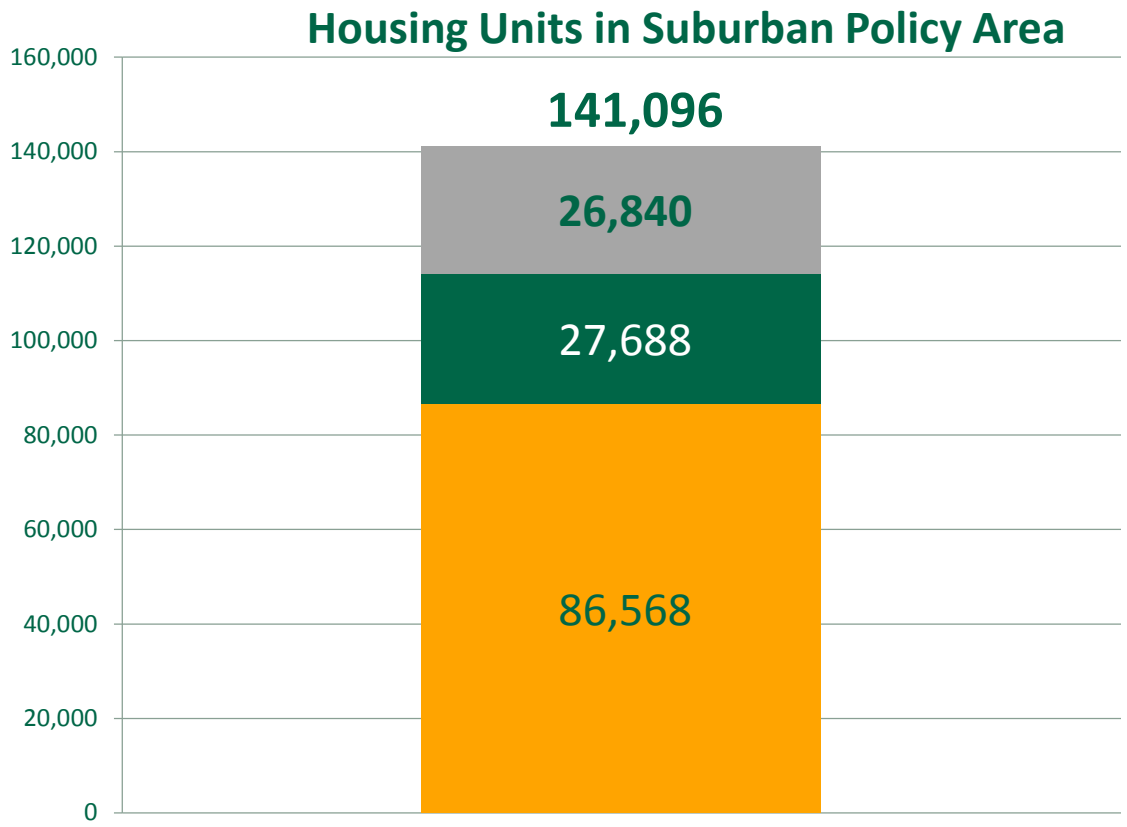


Residential Build-Out by Policy Area

2016, Loudoun County Planning and Zoning Department, Scenario #1



Residential Build-Out with Silver Line CPAM Assumptions



+Silver Line

Build Out

Existing

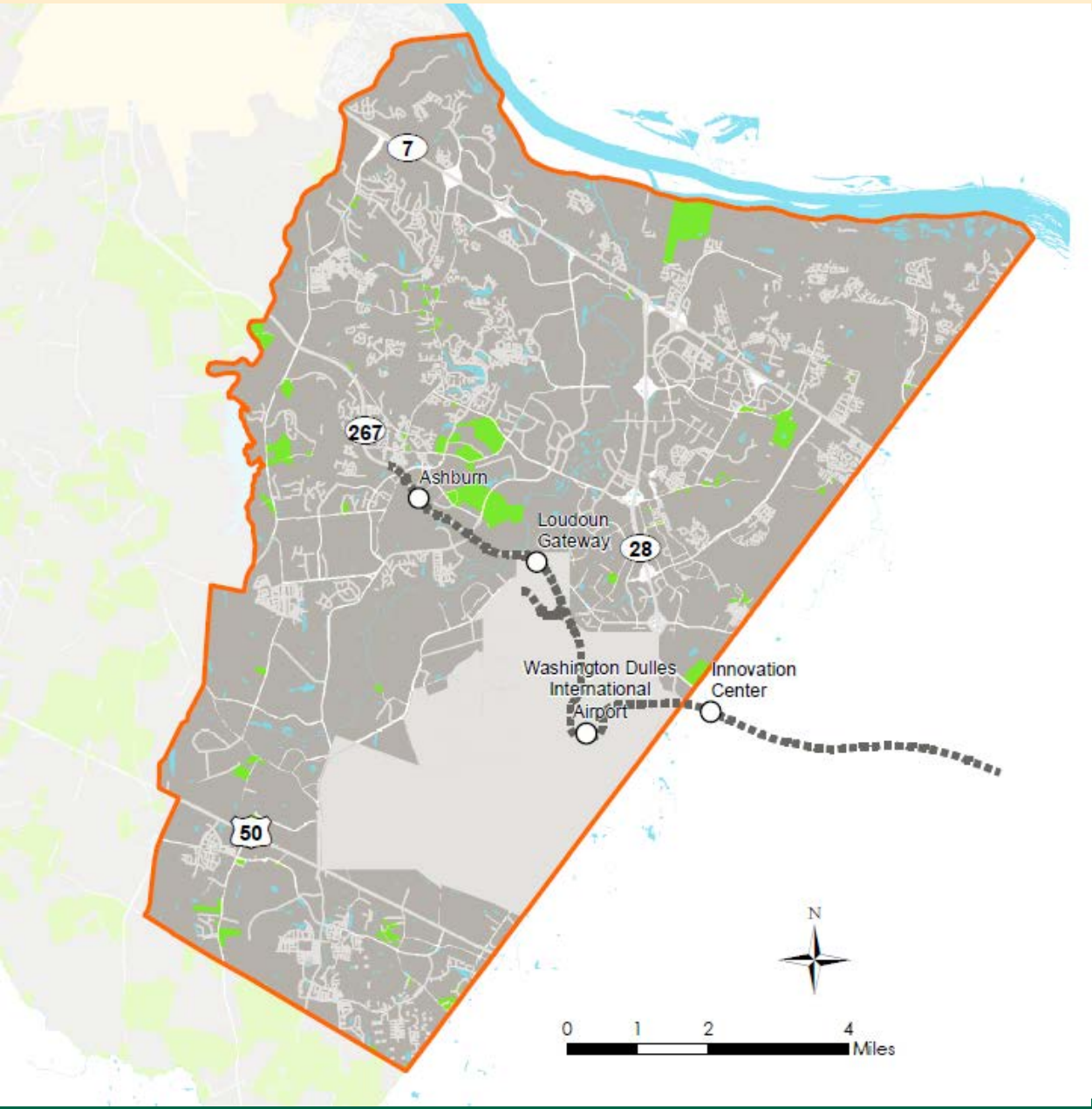
2016, Loudoun County Planning and Zoning Department Scenario #1, + Silver Line CPAM Proposal)

Where is the Build-Out?

Development Status: Suburban Policy Area

Legend

- Policy Area Boundaries
- Uncommitted and Under Developed Residential
- Future Metrorail Stations
- Future Silver Line Metrorail

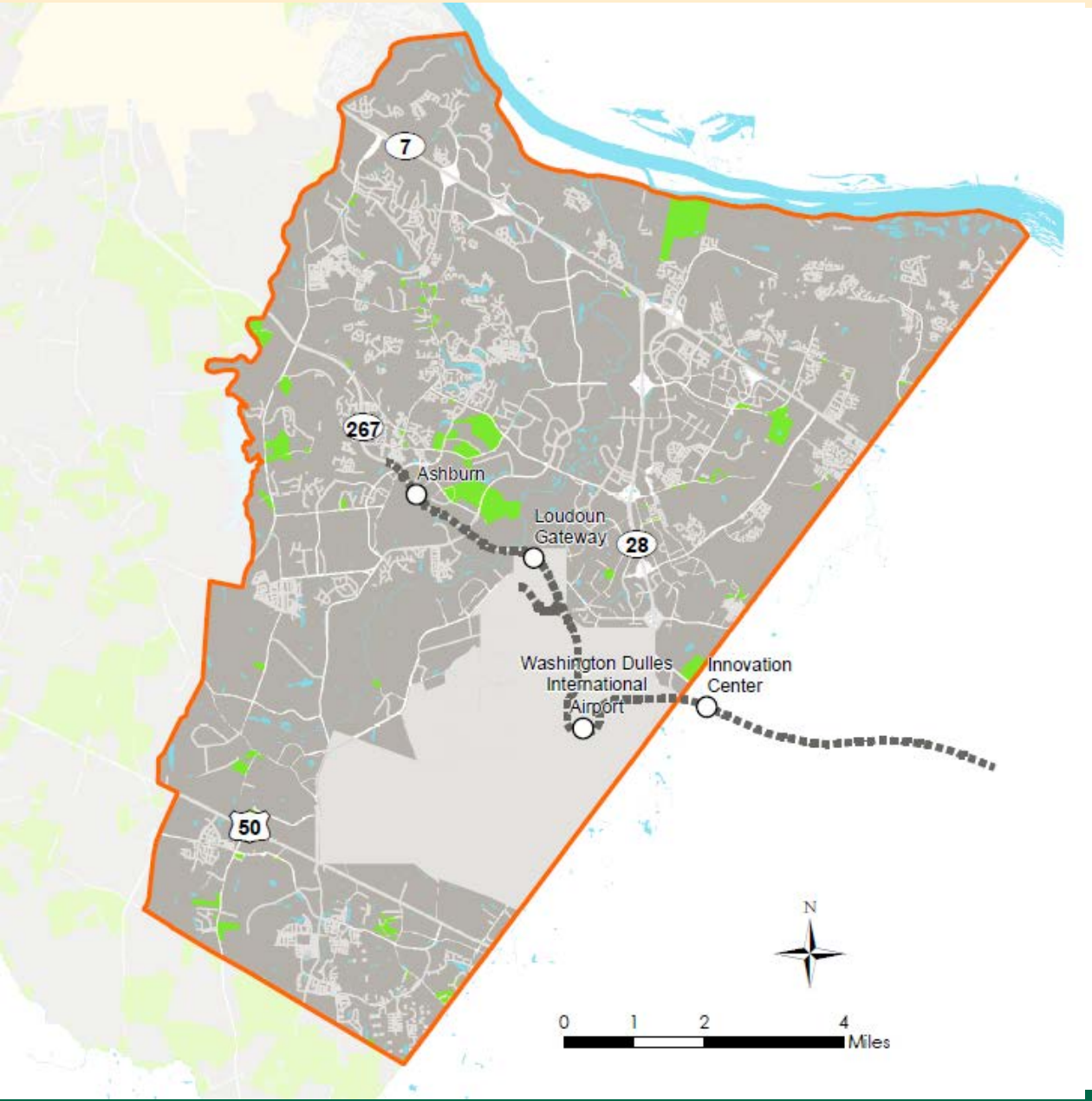


Development Status: Suburban Policy Area

There are approvals for 22,700 residential units (i.e., pipeline development) outside of the uncommitted and under developed lands.

Legend

- Policy Area Boundaries
- Uncommitted and Under Developed Residential
- Future Metrorail Stations
- Future Silver Line Metrorail

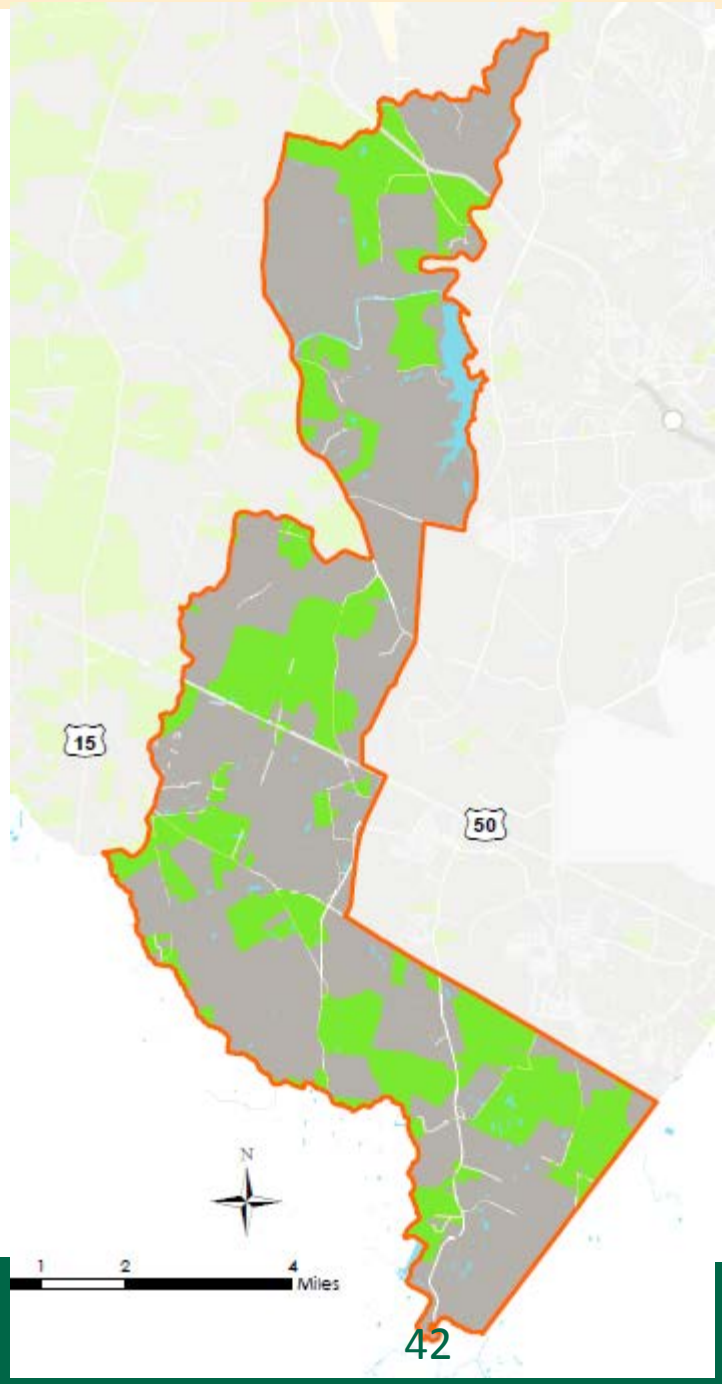


Development Status: Transition Policy Area

Legend

Policy Area Boundaries

Uncommitted and Under Developed Residential



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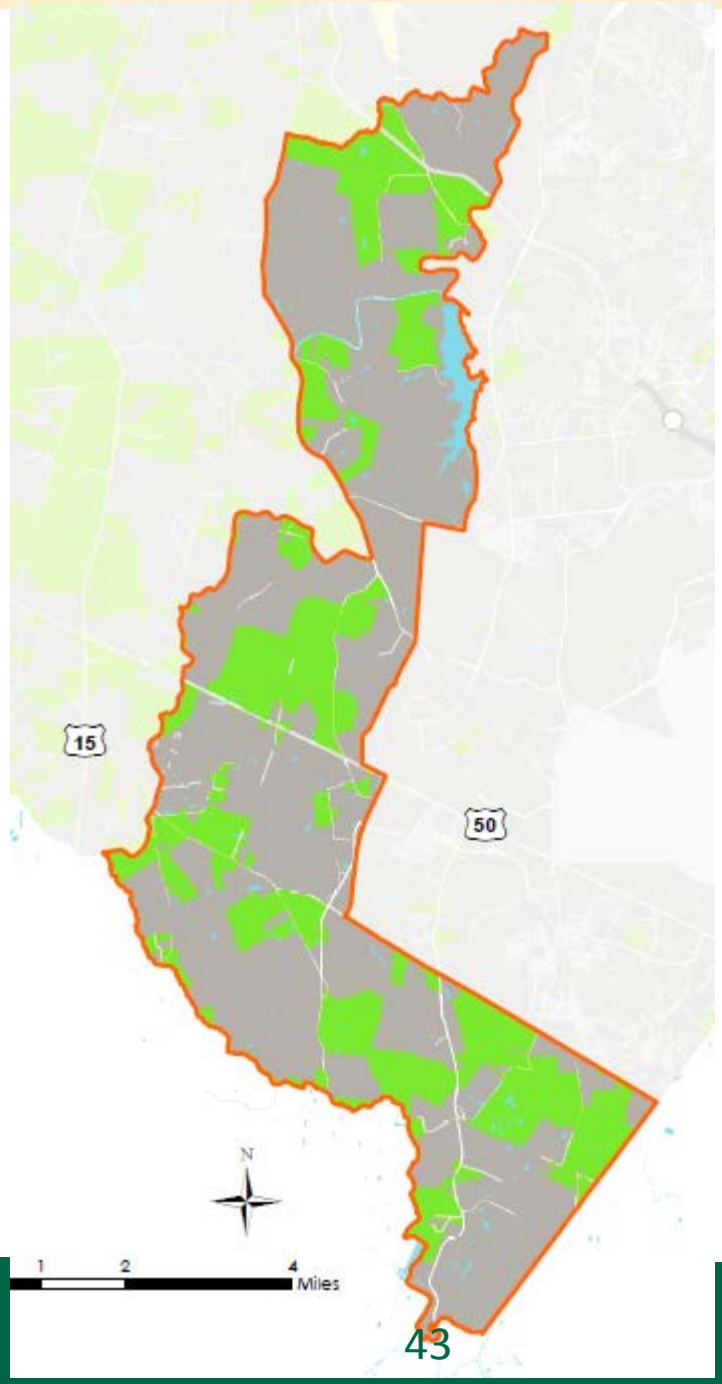
Development Status: Transition Policy Area

There are approvals for 3,237 residential units (i.e., pipeline development) outside of the uncommitted and under developed lands.

Legend

Policy Area Boundaries

Uncommitted and Under Developed Residential



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Summary

- Limited land for residential growth in the Suburban Policy Area means that growth is forecasted to slow due to the County reaching its desired growth strategy (planned density and suburban development pattern)

- Little land in the Suburban Policy Area is uncommitted or under developed – most remaining buildout is in “pipeline” land

- The Housing Needs Assessment should give us a better sense of the market demand

Summary

- The Silver Line CPAM would change the buildout if adopted
- 1/3 of the land in the Transition Area is uncommitted – more than half of the remaining buildout is “pipeline” development
- Non-Residential growth is not forecasted to slow down

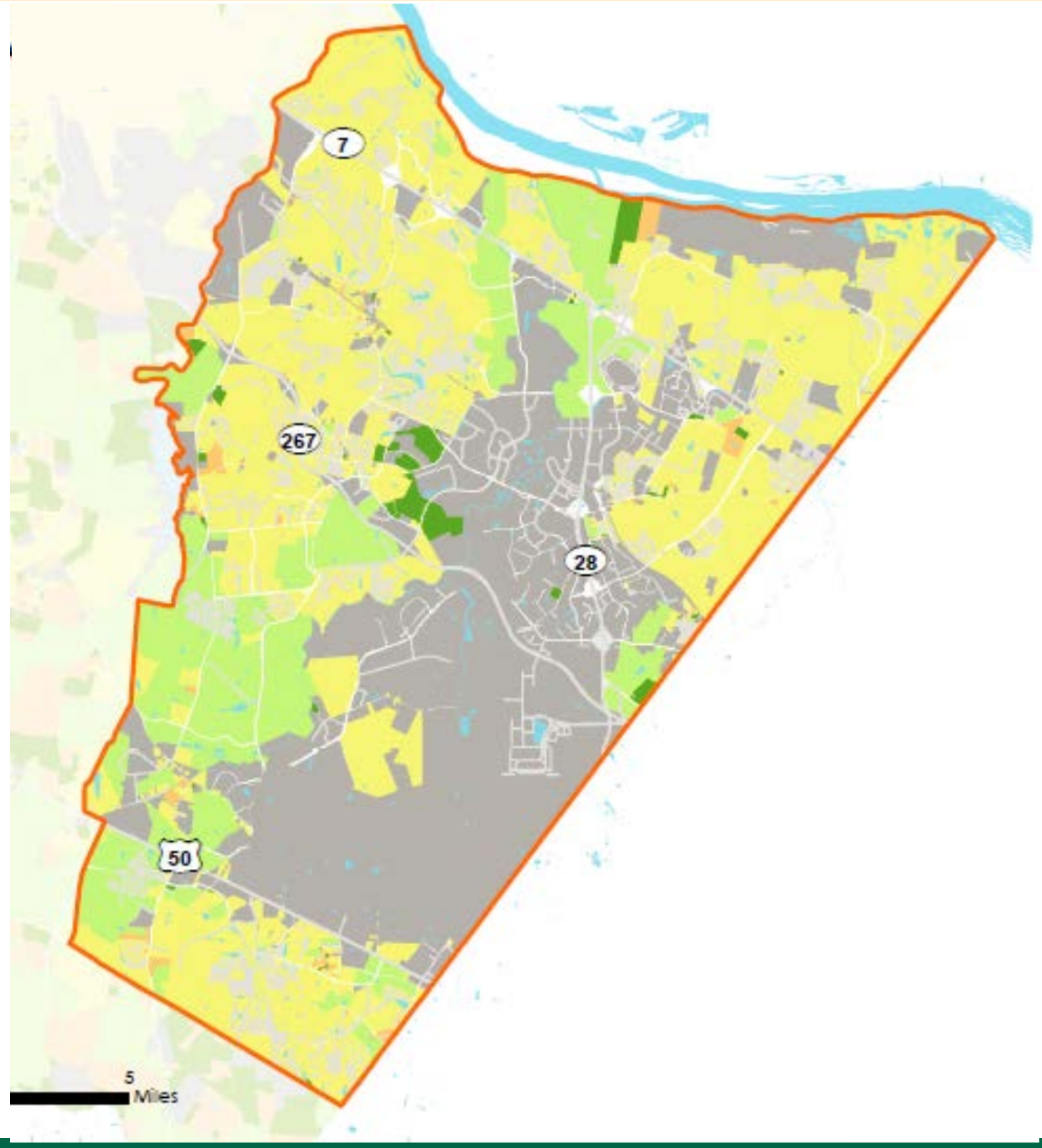
Planning Considerations?

- Plan carefully for the remaining areas still in play
- Focus more on redevelopment and reuse planning and policies
- Planning for a reduced growth rate
- Understand fiscal implications
- Understanding jobs/housing balance
- Others?

Questions and Discussion

Development Status: Suburban Policy Area

- Policy Area Boundaries
- Town Boundaries
- Uncommitted Property (with potential for residential units)
- Pipeline Development (with residential units)
- Committed Property (with residential units)
- Under Developed Property
- Committed and Uncommitted Property (nonresidential only)



Development Status: Transition Policy Area

- Policy Area Boundaries
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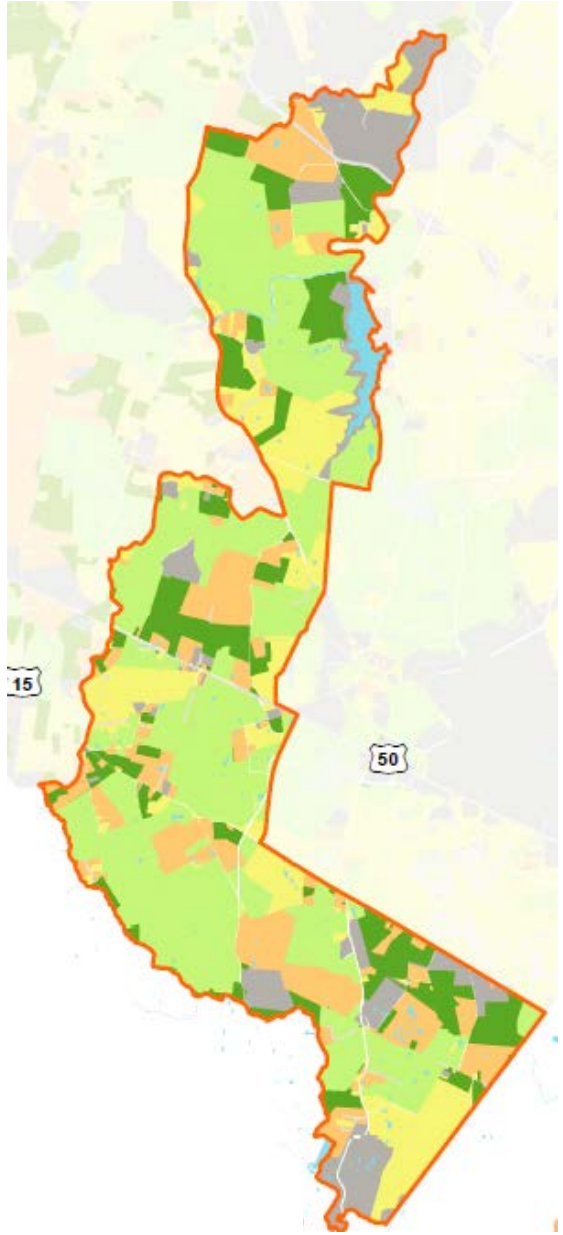

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