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Stakeholder Committee Meeting

August 14, 2017 | Loudoun County Comprehensive Plan

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Agenda

1. Welcome / Sign-in / Dinner / Administrative Items
2. Housing Primer Presentation
3. Economic Development Primer Presentation
4. Stakeholders Subcommittee Formation
5. Suburban Policy Area Place Types Updates
6. Suburban Policy Area Land Use Feedback / Report Out
7. Adjourn

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Affrodable Housing in Loudoun County

Economic Development in Loudoun County

Subcommittees Formation

Stakeholders Subcommittees

ECONOMIC DEVELOPMENT SUBCOMMITTEE	
Members:	Staff Liaisons:
Jeff Salmon / Kathy Blackburn	Dan Galindo, DPZ
Mark Baker	James David, DED
Beth Erickson	
Alta Jones	
Todd Pearson	
Mike Turner	

Stakeholders Subcommittees

HOUSING SUBCOMMITTEE	
Members:	Staff Liaisons:
Jeff Salmon / Kathy Blackburn	Dan Galindo, DPZ
John Andrews	Sarah Coyle Etro, DFS
Gem Bingol	
Mike Capretti	
Packie Crown	
Lars Henrickson	
Wendy Yacoub	

Stakeholders Subcommittees

REVISED GENERAL PLAN POLICY CARRYOVER SUBCOMMITTEE	
Members:	Staff Liaison:
Jeff Salmon / Kathy Blackburn	Joseph Carter, DPZ
Chad Campbell	
Lou Canonico	
Chris Glassmoyer	
Joe Paciulli	
Kevin Ruedisueli	
Al Van Huyck	

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Subcommittee Alternates

SUBCOMMITTEE ALTERNATE POOL	
Members:	
Aaron Gilman	
Scott Fisher	
David Mowbray	

Land Use Approach and Place Types Update

Place Type Updates

1. **Airport – Removed**
2. **Natural Resources Extraction – Combined with Heavy Industrial**
3. **Use lists consolidated in all Place Types**
4. **Large-scale Corporate Headquarters use moved from Institutional Campus to Mixed Employment**

Place Type Updates

5. **<u>Neighborhood A</u>**
   - *Uses added: Suburban Multi-family Residential, Office & Neighborhood Serving Retail*
   - *Land Area Mix: Revised to better display breakdown; Max. % of Nonresidential increased*

6. **<u>Neighborhood B</u>**
   - *Uses added: Office & Neighborhood Serving Retail*
   - *Land Area Mix: Revised to better display breakdown; Max. % of Nonresidential increased*
   - *Residential Density: Max. increased to 16 du/acre (from 14)*

Place Type Updates

7. **Neighborhood C**
   - *Previous "C" removed*
   - *Previous "D" now "C"*

8. **Neighborhood Center** & **Community Commercial Center**
   - *Residential Density: Changed to 16-24 du/acre*
   - *Residential/Nonresidential Mix: Changed to reflect possibility of residential uses*

9. **Regional Commercial Center**
   - *Residential Density: Changed to 16-24 du/acre*

Staff's Application of Place Types

1. **Key Characteristics Considered:**
   - *Context, Compatibility, Scale & Entitlements*

2. **Development patterns were generalized into a single place type**
   - *Existing master planned developments of single-family detached, single-family attached, and multi-family housing = Neighborhood A*

3. **Alternative Place Types were only proposed on areas of substantial acreage (i.e. not every undeveloped 2 acre parcel)**

Community Framework Updates

1. **Dulles Airport** – Removed as Framework Area
2. **Maturing Neighborhoods** – Combined with Suburban Neighborhoods

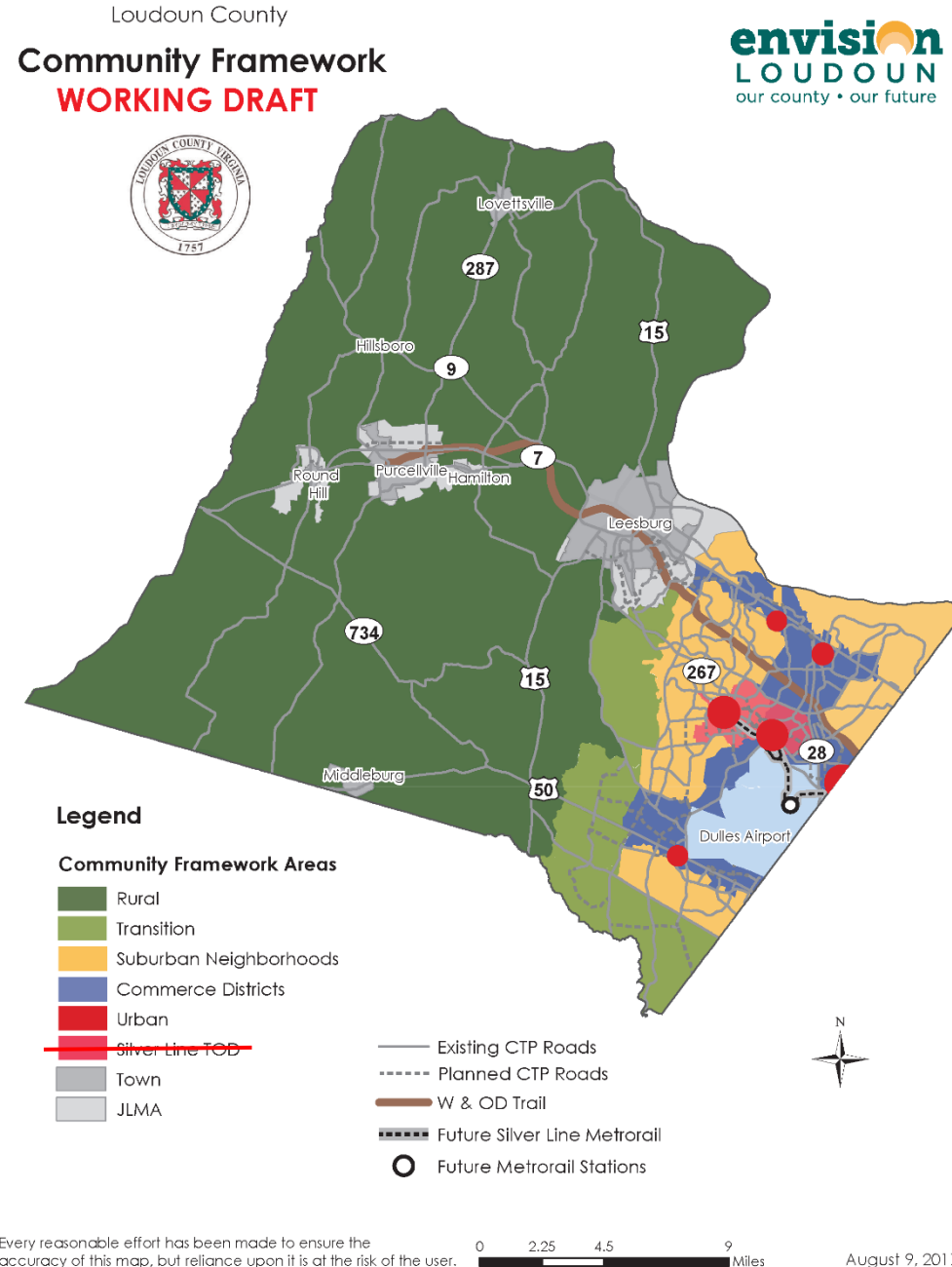# Community Framework Proposal

1. Merge <u>Silver Line TOD</u> into other Suburban Framework Areas

2. Create <u>Urban</u> Framework Areas
   - *A more generalized approach that encourages higher density urban development at appropriate locations*
   - *Would utilize the same Place Types with corresponding policies establishing expectations for urban form and higher intensity of development*

Community Framework Proposal

Current Place Types	Potential Place Types
Neighborhood Center ⟶	Neighborhood Center
Community Commercial Center ⟶	Community Commercial Center
Regional Commercial Center ⟶ **?**	Medium Urban Mixed-Use (CPAM)
Town Center Mixed Use	*Tall Urban Mixed-Use (CPAM)*

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Remaining Refinements / Updates

1. **Desired Form and Character Tables**
   - *Calibrate Characteristics including Use Mix & Building Heights*
     - <u>NOTE:</u> For Place Types with two column tables, multifamily would be allowed in either Use Pattern
   - *Add Transportation Characteristics*

2. **Incorporate (i.e. Merge or Add) Silver Line CPAM Place Typologies in to Place Types**

3. **Incorporate Stakeholder Feedback on Community Framework Map and Suburban Place Type Map**

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Suburban Policy Area Place Types Map Set Up

Questions for Feedback

1. Do the Suburban Policy Area Place Types Maps appropriately address the location and adjacencies of:

   a) *Revitalization and redevelopment areas*

   b) *Areas previously identified as Keynote Employment with Mixed Employment which allows for a mix of uses*

   c) *Mixed Employment and Industrial Uses (Along Routes 7 and 50)*

   d) *Urban areas (Community Framework Handout)*

2. What feedback do you have concerning generalizing development patterns into broad place types given the predominant use(s), as shown in the maps?

Discussion Considerations

1. Previous Stakeholders Comments
   a) *Mixed use communities, creating 'place' rather than developments*
   b) *Rethinking Keynote Employment*
   c) *Compatibility of new land use plan with existing development*
   d) *Older retail / commercial / industrial centers areas great targets for redevelopment*
   e) *Locating housing near employment*
   f) *Connectivity throughout the Suburban Policy Area*
   g) *Route 7 Non-residential development patterns*
   h) *Route 50 Industrial / Non-residential patterns and characteristics*

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Discussion Considerations

1. What you do not see, yet.
   a) *Land area outside of the Areas of Potential Change have an initial place type assigned based on current zoning / existing development <u>only</u>*
   b) *More clear definition of the Urban Areas on the Place Types Map*
   c) *Completion of the desired form and character of each Place Type*