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Stakeholder Committee Meeting

July 31, 2017 | Loudoun County Comprehensive Plan

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Agenda

1. Welcome / Sign-in / Dinner / Administrative Items
2. Discussion on Stakeholder Committee Decision Making
3. Responses to Public Input on Vision, Goals and Objectives
4. Silver Line Presentation Part 2
5. Suburban Policy Area Land Use Approach
6. Next Meeting Preliminary Agenda
7. Adjourn

Recommendation on Decision Making Process

1. Staff will present its recommendation on items that need endorsement/recommendation from the Committee
2. The Goal will be to achieve consensus on the items
3. If consensus is not reached and the Committee needs to move forward to maintain/honor its schedule/agenda, votes may be taken
4. Staff will attempt to document the reasoning for the majority recommendation and the concerns/feedback on those not supporting the recommendation

Responses to Public Input on Vision, Goals and Objectives

1. Consultant's Report still being reviewed and finalized
2. Presentation represents the consultant's preliminary observations and recommendation
3. Seeking Stakeholders Committee preliminary feedback on consultant's recommendation

Summary of Responses on Vision, Goals and Objectives

1,712 unique comments during the Round II process

- *887 collected during the in-person workshops*
- *825 collected through the online tool*

Summary of Responses on Vision, Goals and Objectives

68 % of comments did not directly critique the specific draft, but focused on other topics unrelated to the draft vision, goals, and objectives statements

- Transportation (Potomac River Bridge, congestion, road surfacing, public transportation, multimodal)
- Natural Environment (open space, wildlife, canopy cover, riparian protection, water resources, energy/sustainability)
- Development (pressure, expansion, quality of life, sustainability)
- Housing (affordability, density, location, type)
- Comprehensive Plan process

Summary of Responses on Vision, Goals and Objectives

18 % of comments recommended modifications or refinements to the current draft

- More measurable and specific
- More specific to Loudoun and its identity
- Less subjective
- More attuned to specific geographies (particularly the rural West) within the County

Summary of Responses on Vision, Goals and Objectives

13 % of comments were supportive:

- *Broad enough to cover the diverse interests and people of the County*
- *Comprehensive*
- *Generally headed in the right direction*

Consultant's Observations

1. No majority feedback to modify the vision, goals, objectives (81% either choose not to discuss them or were supportive)
2. Many of the participants were eager to provide feedback on other items
3. Of the 18% that suggested modifications, no consensus on what specific goals and objectives to change (3% was largest recommendation for changing a specific goal or objective)

Consultant's Recommendation (Supported by Staff)

1. No changes to the Vision, Goals and Objectives at this time
2. Ensure that all comments are folded into the appropriate area of Envision Loudoun (e.g., transportation, housing, economic development, transition and suburban policy areas, etc.)
3. Comments are considered by staff, consultants, and the Committee when developing these plan components
4. Show how comments are used and how they have been addressed during the Envision Loudoun Process
5. Revisit the Vision, Goals, and Objectives after plan components are developed to consider revisions

Silver Line CPAM Part II Purpose

1. Respond to Stakeholder Committee Questions
2. Revised General Plan Recommendations
3. Staff Preliminary Recommendations of Incorporating Silver Line CPAM into Countywide Comprehensive Plan
4. Stakeholders Discussion / Feedback

How does the projected housing units in Silver Line Area Address the future housing units projected by the Housing Needs Assessment?

1. Housing Needs Assessment projected a need for approximately 18,000 more housing units in 2040 above the Revised General Plan and Existing Entitlements
2. Based upon the Planning Commission's recommended Silver Line CPAM, an additional 8,000 new housing units above the Revised General Plan and Existing Entitlements were projected (using a mid-point density)

Are these housing types listed in the context of “such as” or are these the only units allowed? Is there flexibility in the building heights and other aspects

1. The goal is to provide flexibility in the housing types allowed; however, areas closer to the metro should be predominately multi-family
2. The plan provide guidance and is not regulatory so there is the ability to be flexible
3. The Board’s direction based upon their motion was to be less detailed

Why is there no residential at the Loudoun Gateway Station (Route 606)?

1. Both the Planning Commission and Board's recommended Silver Line CPAM honored the existing Airport Overlay District for the 65 Ldn which does not permit new residential development
2. The Board did direct staff to engage the Metropolitan Washington Airports Authority to begin discussion on an updated Airport Noise Corridor study which could lead to updates to the County's Airport Impact Overlay Districts

At the Ashburn stop, what is the mix percentage of residential to nonresidential if the plan is achieved? For the core darker pink area and for both pink areas combined?

Medium Mixed Use:

- *Minimum 10% floor area is retail*
- *Minimum 10% floor area is employment uses*
- *Minimum 10% of the land area is open space and civic space*
- *Remaining 70% of the land area is residential*

Mixed Use Tall Building:

- *Minimum 15% floor area is retail*
- *Minimum 30% floor area is office and/or employment uses*
- *Minimum 5% of the land area is open space and civic space*
- *Remaining land area and floor area is residential*

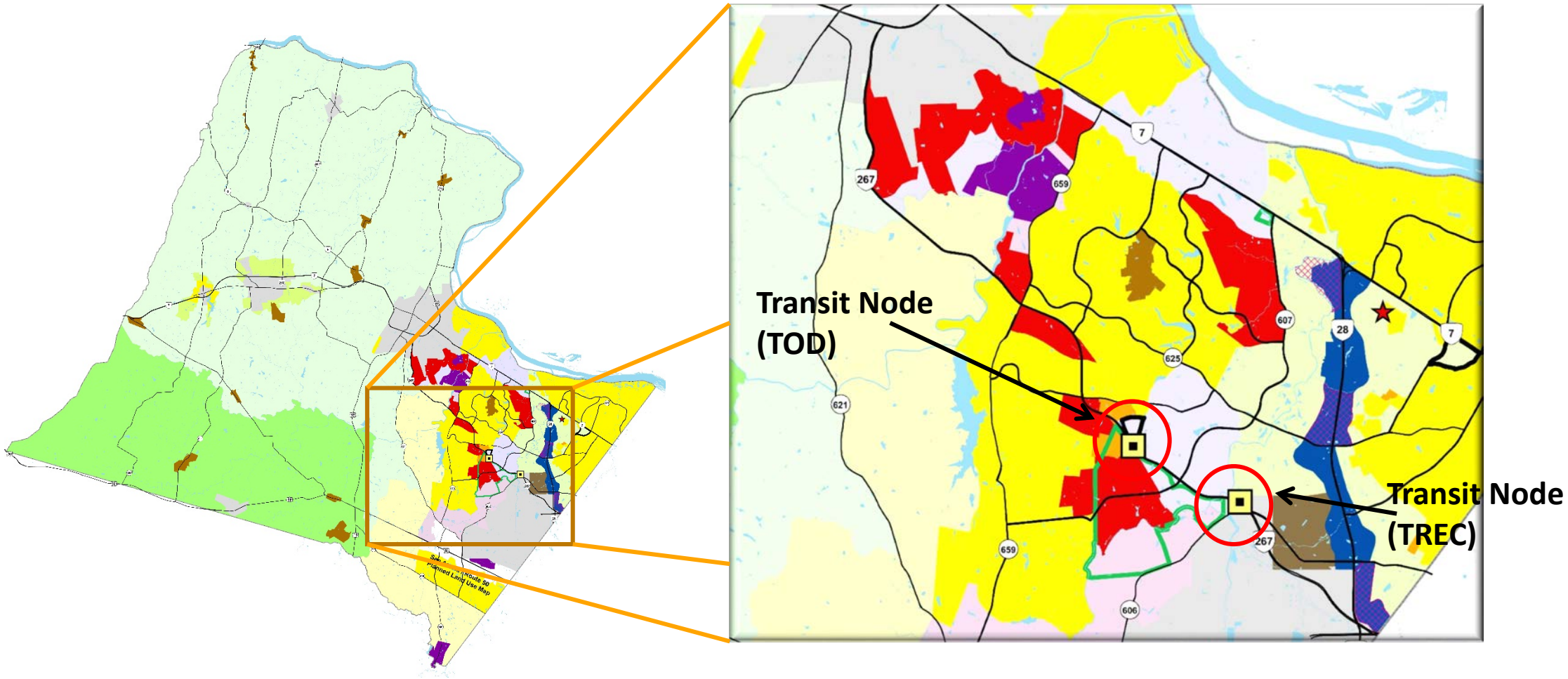
Revised General Plan Regarding TOD and TREC

1. Designation of two Transit Nodes along Dulles Greenway
2. Designation of one (1) Transit Node as a Transit-Oriented Development (TOD)
3. Designation of one (1) Transit Node as Transit-Related Employment Center (TREC)

Purpose of Transit Nodes

1. Limit sprawl and to reduce public costs
2. Provide the “critical mass” needed to support bus and rail transit
3. Provide a development alternative that promotes the separation of automobile-oriented land uses from transit-oriented land uses
4. Maintain the efficient operation of the Dulles Greenway.

Planned Land Use



Transit-Oriented Development Policies

General:

1. Support balanced mix of residential, transportation (options) and employment
2. Short-blocks / grid street patterns promoting pedestrian connectivity
3. Create “urban feel’
4. Promote mixed use buildings, distinct public spaces
5. Focus on the ¼ mile to ½ mile radii around new TOD area

Specific:

1. Locational criteria
2. Land use mix criteria; residential and two or more tax producing land uses
3. Inner core and outer core
4. Permitted densities for residential and permitted FAR for non-residential

Transit-Related Employment Center Policies

General:

1. Serve regional transit facilities
2. Provide for high intensity employment and potential special activity destination
3. Short-blocks / rectilinear street grid patterns promoting pedestrian connectivity
4. Promote connectivity to transit facilities
5. Focus on the ¼ mile to ½ mile radii around new TOD area

Specific:

1. Locational criteria
2. Land use mix criteria; without residential
3. Permits development under Keynote Employment
4. Promotes highest intensities nearest the transit station

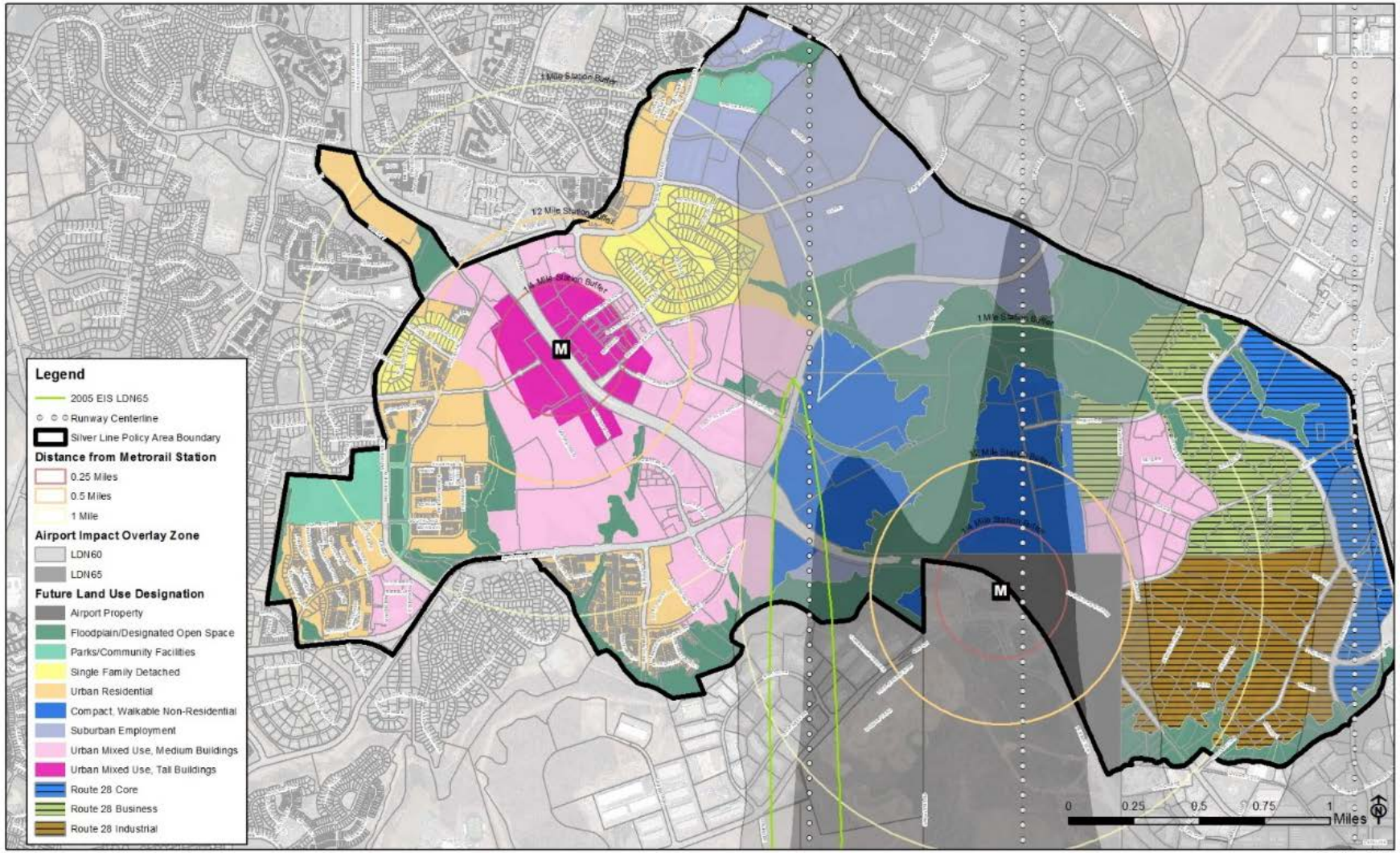
Relationship to Silver Line CPAM

1. Silver Line CPAM aligns with the Revised General Plan TOD/TREC polices at the respective stations
2. TOD designation applies to the Ashburn Station (on the west)
3. TREC designation applies to the Loudoun Gateway Station (on the east)
4. Silver Line CPAM amplifies RGP policies and details new policies for:
   - *Supporting balanced mix of residential, transportation (options) and employment*
   - *Short-blocks / grid street patterns promoting pedestrian connectivity*
   - *Creating an "urban feel" with land use character features and urban design guidelines*
   - *Promoting mixed use buildings, distinct public spaces, and housing options*
   - *Focusing on the ¼ mile to ½ mile radii around new TOD area*
   - *Promoting flexibility in land uses*
   - *Implementation of the plan*

Incorporate Silver Line into Envision Loudoun

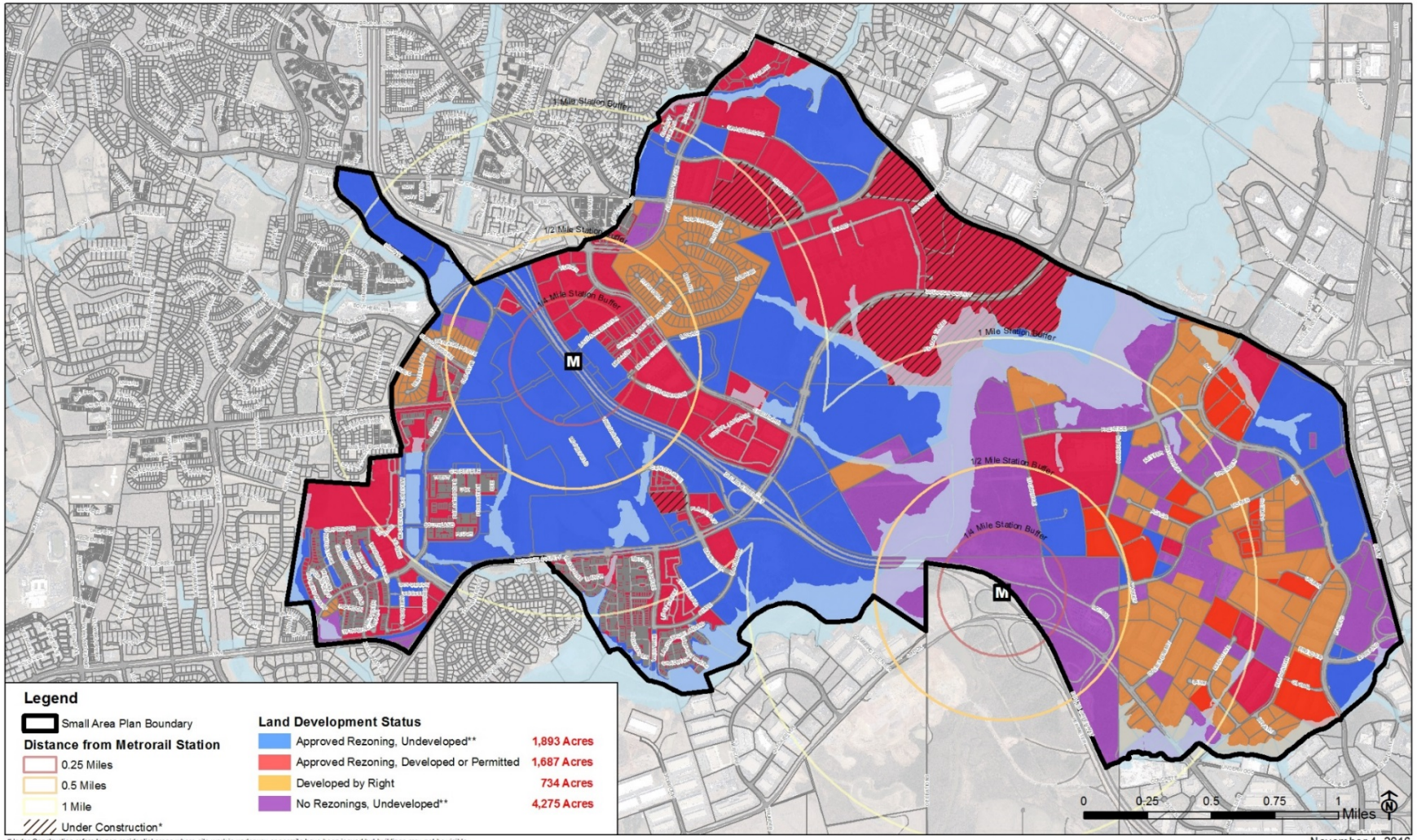
1. Build upon Revised General Plan Policies and enhance/supplement with CPAM work
2. Reduce carry-over from CPAM work to the essential overarching policy direction
3. Provide for a more generalized approach that encourages higher density urban development at appropriate locations (Merge Mixed Use Districts and provide for the highest density closer and lowering density moving away from station areas)
4. Address design aspects within the TOD and TREC Place Types (Appendix)
5. Narrow focus on vacant areas near Metro Stations
6. Majority of Silver Line CPAM Study Area can be absorbed into Suburban Policy Place Types (already established uses)
7. Merge Silver Line Transportation Plan into larger effort (include new street designs)

Silver Line CPAM Planned Land Use



Additional Questions and Discussions

Land Development Status



*Under Construction refers to non-residential areas where site work is underway or permits have been issued but buildings may not be visible.
** Undeveloped refers to areas that have not been permitted or subdivided or areas that do not have significant structures based on review of aerial photography.

November 4, 2016

SILVER LINE AREA
Comprehensive Plan Amendment

Rezonings and Land Development Status

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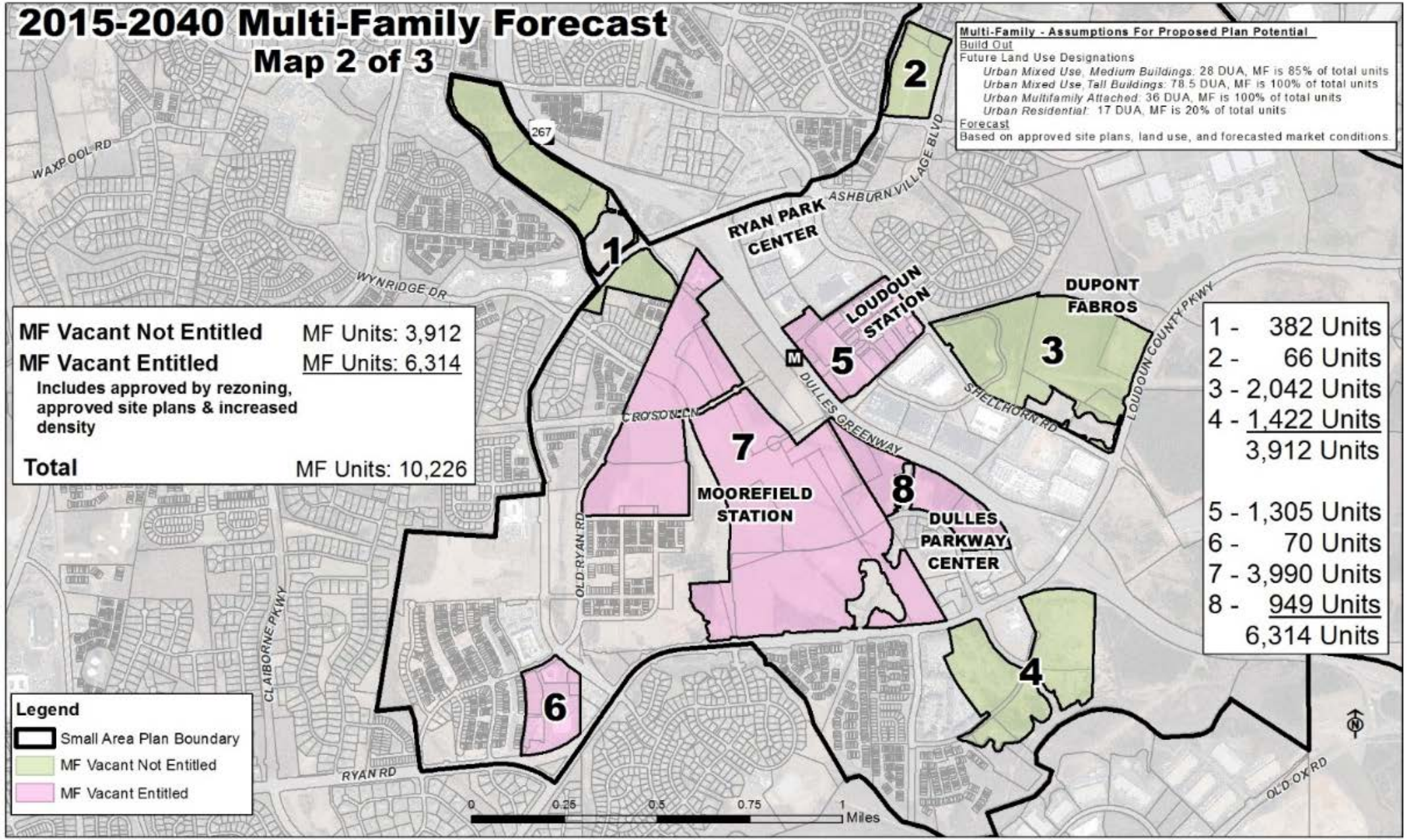

April 11, 2017

SILVER LINE AREA - Proposed Plan Interation #3
Comprehensive Plan Amendment

Multi-Family Residential - Map #2
(Proposed plan areas that are undeveloped/partially developed and allow for residential)

Landowner Proposed Projects

Silver District West (active application)		Broadlands – Ashburn Metro (active application)		Loudoun Metro – west of Loudoun County Parkway	
Acreage: 158.09		Acreage: 53.64		Acreage: 113.36	
MF	3,359	MF	450	MF	2,148
SFA	345	SFA	213	SFA	108
Total	3,704	Total	663	Total	2,256

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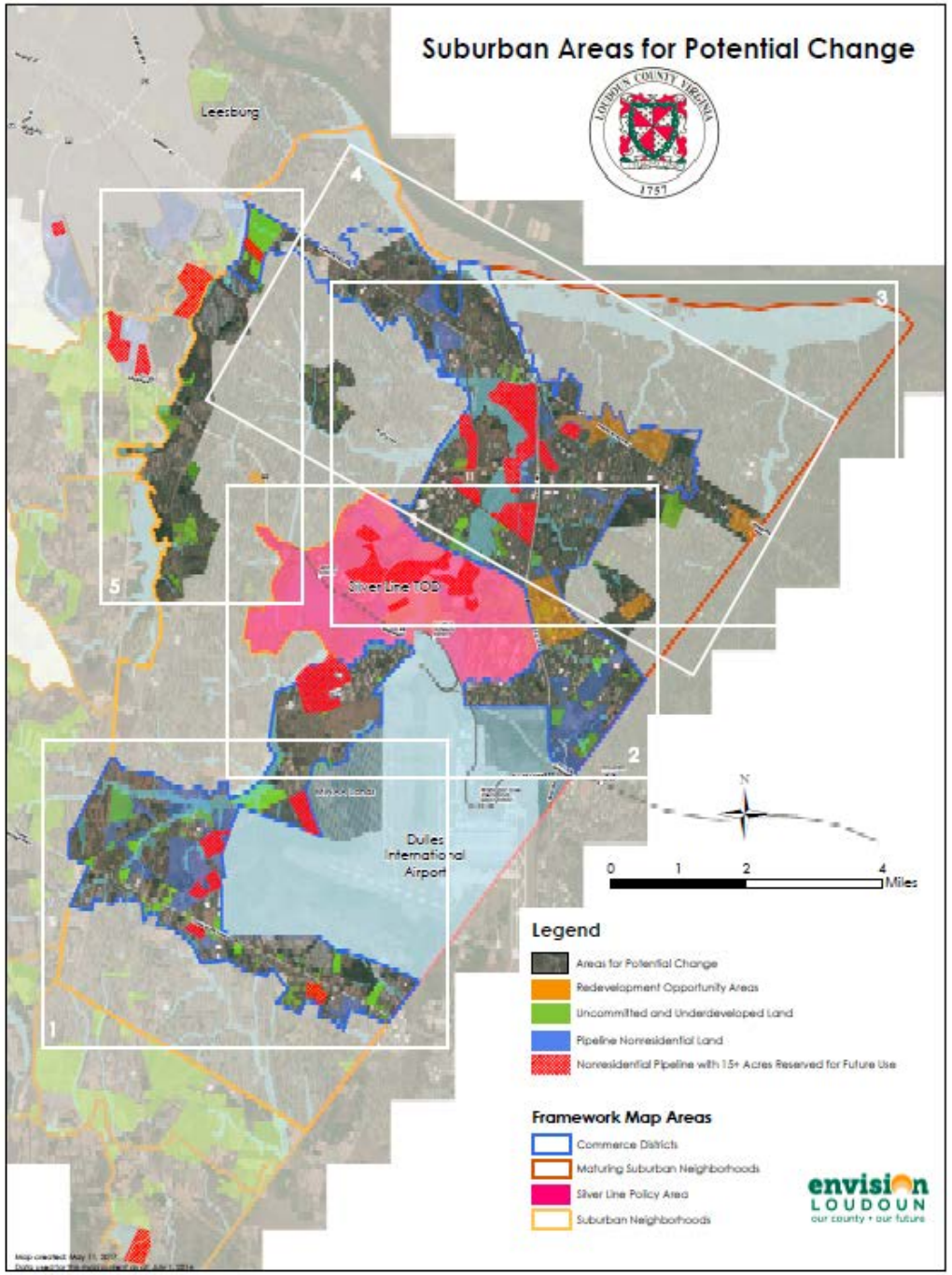

CPAM Relationship to Areas of Potential Change

Legend

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

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New Non-Residential Forecasted 2015-2040 Countywide

Planning Commission Recommendation (April 2017)

	Current Plan (Incl. Entitlements)	Proposed Plan - Planning Commission Recommended (Incl. Entitlements)	Difference
Office	14,033,720	16,033,720	2,000,000
Data Center	10,197,264	10,197,264	0
Light Industrial/Flex	8,621,409	8,621,409	0
Retail	8,520,000	8,520,000	0
Other	12,829,798	12,829,798	0
Total	54,202,191	56,202,191	2,000,000

New Residential Units Forecasted 2015-2040
Currently Adopted Plan and Entitlements Countywide

	Entitled	Not Entitled	Total Growth to 2040
SFD	10,370	7,536	17,906
SFA	8,479	2,186	10,665
MF	18,862	4,031	22,893
Total	37,711	13,753	47,362

New Residential Units Forecasted 2015-2040 Countywide

Planning Commission Recommendation (April 2017)

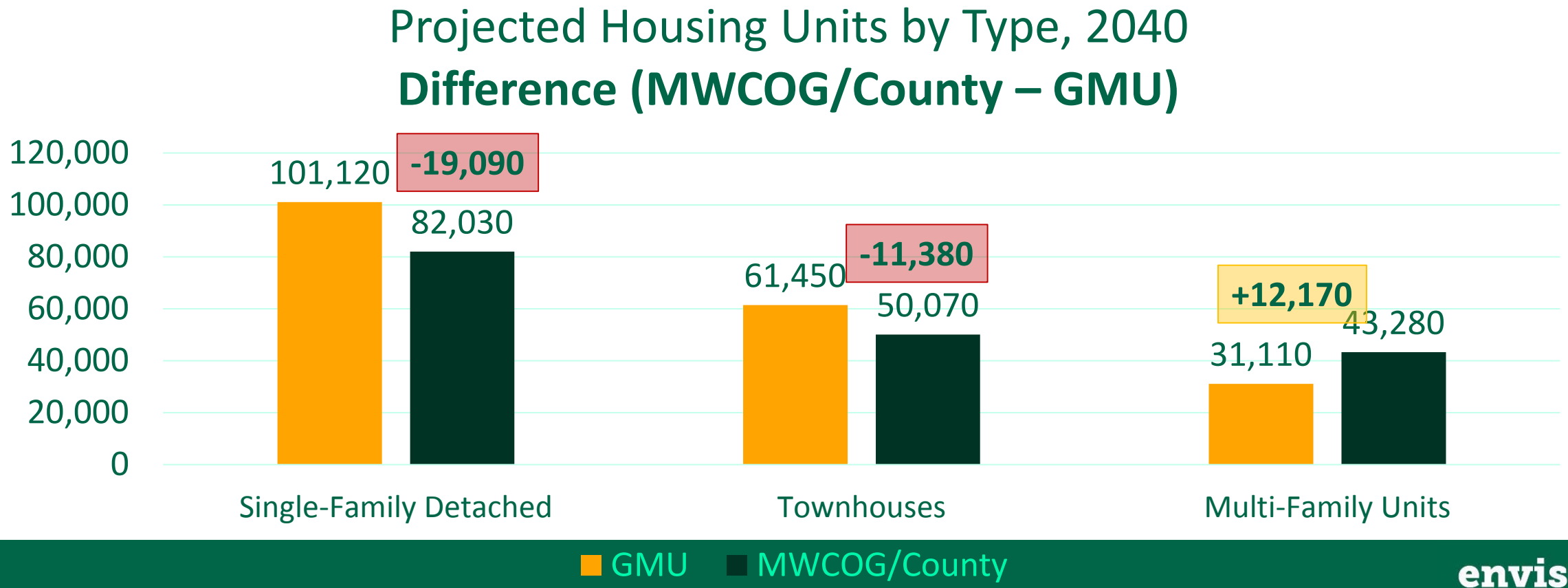
	Current Plan (incl. entitlements)	Additional Units with Silver Line Plan	Total Growth To 2040
SFD	17,906	0	17,906
SFA	10,665	3,255	13,920
MF	22,893	4,726	27,619
Total	47,362	7,981	55,343

New Residential Units Forecasted 2015-2040 Silver Line Area

Planning Commission Recommendation (April 2017)

	Current Plan (incl. entitlements)	Additional Units with Silver Line Plan	Total Growth To 2040
SFD	45	0	45
SFA	1,209	3,255	4,464
MF	5,888	4,726	10,614
Total	7,142	7,981	15,123

The GMU forecasts suggest more demand for single-family, and less demand for multi-family housing than what is suggested by County plans



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