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Stakeholder Committee Meeting

September 25, 2017 | Loudoun County Comprehensive Plan



Agenda

- 1. Welcome / Sign-in / Dinner / Administrative Items
- 2. Transition Policy Area
- 3. Break
- 4. Housing Policy Recommendations
- 5. Economic Development Policy Recommendations
- 6. Adjourn



Subcommittee Meetings

Housing Subcommittee

Thursday, September 28th – 7-9pm in Purcellville Room

Revised General Plan Policy Carryover Subcommittee

Tuesday, October 3rd – 12-2pm in Purcellville Room Thursday, October 5th – 12-2pm in Purcellville Room Tuesday, October 10th – 11-1pm in Leesburg Room Thursday, October 12th – 3-5pm in Round Hill Room Friday, October 13th – 12-3pm in Purcellville Room <u>(if needed)</u>



Transition Policy Area Place Types Map Exercise





- Discuss land use concepts, updates, and considerations
- Consider decision points and provide feedback
- Next Steps



Guiding Principles

Envision Objectives

- A range of safe, healthy, welldesigned places
- Housing that meets the needs of all groups
- A well-functioning green infrastructure

Existing Transition Area Guiding Principles

- A visual and spatial transition
- Open space-predominant visual element-accommodating trails and recreational uses.
- Protect the drinking water and the area's river and stream corridors
- Ensure development is compatible



Guiding Principles

Growth Management Strategies

- Develop where essential infrastructure is in place or planned.
- Mitigate impacts on services and facilities.
- Provide accessible open space networks-trails

Provision of Diverse Housing

 Provide for a variety of housing to support affordable/workforce housing.



Scenario Evaluation

- Compatibility of Adjacent Uses
- Provision of Open Space
- Existing/Planned Roadway System
- Utilities, Services & Constraints

- Capital Costs
- Environmental Sensitivity
- Provision of Affordable & Workforce Housing
- Fiscal Impact



ITE Traffic Generation

Trip Generation Rates					
	ITE Code	AM Peak Hour	PM Peak Hour	Weekday	
Residential					
SFD	210	0.77 trips per DU	1.02 trips per DU	9.52 trips per DU	
SFA	230	0.44 trips per DU	0.52 trips per DU	5.81 trips per DU	
MF	223	0.3 trips per DU	0.39 trips per DU	4.68 trips per DU	
Industrial	110	1.01 trips per 1,000 SF	1.08 trips per 1,000 SF	6.97 trips per 1,000 SF	
Retail	820	0.96 trips per 1,000 SF	3.71 trips per 1,000 SF	42.70 trips per 1,000 SF	



Capital Intensity Factors Eastern CIF Table (Ashburn Planning Subarea)

	`	0	,							
Housing Unit	Population per	County Cost			School Cost					
2	Housing Unit	per Capita	County CIF	Child/Unit	per Child	School CIF	Total CIF			
Туре										
SFD	3.78	\$8,148	-	0.86	. ,					
SFA	2.88	\$8,148	\$23,465.00	0.54	\$25,129	\$13,569.54	\$37,034.54			
MF Stacked	2.20	\$8,148	\$17,924.65	0.30	\$25,129	\$7,538.63	\$25,463.29			
MF	1.97	\$8,148	\$16,050.71	0.23	\$25,129	\$5,779.62	\$21,830.33			
Dulles Planning Subarea CIF Table										
Housing Unit	Population per	County Cost			School Cost					
Туре	Housing Unit	per Capita	County CIF	Child/Unit	per Child	School CIF	Total CIF			
SFD	3.78	\$4,694	\$17,744.53	0.86	\$22,636	\$19,467.36	\$37,211.89			
SFA	2.88	\$4,694	\$13,519.64	0.54	\$22,636	\$12,223.69	\$25,743.33			
MF Stacked	2.20	\$4,694	\$10,327.51	0.30	\$22,636	\$6,790.94	\$17,118.44			
MF	1.97	\$4,694	\$9,247.81	0.23	\$22,636	\$5,206.39	\$14,454.20			
Leesburg Planning Subarea CIF Table										
Housing Unit	Population per	County Cost			School Cost					
Туре	Housing Unit	per Capita	County CIF	Child/Unit	per Child	School CIF	Total CIF			
SFD	3.78	\$4,049	\$15,307.06	0.86	\$22,175	\$19,070.43	\$34,377.49			
SFA	2.88	\$4,049	\$11,662.52	0.54	\$22,175	\$11,974.46	\$23,636.98			
MF Stacked	2.20	\$4,049	\$8,908.87	0.30	\$22,175	\$6,652.48	\$15,561.35			
MF	1.97	\$4,049	\$7,977.49	0.23		11	\$13,077.72			

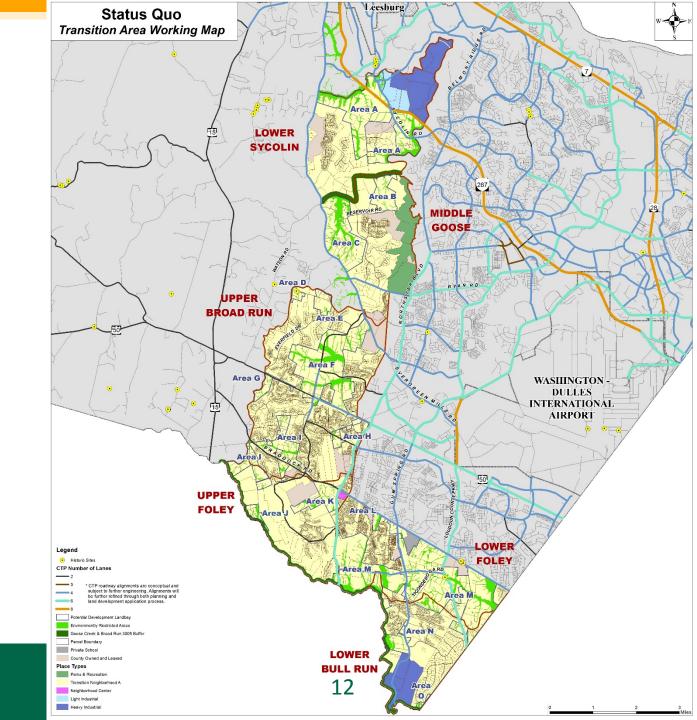
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Scenario 1

Status Quo

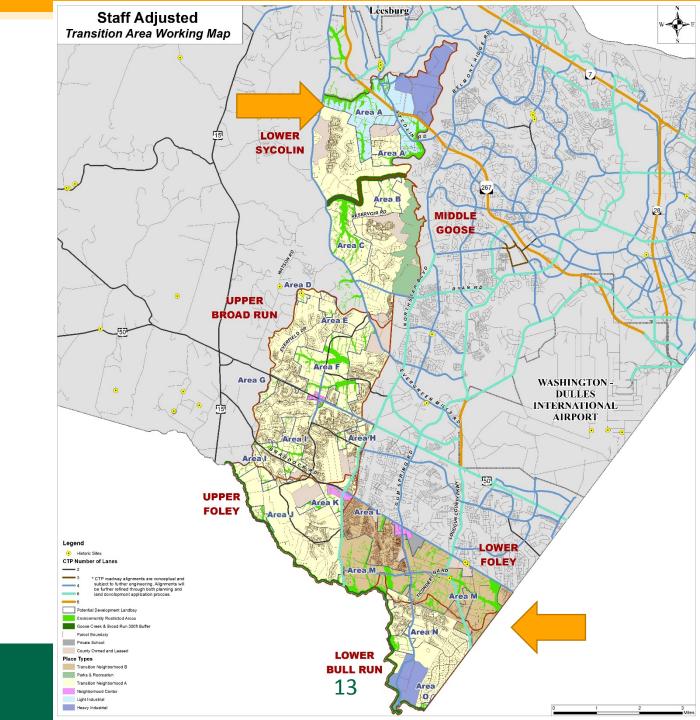
Residential: 2,800 units Industrial: 709,157 sf Retail: 0 Open Space: 50%-70%



Scenario 2

Status Quo

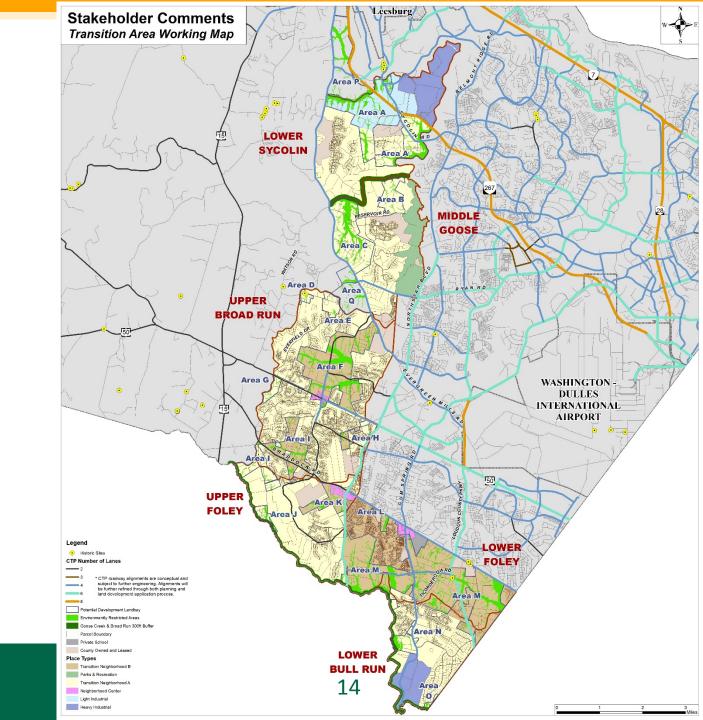
- Residential: 12,000 units
- Industrial: 30.88 msf
- Retail: 1.12 msf
- **Open Space: 50%-70%**



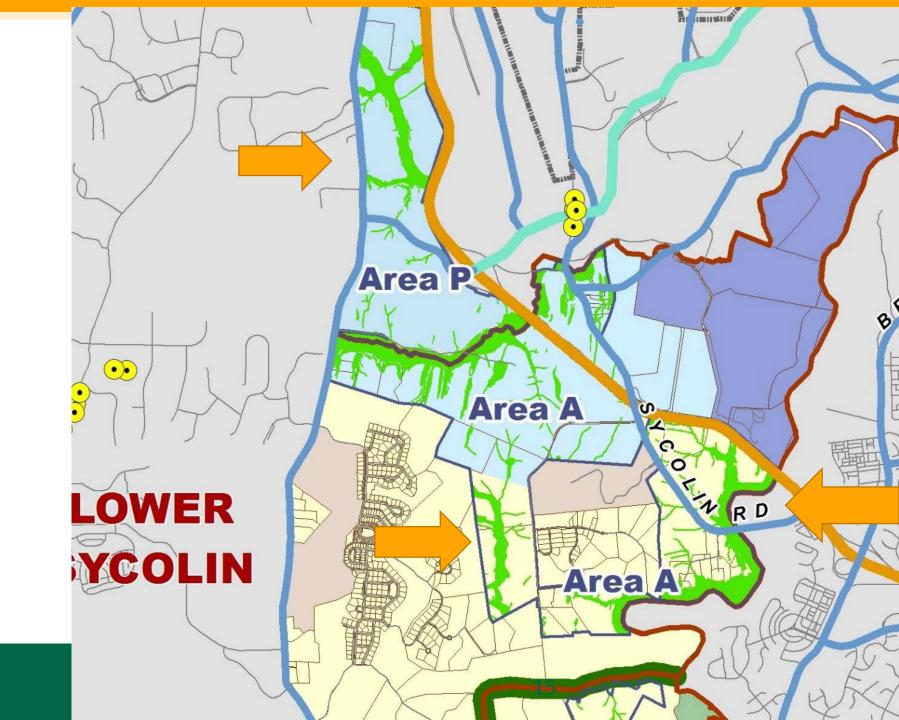
Stakeholder Comments

Status Quo

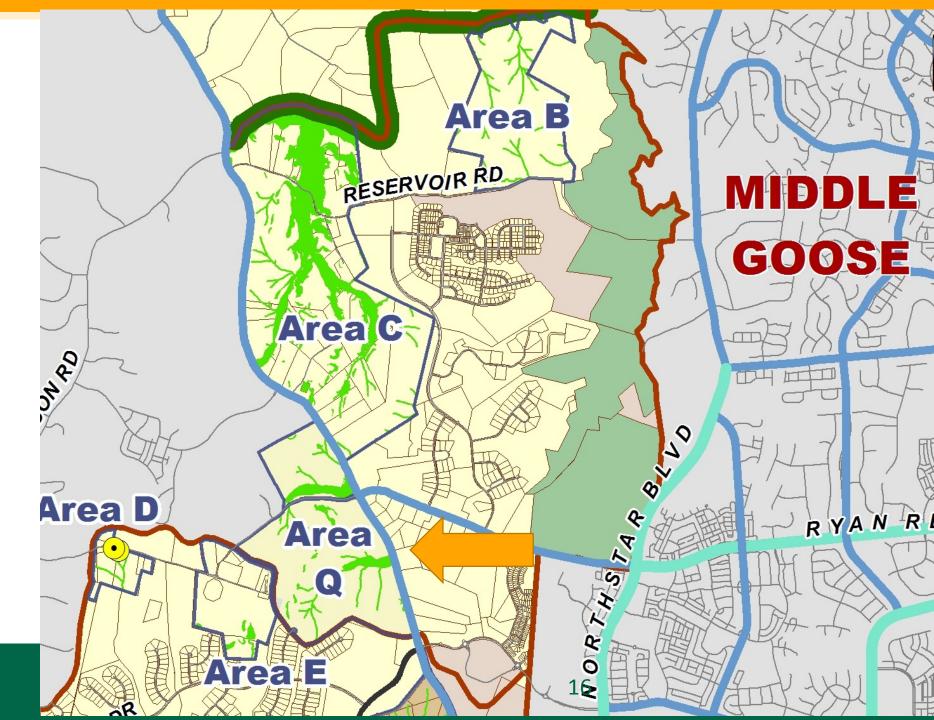
- Residential: 18,300 units
- Industrial: 36.71 msf
- Retail: 1.12 msf
- **Open Space: 50%-70%**



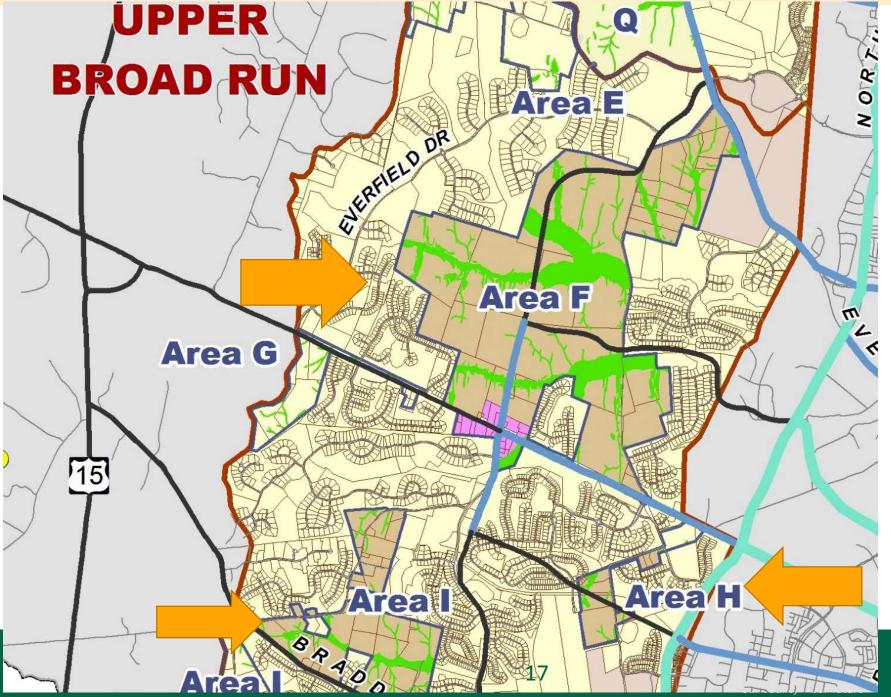
Lower Sycolin Stakeholder Comments



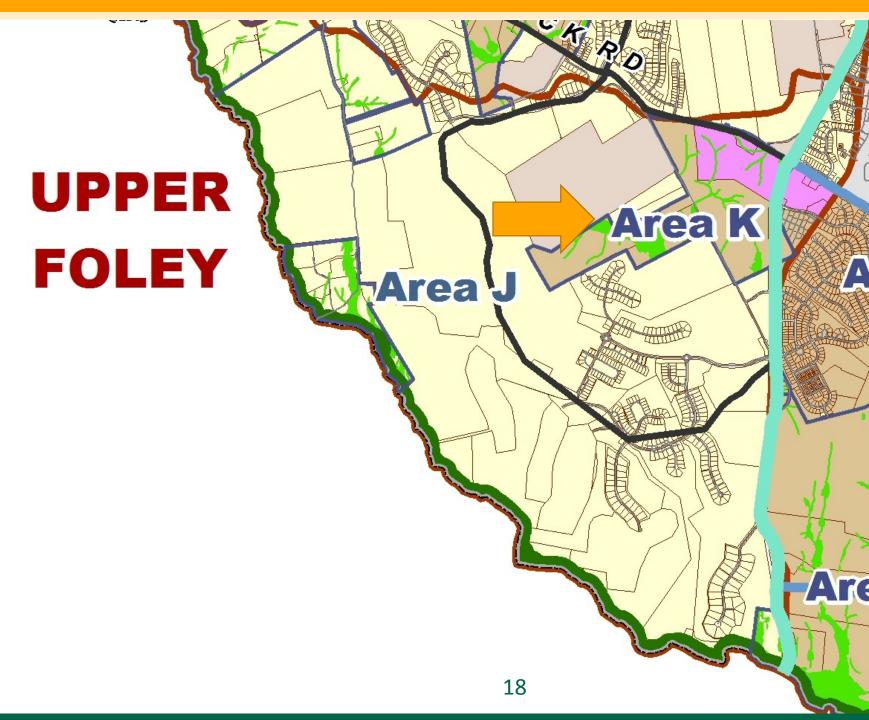
Middle Goose Stakeholder Comments



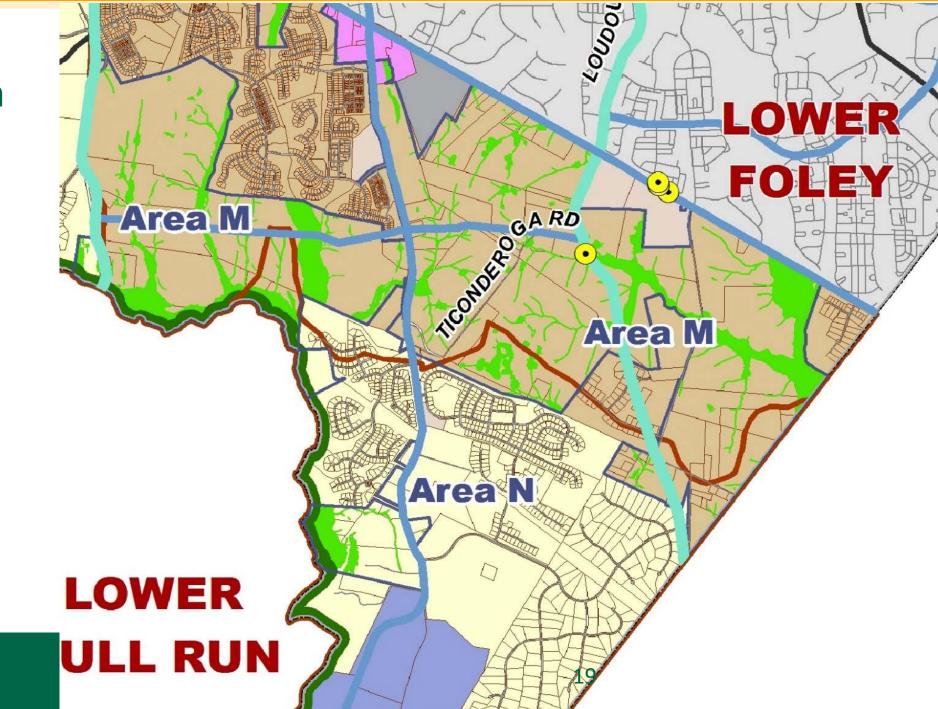
Upper Broad Run Stakeholder Comments



Upper Foley Stakeholder Comments



Lower Foley, Lower Bull Run Stakeholder Comments



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



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



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Questions & Feedback Exercise



Discussion Considerations

- 1. Context maps with constraints such as easements, topography and parks/open space
- 2. Previous Stakeholders Comments
- 3. Transition Policy Area Considerations Information Sheet
- 4. Public Input from Round 1 and Round 2



Discussion Considerations

- 4. What you do not see, yet.
 - a) 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



Committee Instructions

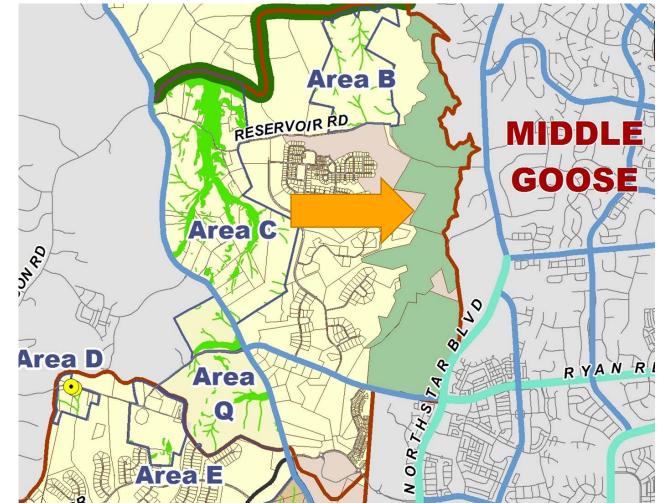
- 1. Review Place Types Maps Scenarios as presented
 - Accompanying context maps also provided
- 2. Respond to the Decision Points prompts with discussion and formal response using your iClicker
- 3. Listen to the results
- 4. Break



- Do you support a provision of open space in future developments at 50% throughout the Transition Policy Area or 50%-70% as currently planned?
 - a. 50 percent
 - b. 50 70 percent
 - c. Other
 - d. Undecided

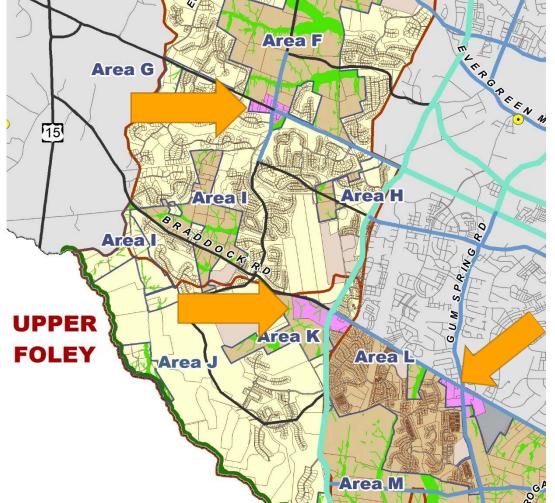


- 2. Do you support the designation of a linear park along Goose Creek as designated within Area 'C' (Middle Goose Subarea)?
 - a. Yes
 - b. No
 - c. Undecided





- 3. Do you support the current Neighborhood Centers Place Types designation as mapped or making the designated neighborhood centers larger (in size on the map) or more intense?
 - a. As mapped
 - b. Larger or more intense
 - c. Undecided

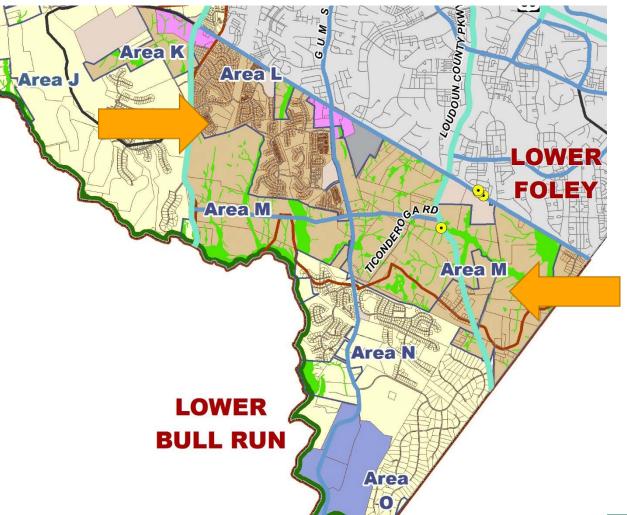




- 4. The current concept of the Transition Neighborhoods Place Types envisions a mix of housing unit types and would include encouraging substantially smaller lot and unit sizes than the current patterns found in Loudoun County. Do you support this concept of a wider range of housing types in the Transition Policy Area, which includes encouraging small units to help meet countywide housing needs?
 - a. Yes
 - b. No
 - c. Undecided



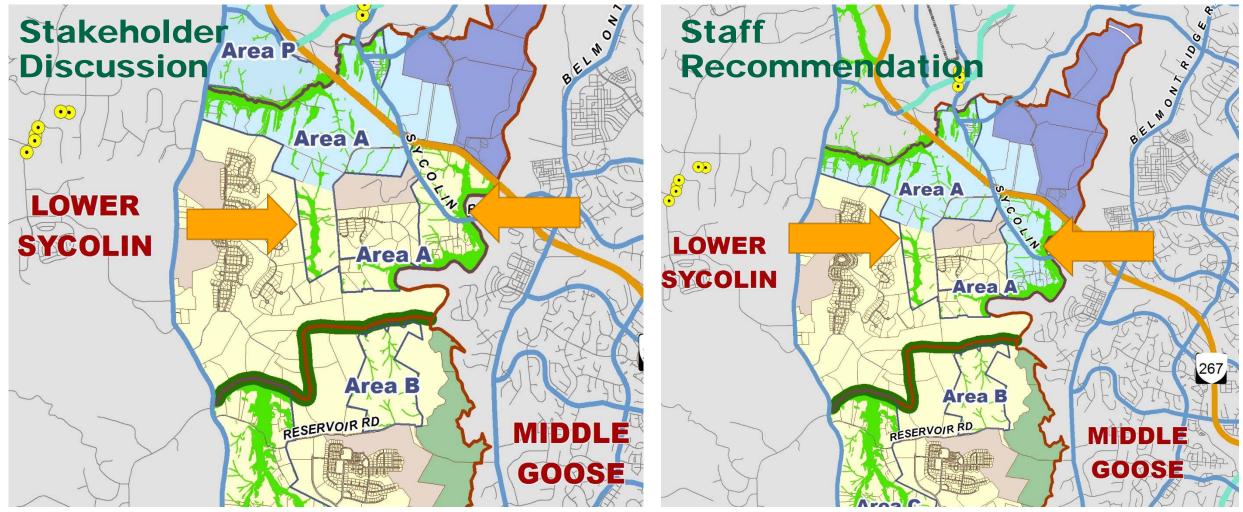
- 5. Do you support the designation of land in Areas 'L' and 'M' as the Transition Neighborhood 'B' Place Type in the Lower Foley Subarea?
 - a. Yes
 - b. No
 - c. Undecided





- 6. Do you support the staff recommended designation of the Light Industrial Place Types in Area 'A' **Staff Recommendation Working Map** within the Lower Sycolin Subarea or the **reduced area** of the Light Industrial Place Type designation in the **Stakeholders Discussion Map**?
 - a. Staff Recommendation
 - b. Stakeholders Recommendation
 - c. Other
 - d. Undecided

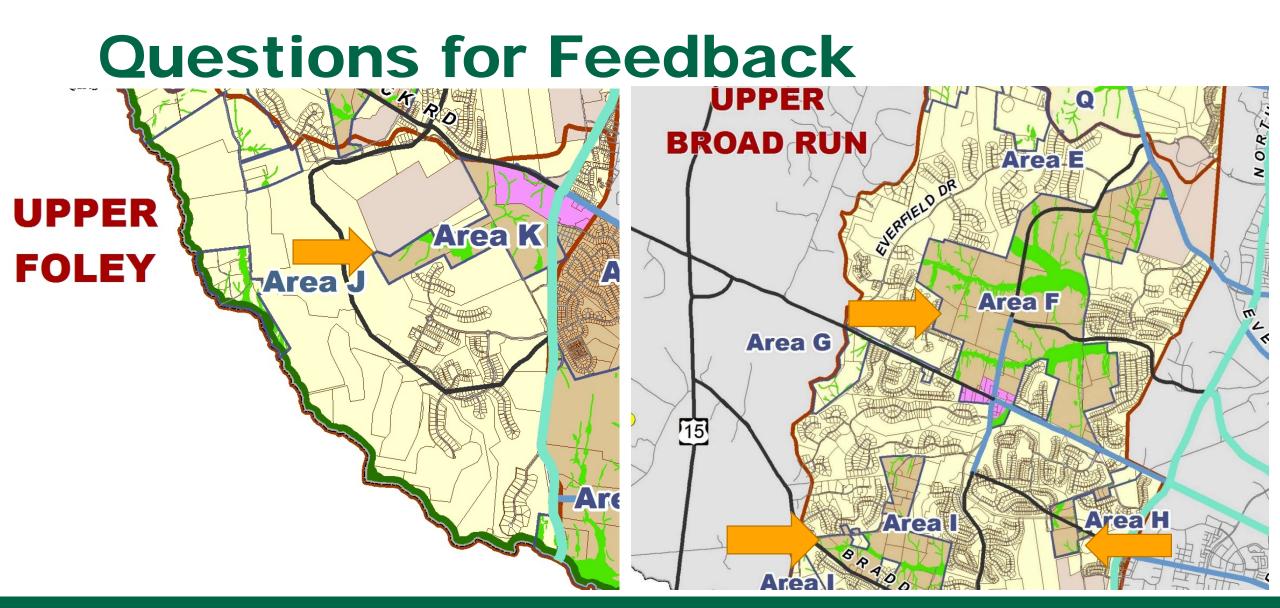






- 7. Do you support development in the Upper Broad Run Subarea (Areas F, H, and I) and the Upper Foley Area (Area K) to a density of 4 dwelling units per acre using the Transition Neighborhood 'B' Place Type?
 - a. Yes
 - b. No
 - c. Undecided





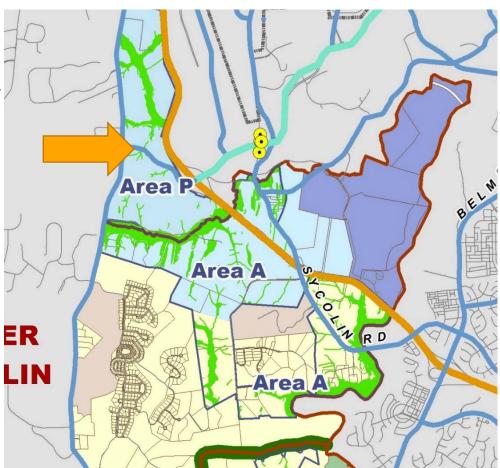


- 8. Should the area along Evergreen Mills Road (Area 'Q') that is currently designated as Rural Policy Area be designated as Transition Policy Area and have the land areas designated as the Transition Neighborhood 'A' Place Type?
 - a. Yes
 - b. No
 - c. Undecided





- 9. Should the area around Shreve Mill Road, the Dulles Greenway (Route 267) and east to the Town of Leesburg border (Area 'P') that is currently designated as Rural Policy Area be designated as Transition Policy Area and have the land areas designated as the Light Industrial Place Type?
 - a. Yes
 - b. No
 - c. Undecided





Next Steps

- 1. Compile/document Stakeholders feedback
- 2. Modify Stakeholders Committee Recommendations, as needed
- Compile a recommended Place Types Map or Map Set of TPA and SPA
- Review Draft Place Types Map Set for TPA and SPA at October 16th Stakeholders Committee Meeting



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