

envision **n**
LOUDOUN
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Stakeholder Committee Meeting

May 15, 2017 | Loudoun County Comprehensive Plan

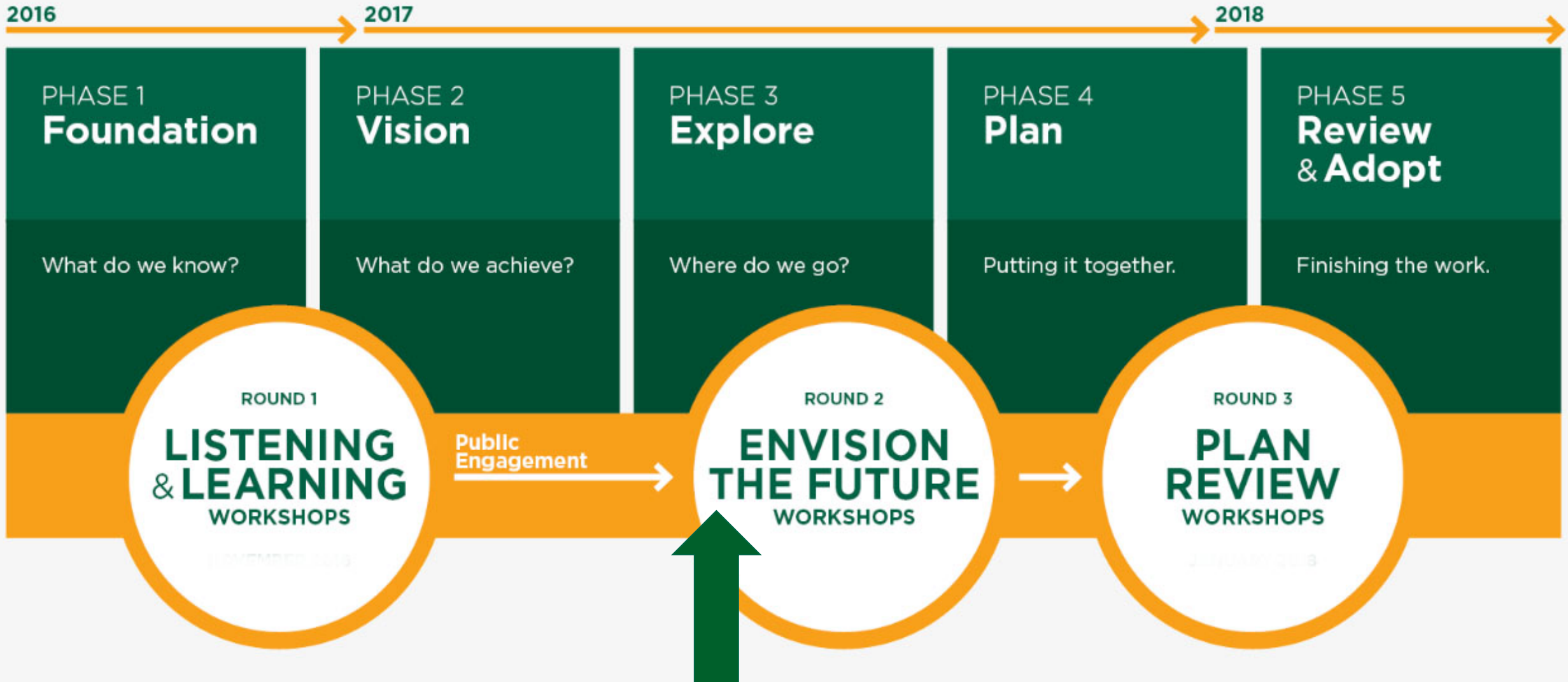
Administrative Items

Agenda

1. Welcome / Sign-in / Dinner / Administrative Items
2. Continuation of Transition Policy Area/Leesburg JLMA Discussion
3. Transportation Baseline Conditions Presentation and Preference Exercise
4. Community Framework and Place Types Approach
5. Small Group Work – Suburban Policy Area Potential Change Areas
6. Small Group Reporting Out
7. Next Steps
8. Adjourn

The Process

Envision Loudoun will last through the spring of 2018.



Transition Policy Area / Leesburg JLMA Small Group Discussion Themes

Key Themes Transition / JLMA

- Varied ideas regarding **housing** in the Transition Policy Area:
 1. *Request for a “full spectrum” of housing types and price points*
 2. *Be “more innovative” beyond townhomes and single family detached homes*
 3. *Focus on the community instead of the housing type and build villages*
 4. *Maintain current densities to provide transition*
 5. *Concern for not building in the Suburban or Transition Policy Areas will eventually push development into the Rural Policy Area*

Key Themes Transition / JLMA

- There are undeveloped pockets of the Transition Policy Area.

Some discussion participants were skeptical if this was enough room for villages

- Commercial development could be appropriate if local serving and appropriately scaled.

Amenities desired for residents in Transition Policy Area.

Key Themes Transition / JLMA

- There is general consensus that **water resources** should be protected. Density limitations may continue to be part of the answer.
- **Quarries** should be protected until they are no longer used. Compatibility should be maintained between industries and residences.

Key Themes Transition / JLMA

- Very important to consider **infrastructure** impacts of vision for TPA (support new growth or serve existing needs).
- There is a desire to investigate the capacity for more **schools** or **public facilities**.
- Improve the **road network**, considering **safety**, the **bicycle network**, and current lack of connectivity for **multimodal** travel.
- On-site **wastewater** is failing in some situations. **Water and sewer** extension will spur development.

Key Themes Transition / JLMA

- There is a lack of public open space and facilities, and a large amount of private open space.
- Natural land is an important component of this area and should continue to be preserved.

Key Themes Transition / JLMA

- The **boundaries** of the Transition Policy Area may need to be reevaluated:
 - *There is general concern for development growing west*
 - *Hard physical boundaries that are not roads would be better for dividing Rural from Transition Policy Areas*
 - *The “Rural Finger”, an area of the Rural Policy Area that juts east, may fit better in the Transition Policy Area*

Key Themes Transition / JLMA

- Alternatives to TPA
 - *Maintain as is*
 - *Modify to create better connectivity and compatibility*
 - *Change to create true villages*
 - *Other?*

Key Themes Transition / JLMA

- JLMA Specific Comments:
 1. *Is the JLMA needed with only 278 acres left? Perhaps for technical reasons like proffers, or special uses like quarries.*
 2. *The land pattern is fairly defined*
- Additional Resources Requested:
 1. *Discussions with the Mayor and staff of Leesburg*

Key Themes Transition / JLMA Subareas

- Lower Sycolin

1. *Density limitations are meant to protect water quality.*
2. *Develop specifically around the toll road and Sycolin Road.*

- Middle Goose

1. *Density limitations are meant to protect water quality.*
2. *The triangle of land between Ryan Road and Evergreen Mills Road includes failing septic systems and issues with commuter through-traffic.*

Question of whether this land belonged in this subarea.

Key Themes Transition / JLMA Subareas

- Upper Broad Run

1. *The largest percentage of land available*
2. *Airports:*
 1. Consider Airport Noise.
 2. Consider the impact of modifying airport policy.
3. *Northstar Boulevard:*
 1. General connectivity issues and a need to dissipate traffic

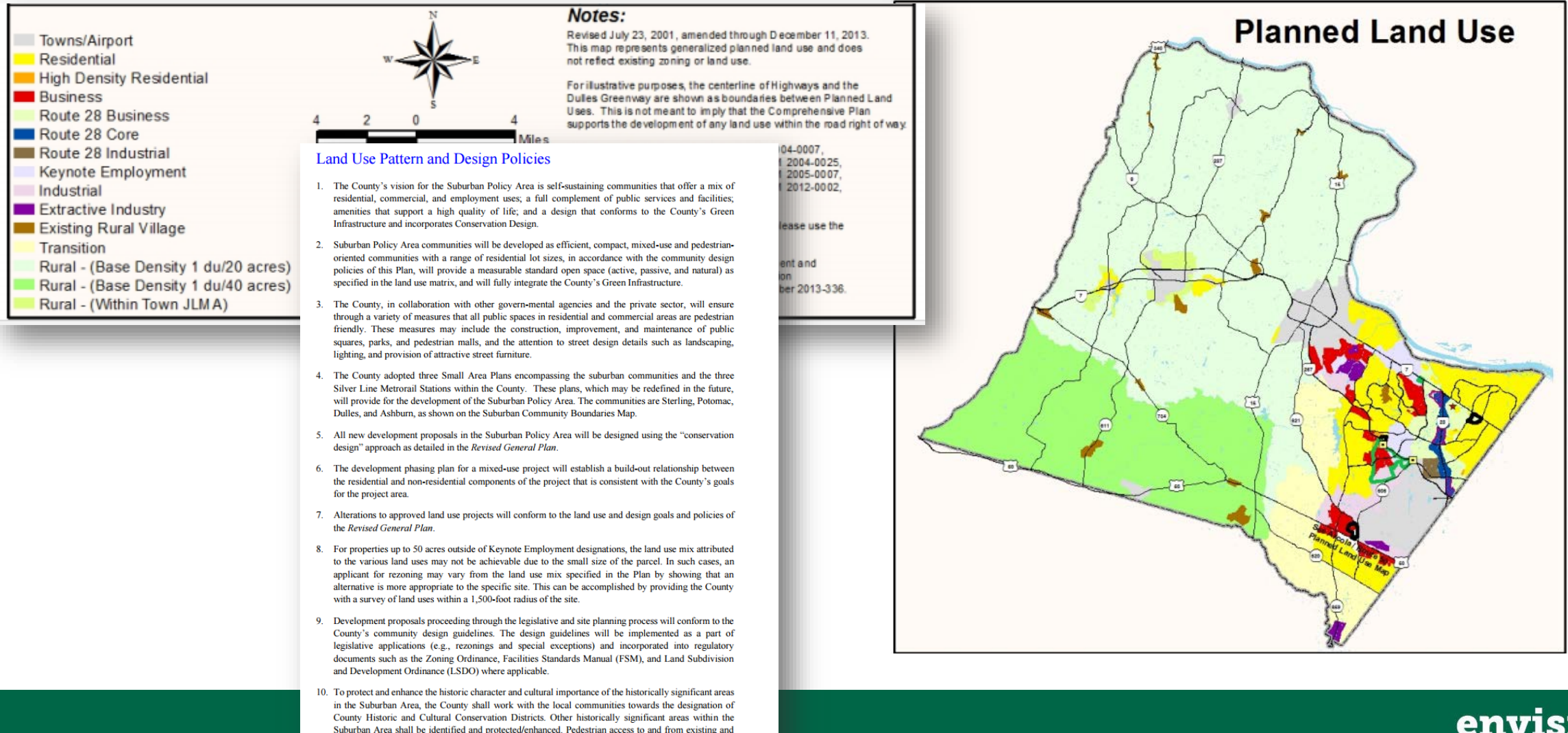
- Lower Foley

1. *Current pattern does not match transition.*
2. *Consider density on Fairfax County side of boundary.*
3. *Developed road network with connections.*
4. *Potential environmental issues.*
5. *Significant amount of land available*
6. *Consider Braddock Road boundary*

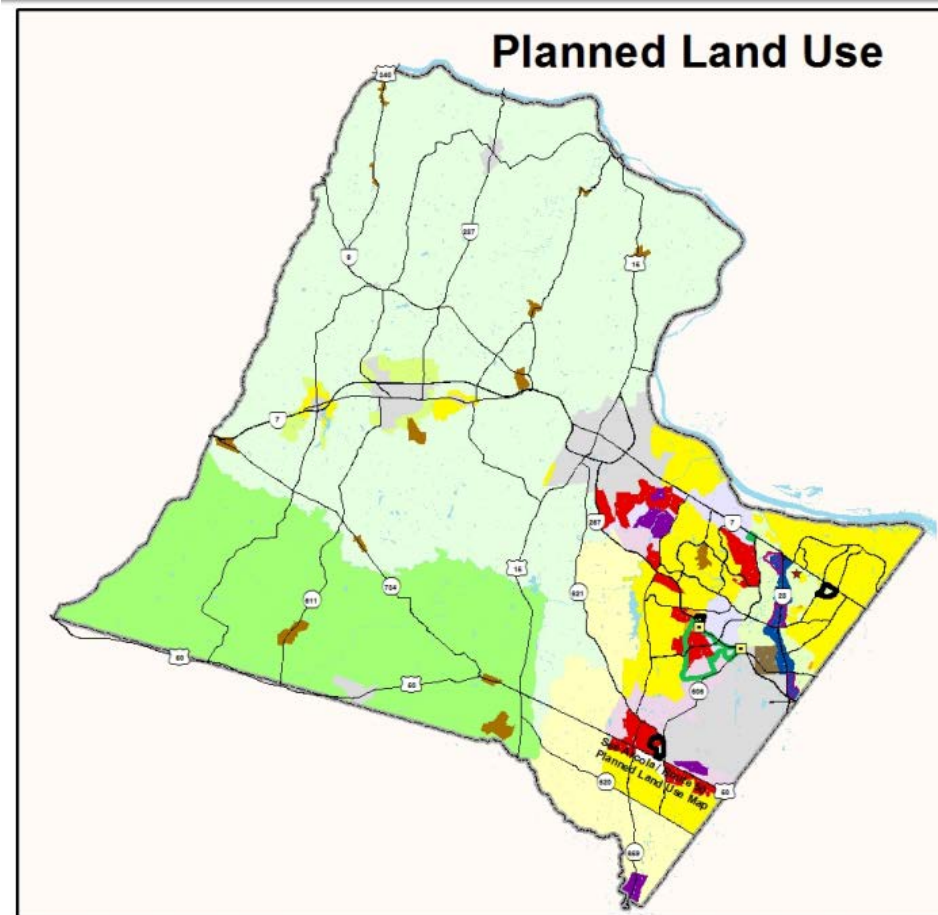
Transportation Baseline Conditions Presentation and Preference Exercise

Approach to Planning for Future Land Use and Character

Current Planned Land Use Model



Historically successful approach



Comparison: Older and Newer Plans

Characteristic	Older Plans	Newer Plans
Structure	Traditional elements in “silos”	Organized around key themes
Policy Direction	Lengthy narrative	Streamlined policy guidance
Graphics	Limited	Provided throughout
Future Land Use	Focus solely on land use	Character based and coordinated with transportation

Public Input on Physical Environment: Character and Function

- Interest in high quality, unique, distinct, and aesthetically pleasing places
- 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
- Importance of reevaluating transition area
- Give attention to aging underutilized places for redevelopment potential
- Respect natural environment
- Preserve character of western Loudoun

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
- Recognize **difference between stable areas and potential areas for change**, while still providing a **consistent planning framework**
- 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

Recommended New Approach

Land Use Plan → Place Types

New model in thinking about land use

Place Types

- **Better articulation of vision** for area
- Provide options under for different **types of development** (traditional and emerging)
- Express more detail on the **built form and land uses**, and describe a variety of characteristics
- Built based on **existing and approved plans and guidance for areas of change**
- **Opportunity / Redevelopment areas** to have a palette of options

Town Center Mixed Use
Regional Commercial
Community Commercial
Airport
Natural Resources Extraction
Special Activity
Heavy Industrial
Flex / Light industrial
Institutional Campus
Suburban Office Park
Neighborhood 3
Neighborhood 2
Neighborhood 1
Contemporary Village
Countryside Living
Historic Village
Northern Rural
Southern Rural

WORKING DRAFT

Examples:

Northern Rural



General Description:

Northern Rural areas consist of rural landscapes that contain mostly agricultural and agricultural support uses, and allow for complementary agricultural tourism uses that support Loudoun's rural economy. This category includes rural residential homes on large lots that are compatible with the surrounding rural character, and clustered rural subdivisions that protect large swaths of public open space. Public utilities are not provided, but communal systems are encouraged.

Predominant Uses:

- Agriculture
- Agriculture support
- Rural/heritage tourism
- Rural hospitality
- Open space
- Rural residential

Local Examples:

- Virts Farm

Typical Form and Character:

Use Pattern

Res. Density
Cluster Option

Lot Coverage

Res. / Nonres. Mix

Bldg. Height

Setback from Street

Parking Location

Civic

Recreation

Open Space

Intent:

- Maintain rural character
- Support agricultural and
- Ensure compatibility of

Southern Rural



General Description:

Southern Rural areas consist of rural landscapes that contain mostly agricultural and equine uses, and allow for complementary agricultural support and tourism uses that support Loudoun's rural economy. This category includes rural residential homes on very large lots that are compatible with the surrounding rural character, and clustered rural subdivisions that protect large swaths of public open space. Public utilities are not provided, but communal systems are encouraged.

Predominant Uses:

- Equine uses and stables
- Agriculture
- Agriculture support
- Rural/heritage tourism
- Rural hospitality
- Open space
- Rural residential

Local Examples:

- Newstead Farm
- Welbourne Farm

Typical Form and Character:

Use Pattern

Res. Density
Cluster Option

Lot Coverage

Res. / Nonres. Mix

Bldg. Height

Setback from Street

Parking Location

Civic Space

Recreation

Open Space

Intent:

- Maintain rural character and
- Support equestrian and ag
- Ensure compatibility of ad

Historic Village



General Description:

Historic Villages consist of rural scale village communities that include a mix of uses designed around a small public and commercial core. Streets in this area are typically arranged in a highly connected pattern and comfortable for a range of travel modes.

Predominant Uses:

- Retail
- Civic
- Office
- Single-family detached

Complementary Uses:

- Institutional
- Parks and recreation
- Open space

Local Examples:

- Aldie
- Taylorstown

Typical Form and Character:

Use Pattern	Separated Uses
Res. Density	1 du / 20 acres min
Cluster Option	1 du / 5 acres min
Lot Coverage	40% max
Res. / Nonres. Mix	30-60% / 40-70%
Bldg. Height	1 - 2 Stories
Setback from Street	Shallow
Parking Location	Driveway
Civic	Small village plazas
Recreation	Trails, Parks
Open Space	30-50% requirement

Intent:

- Provide development type in form of small scale mixed use development in the Rural area
- Walkable rural village design

Working Draft

Working Draft

Working Draft

Countryside Living



General Description:

Countryside Living consists of low density residential neighborhoods, clustered such that a large portion of land is preserved either as open space or farmland. Clustered housing may be designed as a rural hamlet.

Predominant Uses:

- Clustered small lot rural residential
- Open space

Complementary Uses:

- Agricultural support
- Limited rural-scale commercial and light industrial

Local Examples:

- Willowsford

Typical Form and Character:

Use Pattern
Res. Density
Lot Coverage
Res. / Nonres. Mix
Reserved Open Space
Bldg. Height
Setback from Street
Parking Location
Civic & Recreation
Open Space

Intent:

- Opportunities for clustered "hamlet" style developments
- Smaller commercial and light industrial establishments

Working Draft

Contemporary Village



General Description:

Contemporary Villages consist of rural scale village communities that include a mix of uses designed around a small public and commercial core. Streets in this area are typically arranged in a highly connected pattern and comfortable for a range of travel modes.

Predominant Uses:

- Single-family detached
- Small-scale retail
- Civic
- Small-scale office

Complementary Uses:

- Institutional
- Parks and recreation
- Open space

Local Examples:

- Evergreen Rural Village
- Red Cedar
- (PD-R Villages in Transition)

Typical Form and Character:

Use Pattern
Res. Density
Nonres. FAR
Res. / Nonres. Mix
Lot Coverage
Reserved Open Space
Bldg. Height
Setback from Street
Block Length
Parking Location
Civic & Recreation
Open Space

Intent:

- Provide transitional development type in form of rural scale mixed use development in the Transition area
- Walkable rural village design

Working Draft

Neighborhood 1



General Description:

Neighborhood 1 areas consist primarily of single family detached homes arranged on medium to large lots. This place type includes the majority of master planned neighborhoods in Loudoun. Streets in this category are typically arranged in a curvilinear pattern with low to medium network connectivity.

Predominant Uses:

- Single family detached
- Single family attached

Complementary Uses:

- Parks and Recreation
- Schools
- Open Space
- Neighborhood scale commercial / office
- Multifamily

Local Examples:

- Brambleton

Typical Form and Character:

Use Pattern

Res. Density

Nonres. FAR

Res. / Nonres. Mix

Lot Coverage

Bldg. Height

Setback from Street

Block Length

Parking Location

Civic & Recreation

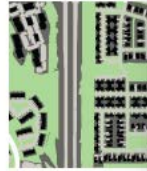
Open Space

Intent:

- Maintain planned neighborhood
- Enhance neighborhood connectivity
- Design new neighborhood
- Neighborhood Development

Working Draft

Neighborhood 2



General Description:

Neighborhood 2 areas consist primarily of single family attached homes arranged on small to medium lots. Streets in this area are typically hierarchical with moderate network connectivity. Sidewalks and other pedestrian amenities are common in these developments.

Predominant Uses:

- Single family attached
- Multifamily

Complementary Uses:

- Single family detached
- Parks
- Schools
- Open space
- Neighborhood scale commercial / office

Local Examples:

- Collingdale Terrace

Typical Form and Character:

Use Pattern

Res. Density

Nonres. FAR

Res. / Nonres. Mix

Lot Coverage

Bldg. Height

Setback from Street

Block Length

Parking Location

Civic & Recreation

Open Space

Intent:

- Maintain higher density
- Enhance neighborhood connectivity
- Design new neighborhood
- Neighborhood Development

Working Draft

Neighborhood 3



General Description:

Neighborhood 3 areas consist primarily of multi family internally-oriented apartment complexes with ample surface parking and private green spaces. These developments typically consist of several multi-story buildings arranged with internal green spaces and private amenities.

Predominant Uses:

- Multi family

Complementary Uses:

- Single family attached
- Single family detached
- Parks
- Schools

Local Examples:

- Camden Landsdown Apartments

Typical Form and Character:

Use Pattern

Res. Density

Nonres. FAR

Res. / Nonres. Mix

Lot Coverage

Bldg. Height

Setback from Street

Block Length

Parking Location

Civic & Open Space

New Development:

- Design new neighborhoods using TND principles

Redevelopment/Infill:

- Revitalize established multi family sites
- Enhance walkability and connect to adjacent destinations
- Low impact development principles in redevelopment

Neighborhood 4



General Description:

Neighborhood 4 areas consist of a mix of housing types and uses. Streets in this district are typically interconnected and multi-modal. On-street parking and street trees provide a barrier between pedestrians and moving traffic while rear alleys and front porches foster a comfortable and inviting pedestrian realm.

Predominant Uses:

- Single family attached
- Single family detached
- Multifamily

Complementary Uses:

- Civic
- Retail
- Office
- Parks and recreation
- Open space

Local Examples:

- The Village at Arcola Center

Desired Form and Character:

Use Pattern

Res. Density

Nonres. FAR

Res. / Nonres. Mix

Lot Coverage

Bldg. Height

Setback from Street

Block Length

Parking Location

Civic & Recreation

Open Space

Intent:

- Design new neighborhoods using Traditional Neighborhood Development (TND) principles
- Enhance neighborhood connectivity through retrofits

Working Draft

Suburban Office Park



General Description:
Suburban Office Park developments consist primarily of one or two story office buildings arranged in a campus-like pattern. Streets in this district are typically curvilinear with little network connectivity.

Predominant Uses:

- Office
- Light manufacturing
- Flex space
- Data center

Complementary Uses:

- Retail
- Hotel
- Institutional
- Open space
- Civic space
- Multifamily

Local Examples:

- Horseshoe Drive

Typical Form and Character:

Use Pattern
Res. Density
Nonres. FAR
Res. / Nonres. Mix
Lot Coverage
Bldg. Height
Setback from Street
Block Length
Parking Location
Civic & Recreation
Open Space

Intent:

- Allow higher density
- Enhance connectivity
- communities

Working Draft

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Institutional Campus



General Description:
Institutional Campus developments consist primarily of large-scale buildings arranged in a campus-like pattern, typically with large surface parking lots arranged around the exterior of the property.

Predominant Uses:

- Educational campus
- Hospital campus

Complementary Uses:

- Retail
- Hotel
- Supporting commercial
- Open space
- Multifamily

Local Examples:

- Northern Virginia Community College: Loudoun Campus
- Inova Loudoun Hospital
- Howard Hughes Medical Institute - Janelia Research Campus

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Typical Form and Character:

Use Pattern
Res. Density
Nonres. FAR
Res. / Nonres. Mix
Lot Coverage
Bldg. Height
Setback from Street
Block Length
Parking Location
Civic & Recreation
Open Space

Intent:

- Maximize internal and external connectivity
- Enhance walkability and transit accessibility

Working Draft

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Flex / Light Industrial



General Description:
Flex / Light Industrial areas consist primarily of one or two story buildings used for warehousing, data centers, or light manufacturing/assembly. These areas are generally more compatible with residential uses than heavy manufacturing because they are less hazardous and have less outdoor storage.

Predominant Uses:

- Warehousing
- Data Centers
- Flex space
- Office

Complementary Uses:

- Office
- Retail

Local Examples:

- Ashburn Crossing
- Dulles Trade Center I

Typical Form and Character:

Use Pattern
Res. Density
Nonres. FAR
Res. / Nonres. Mix
Lot Coverage
Bldg. Height
Setback from Street
Block Length
Parking Location
Civic & Recreation
Open Space

Intent:

- Enhance accessibility to transit
- Orient buildings to maximize transit
- If necessary, provide buffer

Working Draft

Employment Mixed Use



General Description:
Employment Mixed Use areas consist of mixed use buildings with employment uses on upper floors and commercial uses on the first floor, arranged in a walkable urban form. Short blocks, street trees, and on-street parking create vibrant street activity and public spaces.

Predominant Uses:

- Office
- Retail
- Hotel

Complementary Uses:

- Civic
- Institutional
- Multifamily housing
- Open space
- Civic space

Local Examples:

- n/a

Desired Form and Character:

Use Pattern
Res. Density
Nonres. FAR
Res. / Nonres. Mix
Lot Coverage
Bldg. Height
Setback from Street
Block Length
Parking Location
Civic & Recreation

Intent:

- Expand the use of this place type in areas that are served by transit and where employment uses are desirable
- Maximize internal and external connectivity

Working Draft

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Airport



General Description:

Dulles Airport occupies 13,000 acres straddling the Loudoun-Fairfax line and consists of multiple concourses, runways, hotels, and warehouses.

Predominant Uses:

- Airport

Complementary Uses:

- Flex
- Industrial
- Commercial
- Hotel
- Institutional
- Civic space

Local Examples:

- Dulles International Airport

Typical Form and Character:

Use Pattern

Res. Density

Nonres. FAR

Res. / Nonres. Mix

Lot Coverage

Bldg. Height

Setback from Street

Block Length

Parking Location

Civic & Recreation

Intent:

- Potential for infill development commercial uses
- Maintain and enhance connections

Heavy Industrial



General Description:

Heavy Industrial areas consist primarily of one or two story buildings used for warehousing, data centers, or manufacturing. Streets in this district are typically designed to enhance freight ingress and egress. These areas are typically incompatible with residential uses and should be buffered from neighborhoods and other sensitive areas, however, in some cases this may depend upon intensity and use.

Predominant Uses:

- Manufacturing/Industrial
- Warehousing
- Data Centers
- Flex space
- Heavy commercial

Complementary Uses:

- Office
- Retail

Local Examples:

- Beau Meade

Typical Form and Character:

Use Pattern

Res. Density

Nonres. FAR

Res. / Nonres. Mix

Lot Coverage

Bldg. Height

Setback from Street

Block Length

Parking Location

Civic & Recreation

Open Space

Intent:

- Enhance freight access to regional transportation networks
- Enhance accessibility to workforce housing
- Orient buildings to maximize efficient use of land
- Provide necessary buffering between adjacent uses

Natural Resources Extraction



General Description:

Natural Resources Extraction areas typically consist of quarries and mines, where extraction of raw material - especially in Loudoun the dark igneous rock called 'diabase' - is later processed to add value. These areas can be hazardous to human health and safety and are generally incompatible with commercial and residential uses, but may change over time to be redeveloped for a variety of other uses.

Predominant Uses:

- Quarry
- Manufacturing

Complementary Uses:

- Office

Local Examples:

- Luck Stone Quarry

Typical Form and Character:

Use Pattern

Res. Density

Nonres. FAR

Res. / Nonres. Mix

Lot Coverage

Bldg. Height

Setback from Street

Block Length

Parking Location

Civic & Recreation

Intent:

- Potential for remediation and conversion to other uses over time

Community Commercial Center



General Description:

Community Commercial Center developments consist primarily of small and medium scale commercial developments, such as grocery stores, which service local residential neighborhoods and are often located on the corner of major thoroughfares. These developments are designed to be accessed by private vehicles and parking is therefore a predominant feature.

Predominant Uses:

- Community-serving retail commercial

Complementary Uses:

- Smaller format commercial
- Office
- Open space
- Civic space

Local Examples:

- Ashbrook Commons Shopping Center
- Ashburn Village Shopping Center

Typical Form and Character:

Use Pattern

Res. Density

Nonres. FAR

Min. Lot Size

Res. / Nonres. Mix

Lot Coverage

Bldg. Height

Setback from Street

Block Length

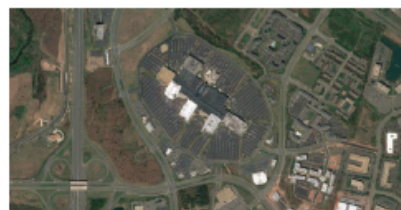
Parking Location

Civic & Recreation

Intent:

- Enhance connectivity to adjacent areas
- Increase internal walkability
- Add public spaces

Regional Commercial Center



General Description:

Regional Commercial Center developments consist primarily of large format commercial uses, like malls and clusters of big box retail outlets. These areas are designed to be accessed by private vehicle and therefore parking is a predominant feature, separating the development from the public right-of-way.

Predominant Uses:

- Large format commercial
- Anchor retail

Complementary Uses:

- Smaller format commercial
- Office
- Multifamily
- Single family attached
- Open space
- Civic spaces

Local Examples:

- Dulles Town Center
- Dulles Landing

Typical Form and Character:

Use Pattern

Res. Density

Nonres. FAR

Min. Lot Size

Res. / Nonres. Mix

Lot Coverage

Bldg. Height

Setback from St.

Block Length

Parking Location

Civic & Recreation

Intent:

- Enhance connectivity to adjacent areas
- Increase internal walkability
- Add public spaces

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 with parking located behind buildings.

Predominant Uses:

- Small format retail
- Office
- Multifamily residential

Complementary Uses:

- Institutional
- Small-lot single family residential
- Open space

Local Examples:

- West Broad Village, Henrico County, VA

Desired Form and Character:

Use Pattern

Res. Density

Nonres. FAR

Res. / Nonres. Mix

Lot Coverage

Bldg. Height

Setback from Street

Block Length

Parking Location

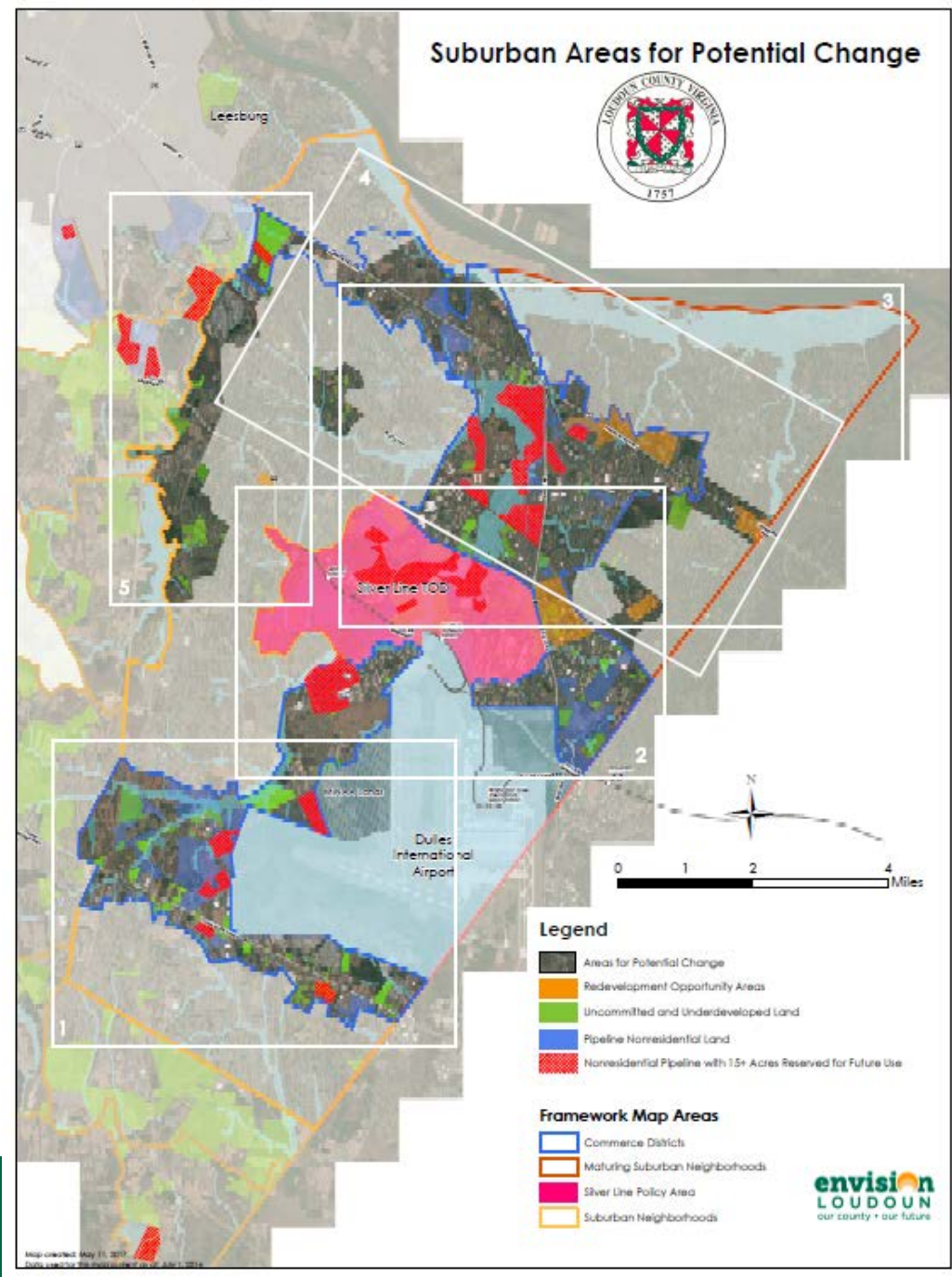
Civic & Recreation

Open Space






Intent:

- Loudoun's "downtown" environments
- Provide public spaces
- Enhance streetscaping, walkability, and connections to adjacent developments

Small Group Work – Suburban Policy Area Potential Change Areas



Legend

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

Small Group Work

1. What are the critical issues for the Suburban Policy Area?
2. What are the ideas for future planning direction in the Suburban Policy Area?
3. Critical issues/future planning direction for subareas?

Small Group Reporting Out

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