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Stakeholder Committee Meeting

September 11, 2017 | Loudoun County Comprehensive Plan

Agenda

1. Welcome / Sign-in / Dinner / Administrative Items
2. Transition Policy Area – Small Work Groups
3. Break
4. Transition Policy Area – Report Out
5. Housing and Economic Development Policy Recommendations
6. Adjourn

Subcommittee Meetings

Revised General Plan Policy Carryover Subcommittee

Tuesday, September 12th – 1-2pm in Purcellville Room

Housing Subcommittee

Tuesday, September 12th – 5-7pm in Purcellville Room

Tuesday, September 19th – 7-9pm in Lovettsville Room

Economic Development Subcommittee

Monday, September 18th – 5-7pm in Purcellville Room

Thursday, September 21st – 5-7pm in Purcellville Room

Transition Policy Area Place Types Map Exercise

Purpose

- Discuss land use concepts
- Provide staff with input
- Identify subjects for evaluation

Board Charter

- Area has experienced significant development pressure
- Suburban policy area is nearing build-out
- Utilities and improved roadways are being built nearby
- Legislative applications in the TPA have been in conflict due to use and density
- Area will continue to see development pressures and Plan conflicts

Public Comments

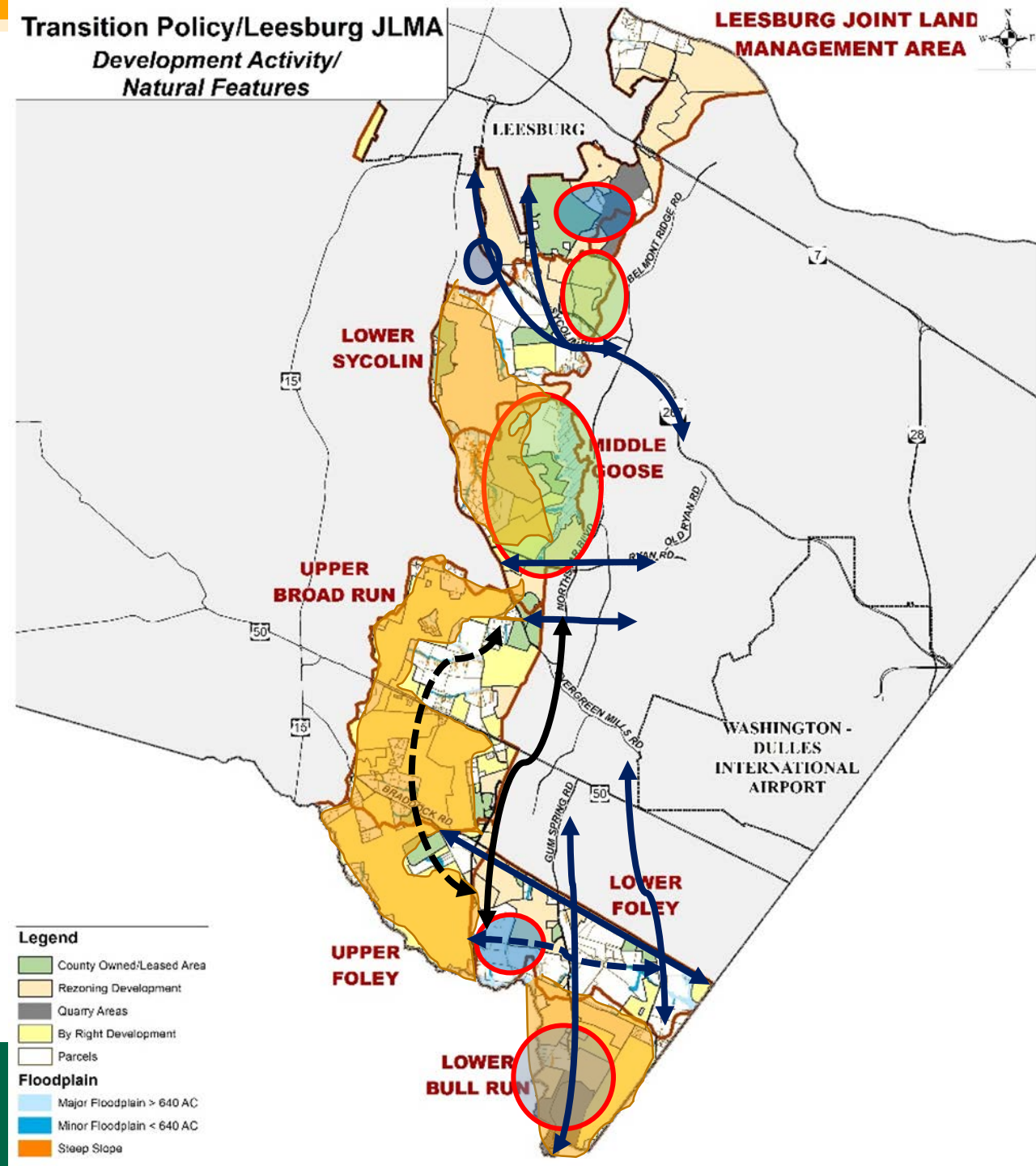
- Maintain the Transition Policy Area As Is
 - *Protect environmental resources and open space*
 - *Add no more housing*
 - *Add no more traffic*
 - *Protect property values*
- If strategic development occurs, maintain open space and protect environmental features
- Re-evaluate the TPA/Consider changing the boundary
- Allow limited/more development

Stakeholder Comments

- Relieve development pressure in the rural area
- Utilities should be used more effectively
- Some areas of change identified
- Adjust boundary between TPA, RPA and SPA
- Sycolin Road, Ryan Road and Braddock Road - higher density residential or commercial uses

Considerations

- Existing development character:
 - *Open space*
 - *Cluster pattern*
 - *Resource protection*
- Opportunities and constraints
 - *Road location and capacity*
 - *Existing pattern*
 - *30% of area available*
 - *Central utilities throughout*



Scenario 1

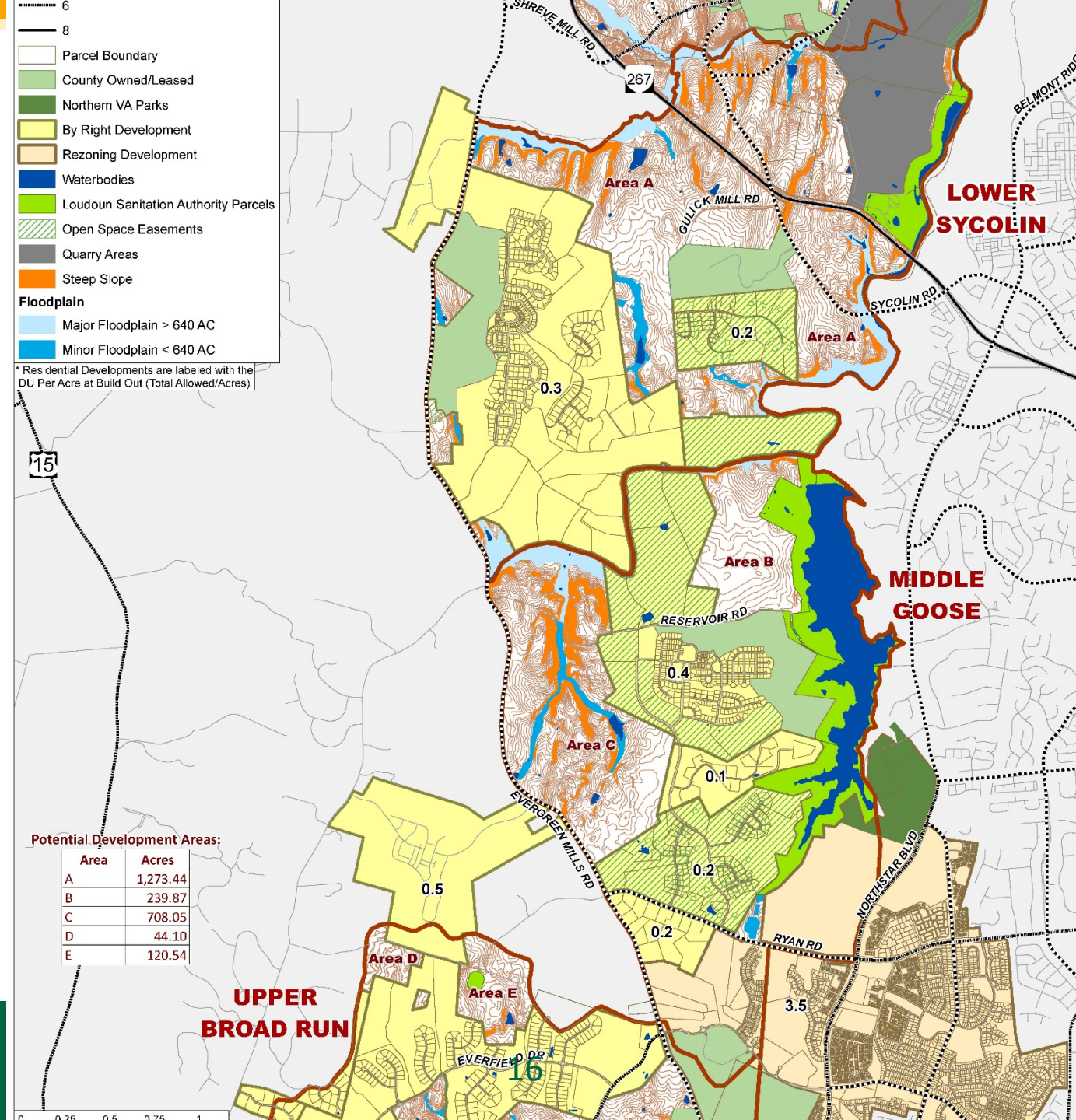
- Retain current land use plan
- Density 1 du/1-10 acres
- Residential detached
- Estimate buildout 11,306 units
- Industrial Sycolin
- Retail limited

Scenario 2

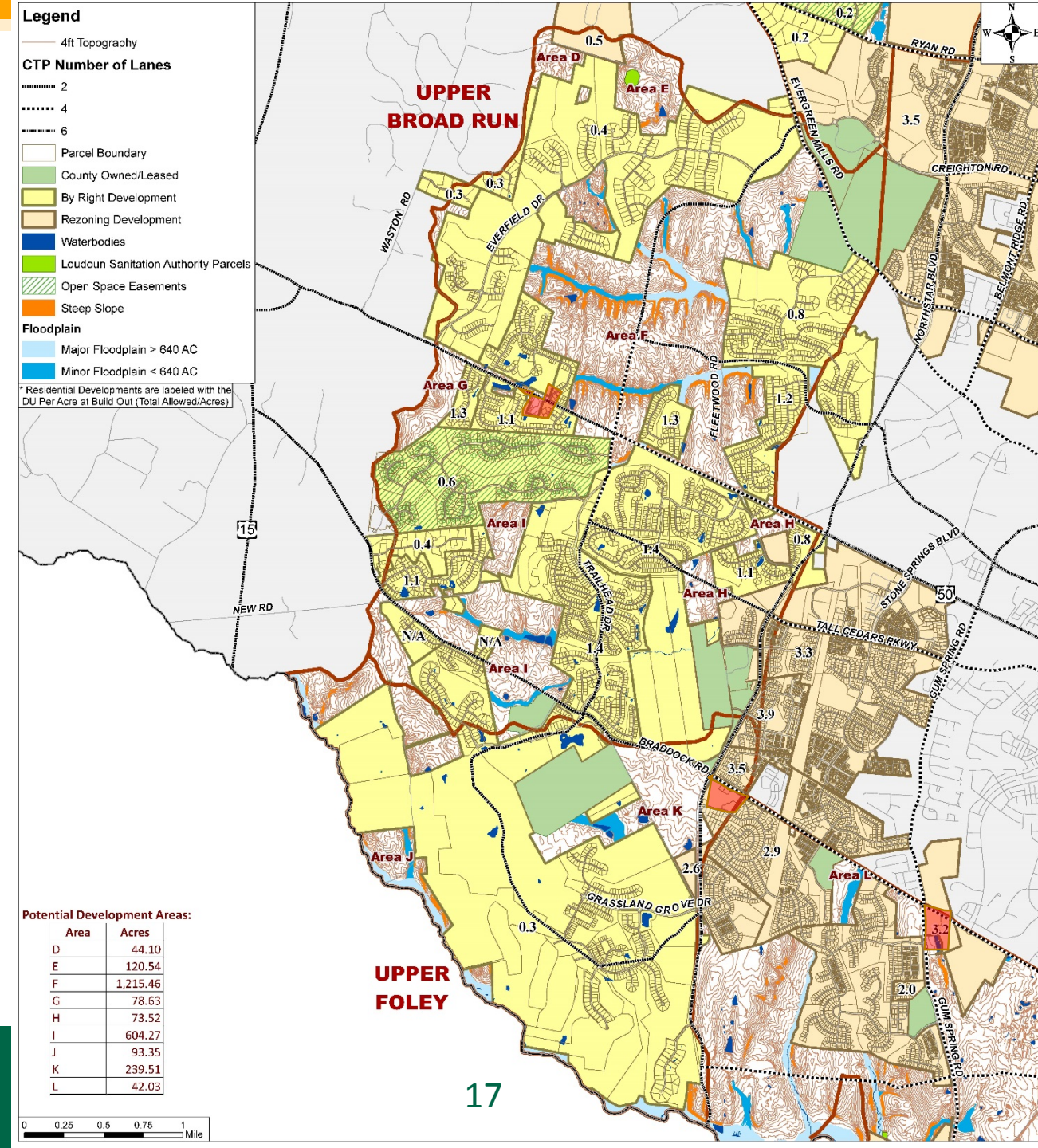
- Reflect current land use
- Retain open space
- Targeted density increase
- Expanded employment
- Specified neighborhood centers

Scenario 1 Current Pattern

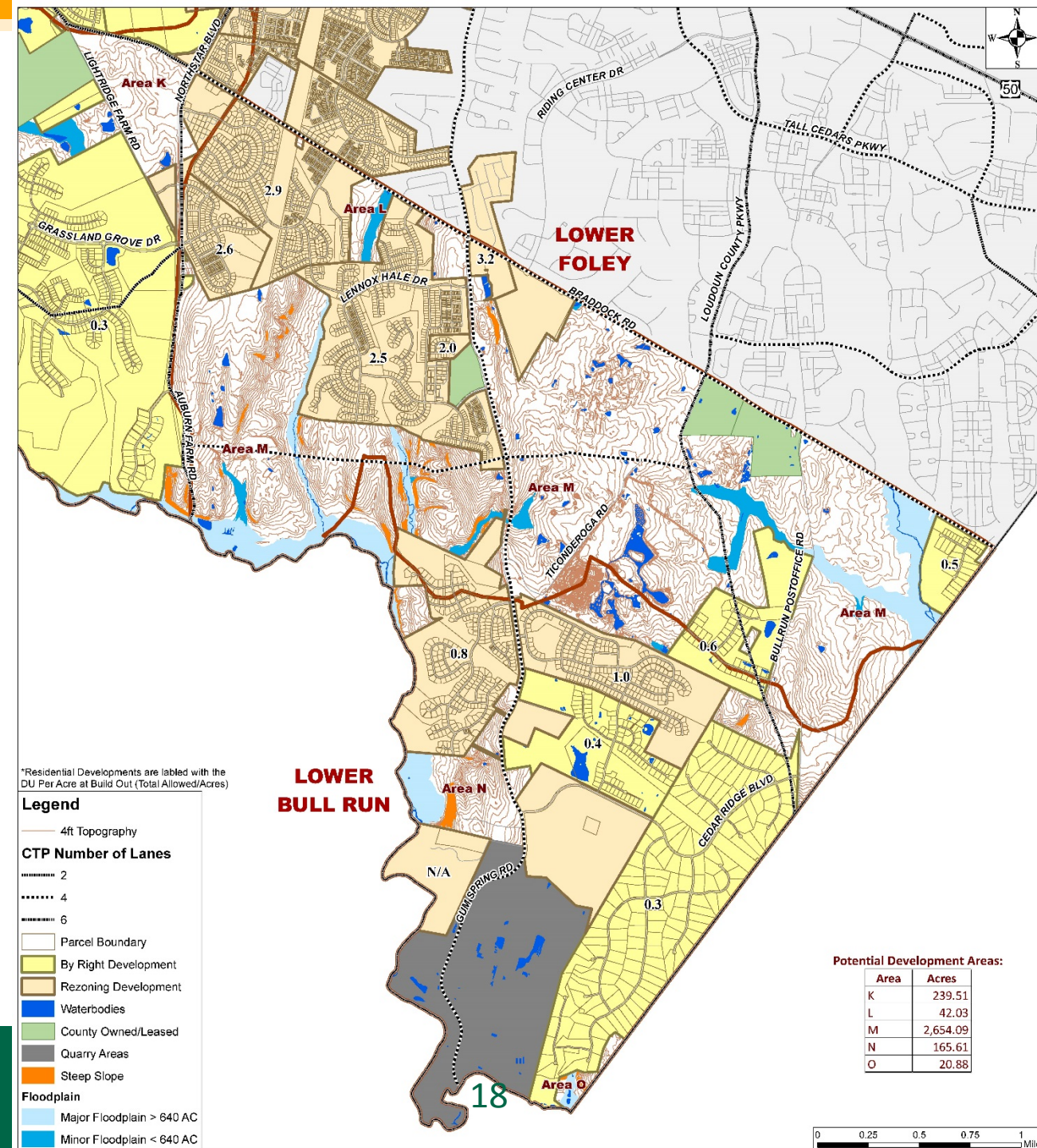
- Lower Sycolin:
 - 1,273 acres available
 - Zoning TR-10
 - Open space: 70%
- Middle Goose:
 - 948 acres available
 - Zoning TR-10
 - Open space: 70%



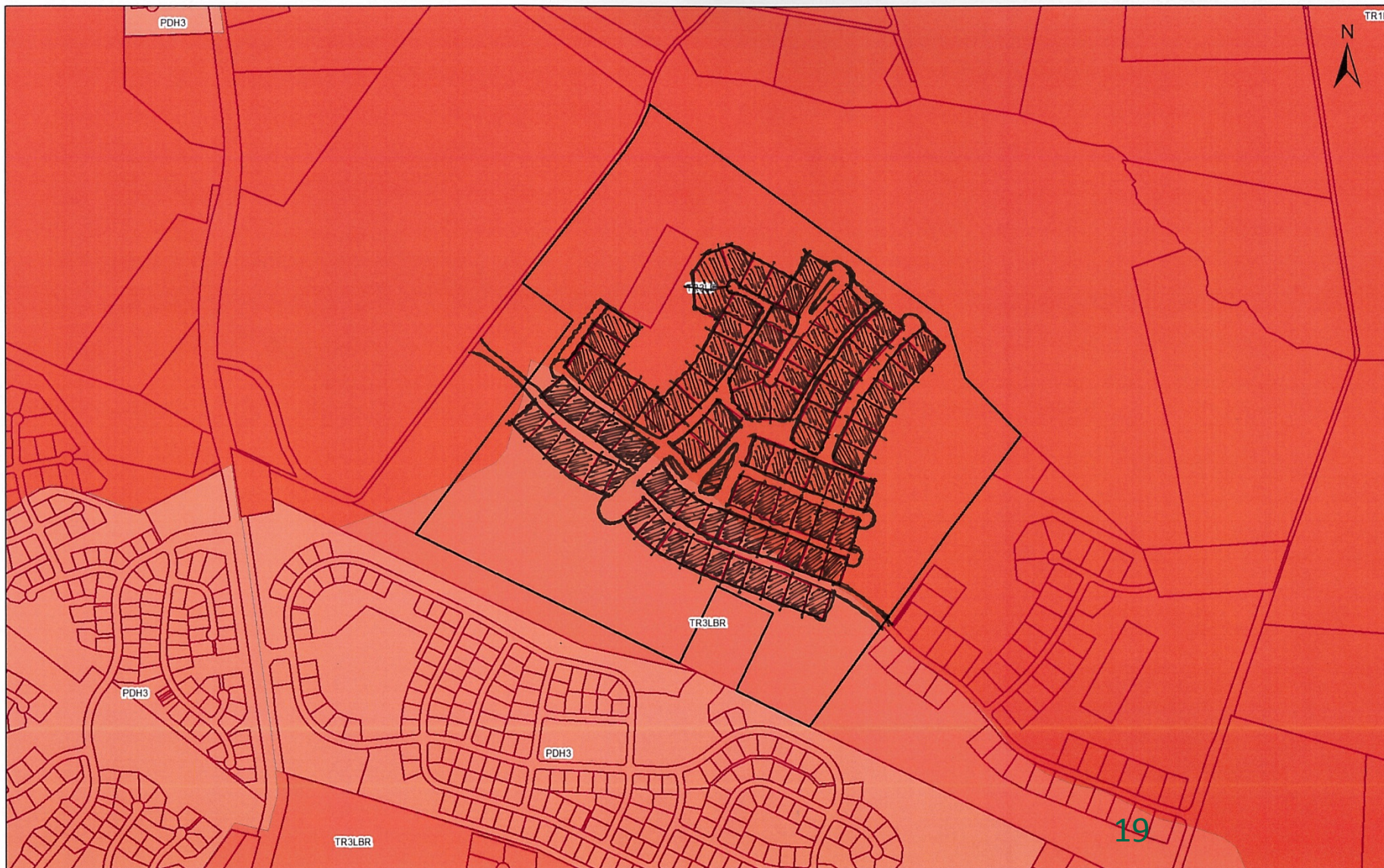
- Upper Broad Run:
 - 2,000 acres available
 - Zoning: TR-1 (614 ac)
 - Zoning: TR-3 (1,386)
 - Open space: 50%
- Upper Foley:
 - 530 acres available
 - Zoning: TR-3
 - Open space: 50%



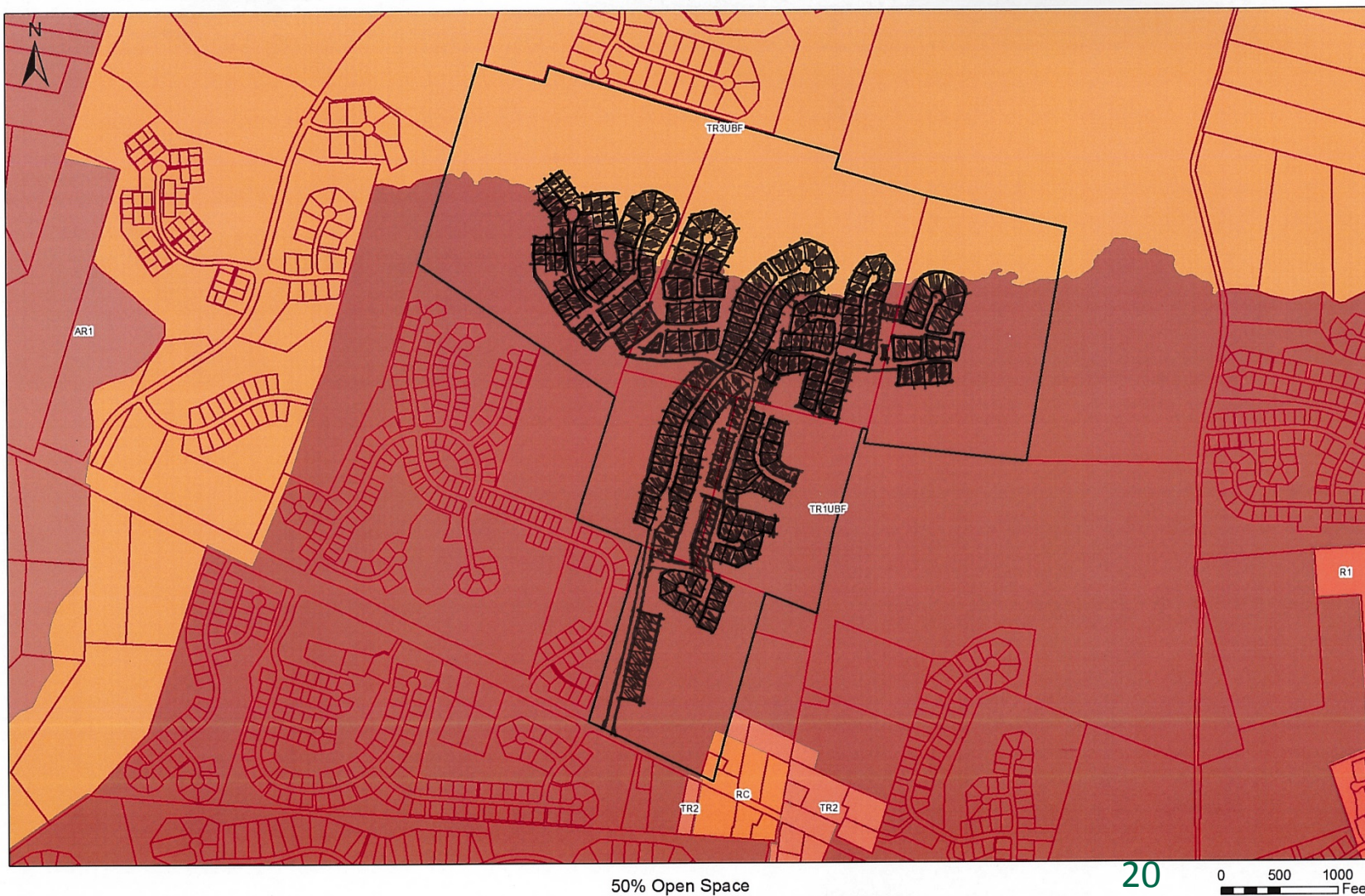
- Lower Foley:
 - 2,696 acres available
 - Zoning: TR-3
 - Open space: 50%
- Lower Bull Run:
 - 445 acres available
 - Zoning: TR-3
 - Open space: 70%



TR-3 50% Open Space



TR-1 50% Open Space



TR-10 70% Open Space



Pros & Cons Scenario 1

Pros:

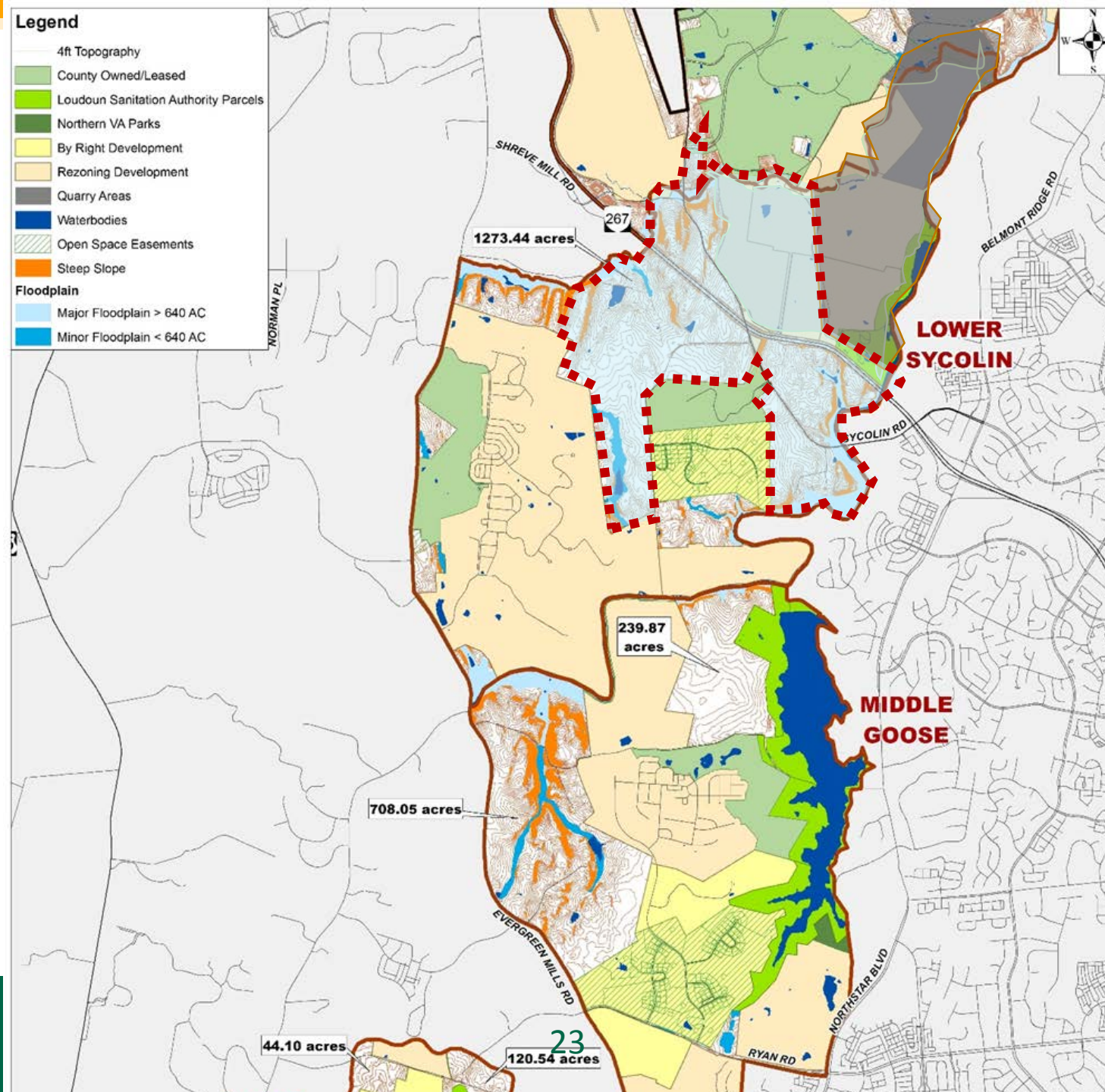
- *Retains visual transition*
- *Respects current development*
- *Consistent impact on utilities, roads and services*
- *Environmental protection*
- *Retains land for public uses*

Cons:

- *Does not address housing diversity*
- *Does not address housing demand & affordability*
- *All associated capital and service costs from general funds*

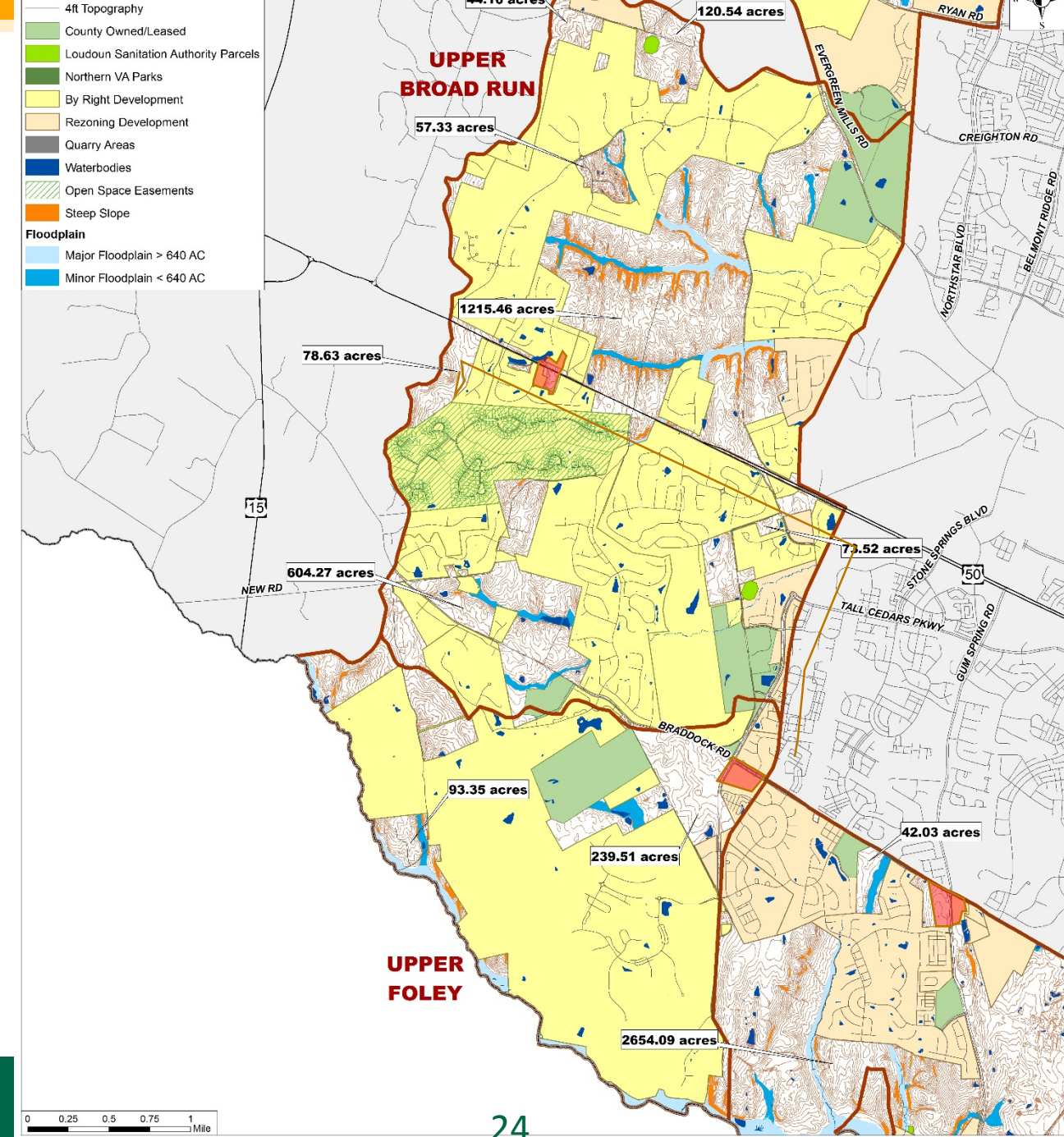
Scenario 2 Targeted Change

- Lower Sycolin & Middle Goose Creek
 - *Expand Industrial*
 - *Retain current pattern*
 - *Proximity to Leesburg*
 - *Corridor access*
 - *Existing industrial approvals*

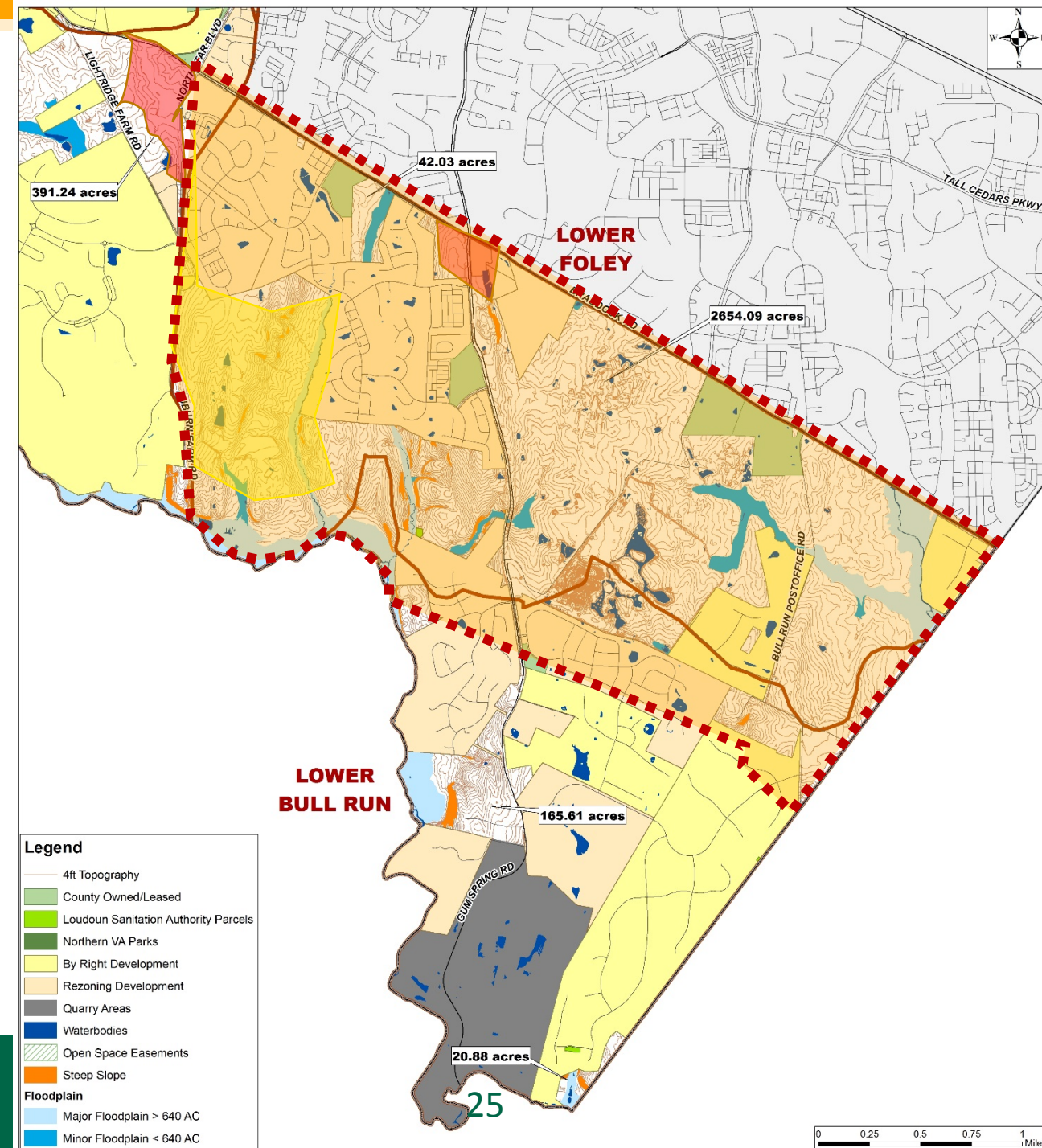


Upper Broad Run & Upper Foley

- *Current pattern*
- *Existing development leaves smaller, scattered potential*
- *Planned roads limited*
- *Environmental constraints*



- Lower Foley
 - *Higher density*
 - *Road access*
 - *Limited existing development*
- Lower Bull Run
 - *Existing development pattern*
 - *Environmental resources*



Pros & Cons Scenario 2

Pros:

- *Fiscal balance*
- *Retains visual transition*
- *Supports diversity & affordability*
- *Protects Environment*
- *Retains open space*
- *Potential to mitigate public costs through proffers*

Cons:

- *Greater transportation impacts*
- *Increases service & facility demands*

Place Type: Transition Neighborhood A

Use Pattern	Small lot, cluster residential, limited retail and employment uses, minimal land disturbance
Residential Uses	Detached units, 1 du/10-1 acres, lot sizes no minimum
Retail uses*	Land-based & service uses
Employment uses*	Land-based & small scale
Civic & Recreation*	Active & passive, minimal lighting, noise.
Open Space	Minimum 50 - 70%, per subarea, accessible, reduce visibility from public rights-of-way and other clusters
View from Perimeter	Wooded, natural, rural character
Internal Street Pattern	Low impact design

* Uses allowable but not mandated part of mix.

Place Type: Transition Neighborhood B

Use pattern	Small lot, urban form
Residential uses	Detached and attached units, 4 du/acre, detached lot sizes <10,000 sf.
Civic & Recreation	
Open Space	Minimum 50% of project. May be active and passive recreation, farmland, and conservation areas
	Accessible
Perimeter	Landscaped, significant setbacks
Internal Street Pattern	Interconnected, minimal setbacks

Place Types: Employment & Commercial

Transition Light Industrial:

- Low impact design
- 0.1-0.6 Floor Area Ratio
- Open space: 50%
- Uses
 - *Warehousing*
 - *Data centers*
 - *Flex space*
 - *Office*

Neighborhood Center:

- Low impact design
0.1-0.6 Floor Area Ratio
Open space: 50%
- Uses:
- *Neighborhood-serving retail commercial*
 - *Small-format retail and service uses*
 - *Office*
 - *Civic uses & space*

Supporting Policy

- Maintain environmental protection
 - *Conserve existing forests and habitat*
 - *Stream buffers*
- Maintain visual and spatial transition
- Mitigate capital and fiscal impacts
 - *Phase with available transportation and services*
 - *Utilize proffers*
- Design for affordability
- Design open space for accessibility, connectivity, visual
- Preserve historic sites

Questions & Comments Exercise

Discussion Considerations

1. Public Input from Round 1 *(previously provided)*
2. Public Input from Round 2 *(overview of major topic areas)*
3. Previous background and data provided
4. Previous Stakeholders Comments

Discussion Considerations

4. What you do not see, yet.

- a) Land area in the Transition Policy Area have an initial place type, other place types in the Rural and Suburban Policy Areas are not shown in this iteration*
- b) Completion of the desired form and character guidelines of each Place Type for the Transition Policy Area*
- c) Accompanying policies and guidance*

Work Group Instructions

1. Split up in to four groups
2. Review three Place Types Maps
 - *Accompanying context maps also provided*
3. Hold up to 25 minutes of discussion for each map to ensure all maps are covered
4. Use remaining time to revisit any maps that need additional discussion
5. Break
6. Report out

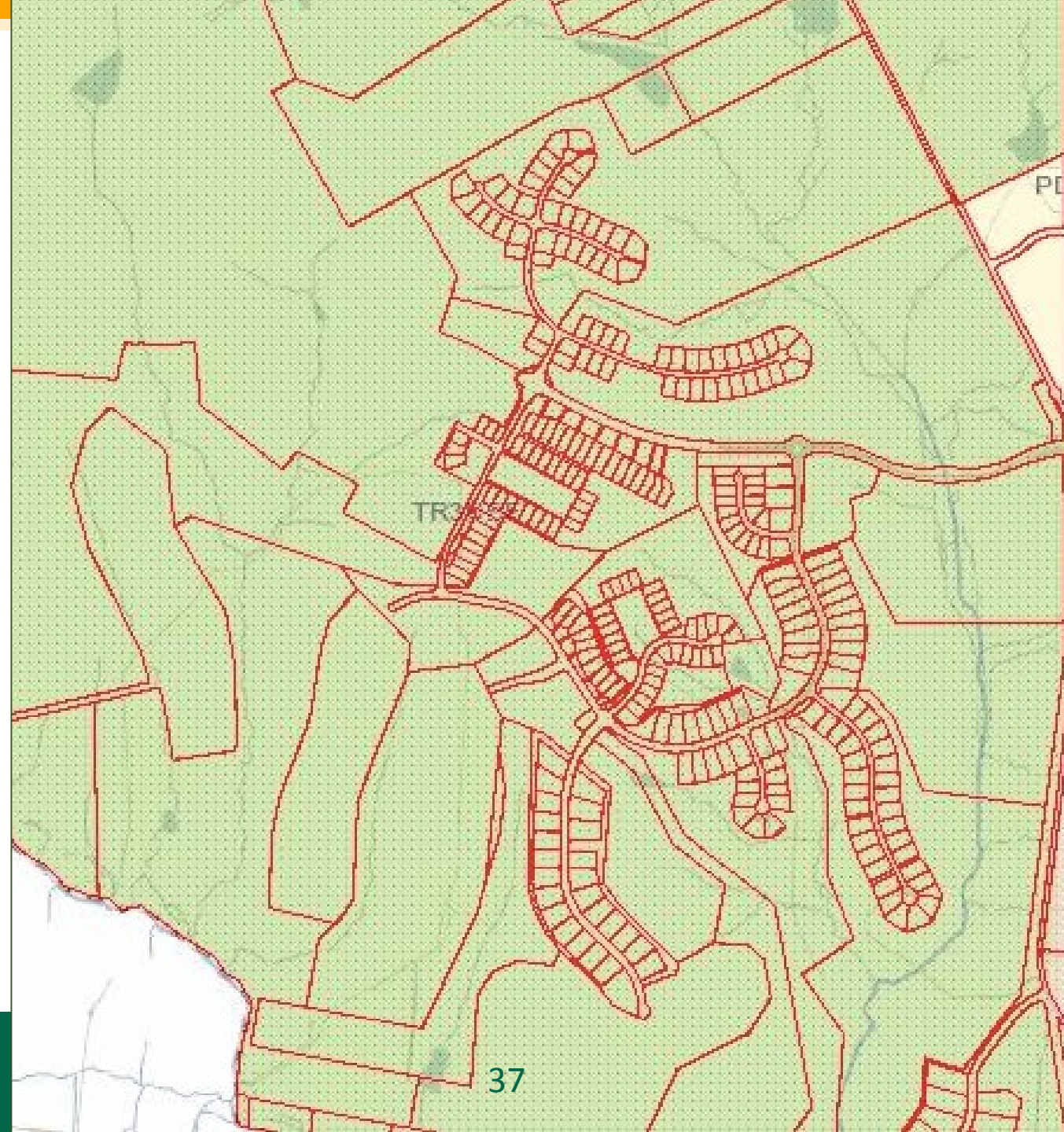
Questions for Feedback

1. What is your initial reaction to the two scenarios? Any pros or cons?
2. What things would you change (if any)?
3. Why would you make those changes?
4. If new development occurs in the Transition Policy Area, what would you like to see addressed?

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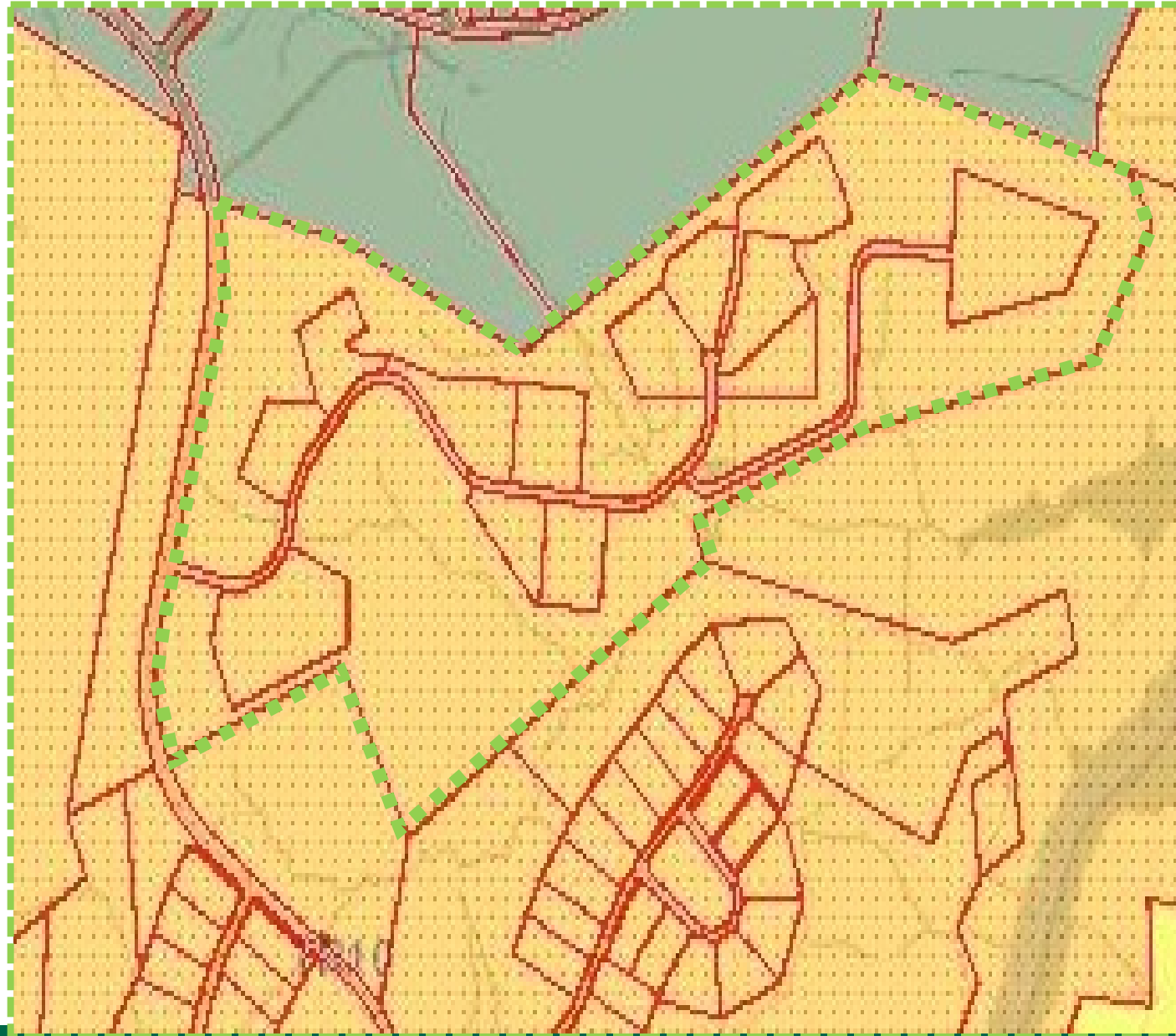
By Right

- TR 3 Zoning
- 1 du / 3 ac
- 50% open space (HOA)



By Right

- TR 10
- 1 du/10 ac
- 70% open space (HOA)



By Right

- TR-1
- 1 du/ac
- 50% Open space

