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Stakeholder Committee Meeting

October 30, 2017 | Loudoun County Comprehensive Plan

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Transition Policy Direction

- Maintain the transition visual character
- Maintain environmental policies
- Retain village concept
- Introduce flexibility & performance criteria for open space
- Encourage housing affordability
- Introduce compatibility standards

Transition Neighborhood 1

Uses:

- Estate lot residential
- Clustered residential detached
- Open space
- Civic and community facilities
- Schools and public safety facilities
- Agriculture
- Institutional
- Agricultural supportive businesses
- Village concept (1 du / 3 ac)

Form and Character Guidelines:

Use Pattern	Separate Uses	
Target Residential Density	Lower Sycolin	1 du/10 ac
	Middle Goose Creek	1 du/10 ac
	Lower Bull Run	1 du/3 ac
	Upper Broad Run	1 du/1 ac
	Upper Foley	1 du/3 ac
	Lower Foley	1 du/3 ac
Nonres. FAR	Up to .25	
Land Area Mix (R: Residential, NR: Nonresidential, PC: Public/Civic)	R: 90-100% NR: 0-10% PC: 0%+	
Bldg. Height	Up to 3 Stories	
Minimum Open Space	50% of project	

Transition Neighborhood 2

Uses:

- Single-family detached
- Single-family attached
- Open space
- Public facilities
- Active adult retirement communities
- Civic uses, community centers
- Daycare facilities
- Village concept

Form and Character Guidelines:

Use Pattern	Separate Uses
Target Residential Density	1-4 du / acre
Nonres. FAR	Up to .25
Land Area Mix (R: Residential, NR: Nonresidential, PC: Public/Civic)	R: 90-100% NR: 0-10% PC: 0%+
Bldg. Height	Up to 3 stories
Minimum Open Space	50% of project

Transition Neighborhood 3

Uses:

- Single-family detached
- Open Space
- Public facilities
- Active adult retirement communities
- Civic uses, community centers
- Daycare facilities
- Small-scale retail and services
- Village concept

Form and Character Guidelines:

Use Pattern	Separate Uses
Target Residential Density	1 du / acre
Nonres. FAR	Up to .25
Land Area Mix (R: Residential, NR: Nonresidential, PC: Public/Civic)	R: 90-100% NR: 0-10% PC: 0%+
Bldg. Height	Up to 3 stories
Minimum Open Space	50% of project

Transition Commercial Center

Uses:

- Community-serving retail commercial
- Small-footprint commercial
- Multifamily
- Single family detached
- Single family attached
- Office
- Public facilities and civic uses/space
- Recreational facilities

Form and Character Guidelines:

Use Pattern	Vertically Mixed Uses	Separate Uses
Target Residential Density	4 du/ac	4 du/ac
Nonres. FAR	n/a	Up to 0.6
Land Area Mix (R: Residential, NR: Nonresidential, PC: Public/Civic)	n/a	R: 0-60% NR: 40-100% PC: 0%+
Total FAR	Up to 0.6	n/a
FAR Mix (R: Residential, NR: Nonresidential, PC: Public/Civic)	R: 0-60% NR: 40-100% PC: 0%+	n/a
Bldg. Height	Up to 3 stories	Up to 3 stories
Minimum Open Space	40% of project	40% of project

Light Industrial

Uses:

- Light industrial
- Warehousing
- Data centers
- Flex space
- Office
- Institutional campus
- Public facilities
- Supporting retail and service commercial

Form and Character Guidelines:

Use Pattern	Separate Uses
Target Res. Density	n/a
Nonres. FAR	Up to 0.6 FAR
Land Area Mix (R: Residential, NR: Nonresidential, PC: Public/Civic)	R: 0% NR: 100% PC: 0%+
Bldg. Height	Up to 4 stories
Minimum Open Space	Transition: 50% of site Suburban: 30% of site

Heavy Industrial
Mineral Extraction

Uses:

- Manufacturing and assembly
- Warehousing
- Data centers
- Research and development
- Outdoor storage
- Public utilities (large scale)
- Public facilities
- Quarries and ancillary uses
- Outdoor manufacturing
- Office
- Supporting retail and service commercial
- Flex space
- Light industrial
- Institutional campus

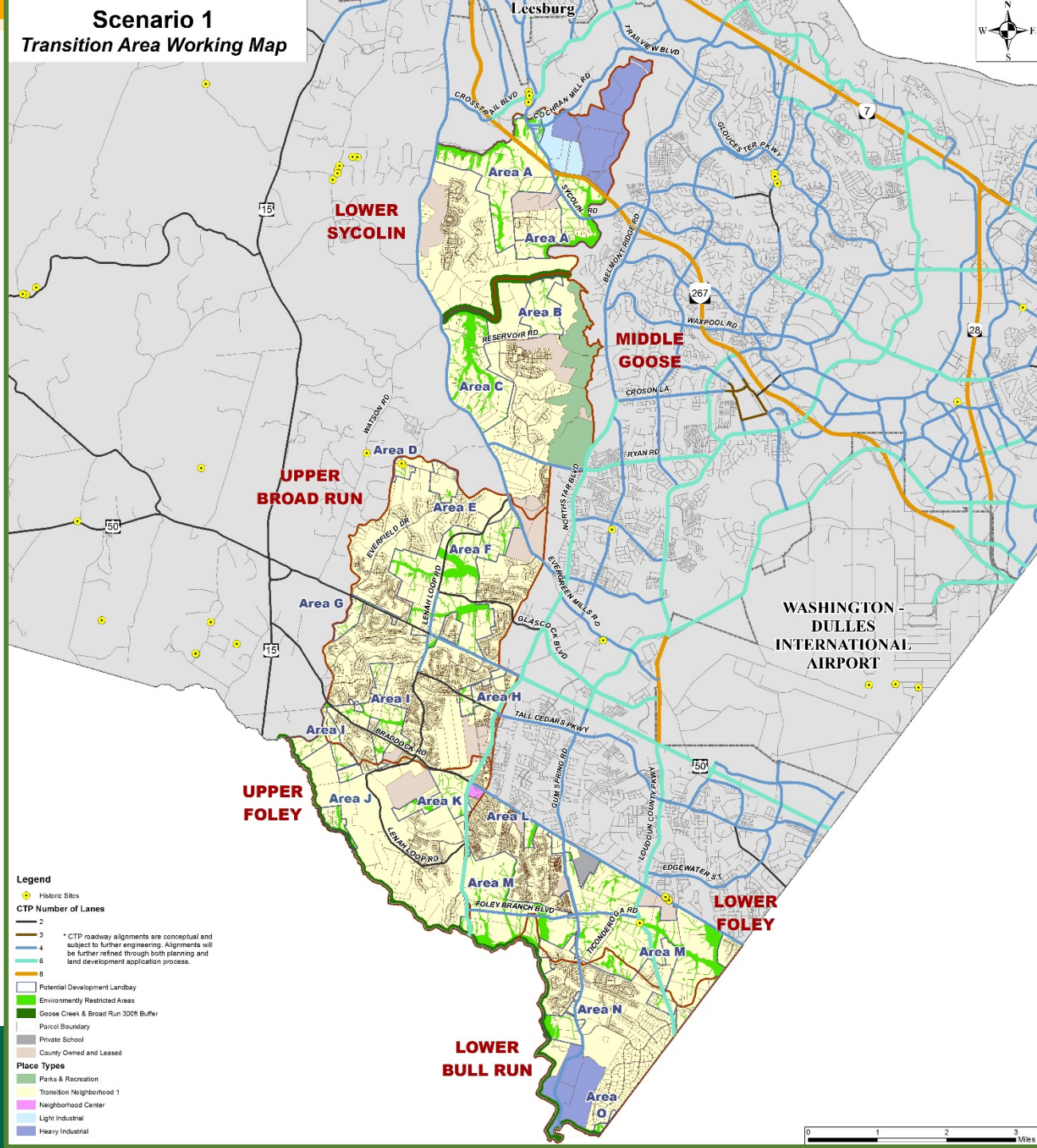
Form and Character Guidelines:

Use Pattern	Separate Uses
Target Res. Density	n/a
Nonres. FAR	Up to 0.6 FAR
Land Area Mix (R: Residential, NR: Nonresidential, PC: Public/Civic)	R: 0% NR: 100% PC: 0%+
Bldg. Height	Up to 4 stories
Minimum Open Space	Transition: 50% of site Suburban: 30% of site

Scenario 1: Existing Residential Pattern

Place Types:

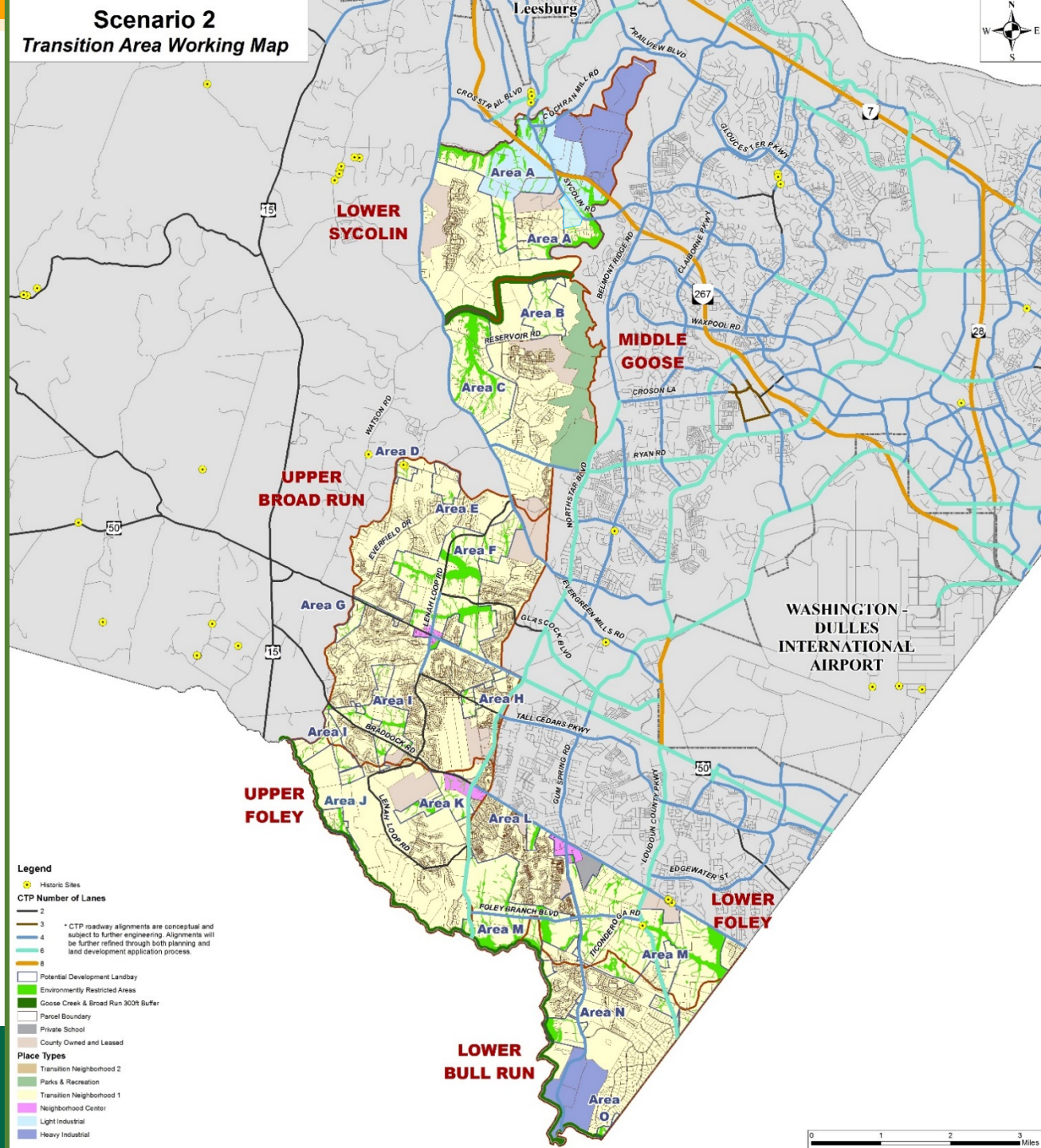
- Heavy Industry Mineral Extraction
- Light Industry
- Neighborhood 1



Scenario 2: Targeted Change

Place Types:

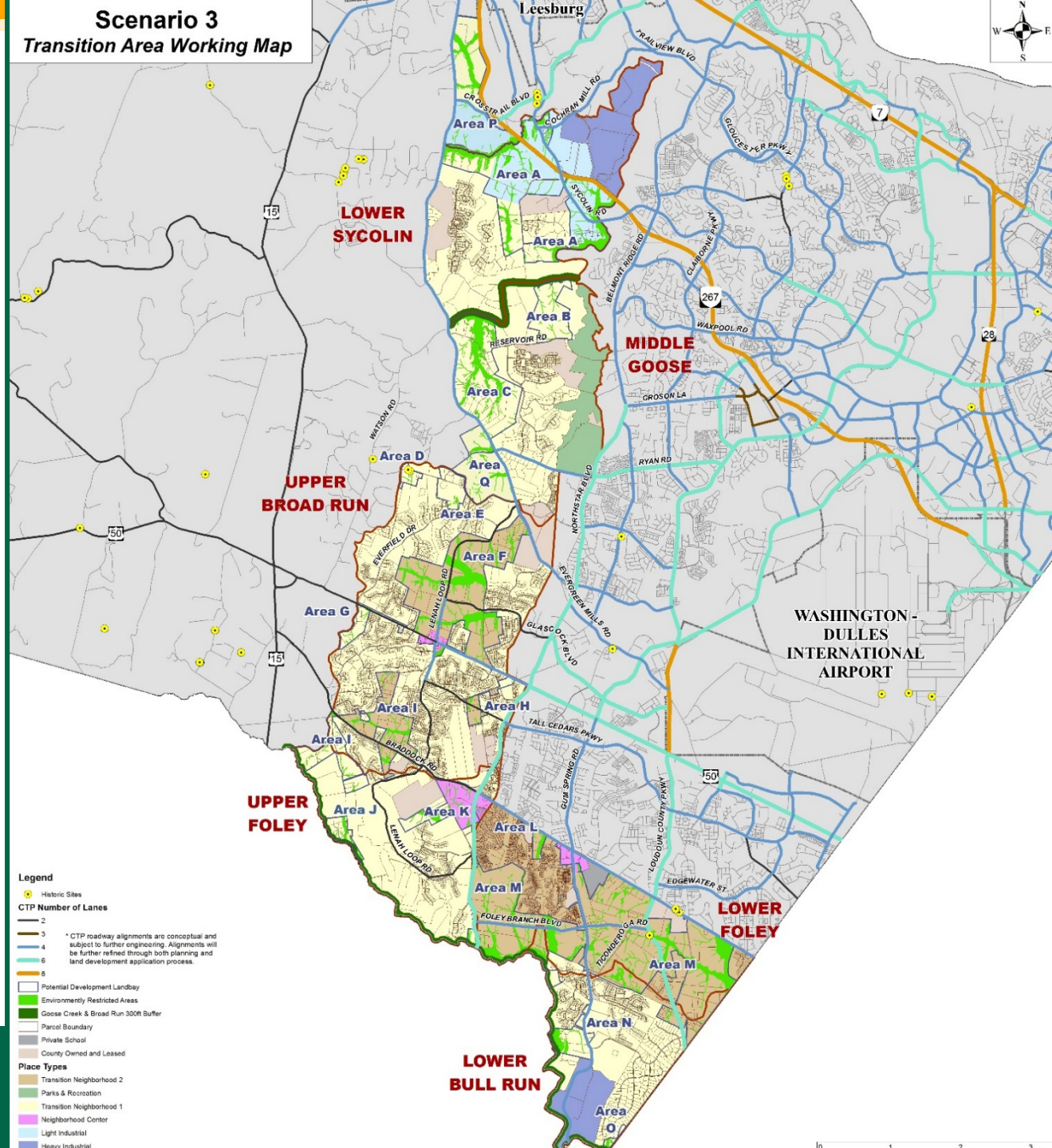
- Heavy Industry
  Mineral Extraction
- Light Industry
- Neighborhood 1
- Neighborhood Commercial Center



Scenario 3: Residential Commercial

Place Types:

- Heavy Industry
  Mineral Extraction
- Light Industry
- Neighborhood 1
- Neighborhood 2
- Neighborhood Commercial Center



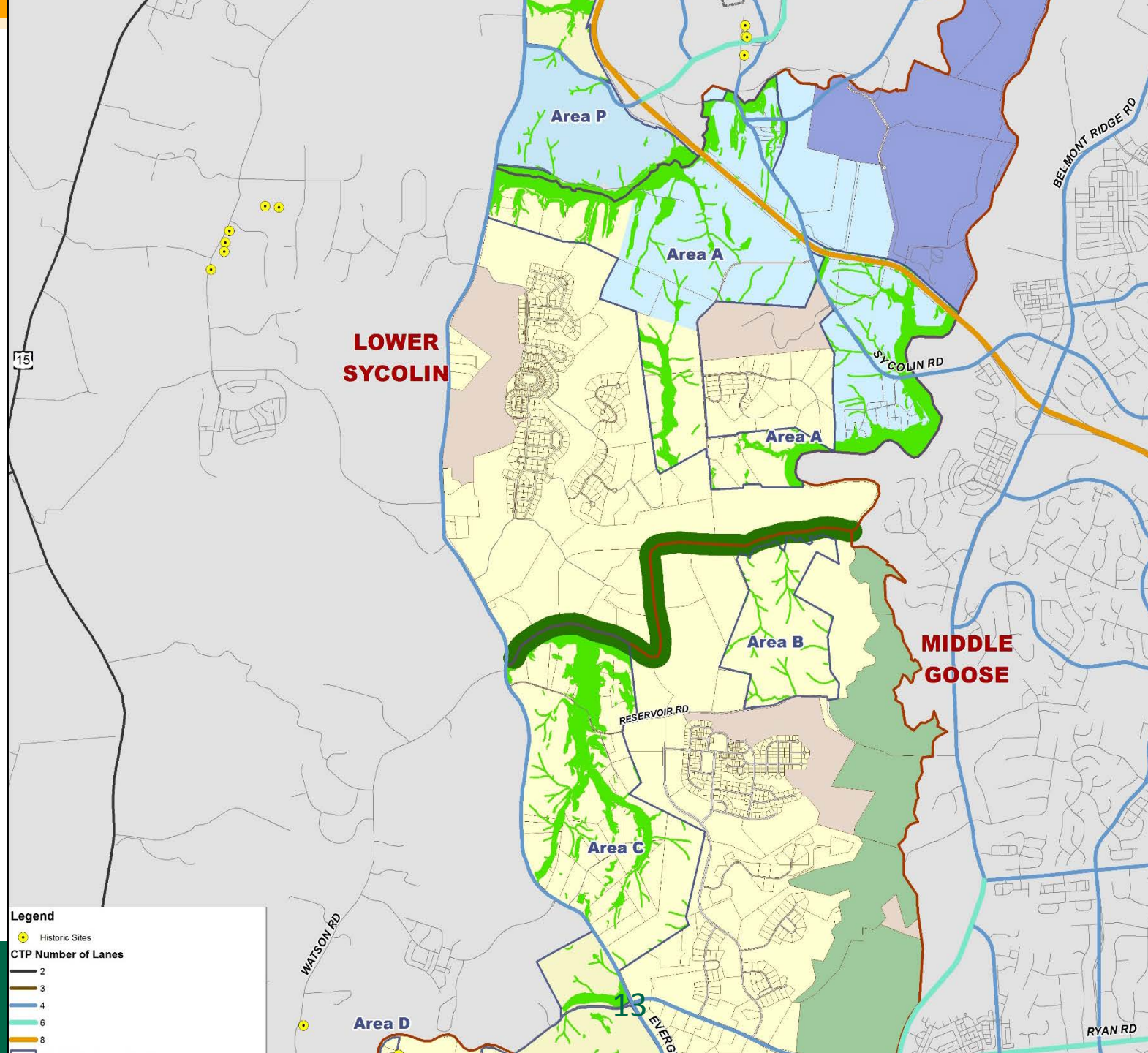
Lower Sycolin Middle Goose

Areas A

Area B

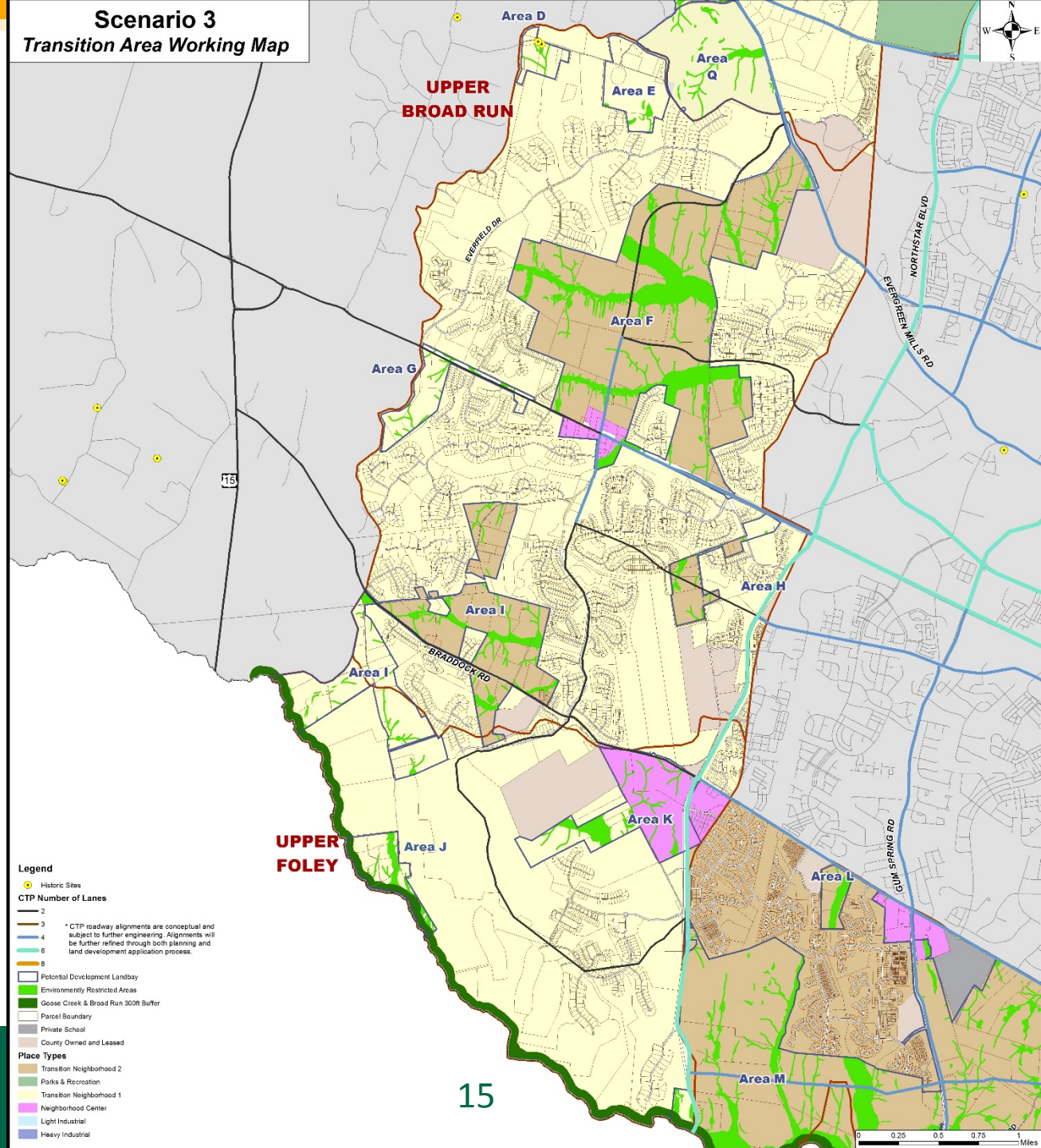
Area C

Area P (Rural)



Upper Broad Run
Upper Foley

- Area D
- Area E
- Area F
- Areas G
- Area H
- Area I
- Area J
- Area K
- Area Q (Rural Area)
- Area QEast



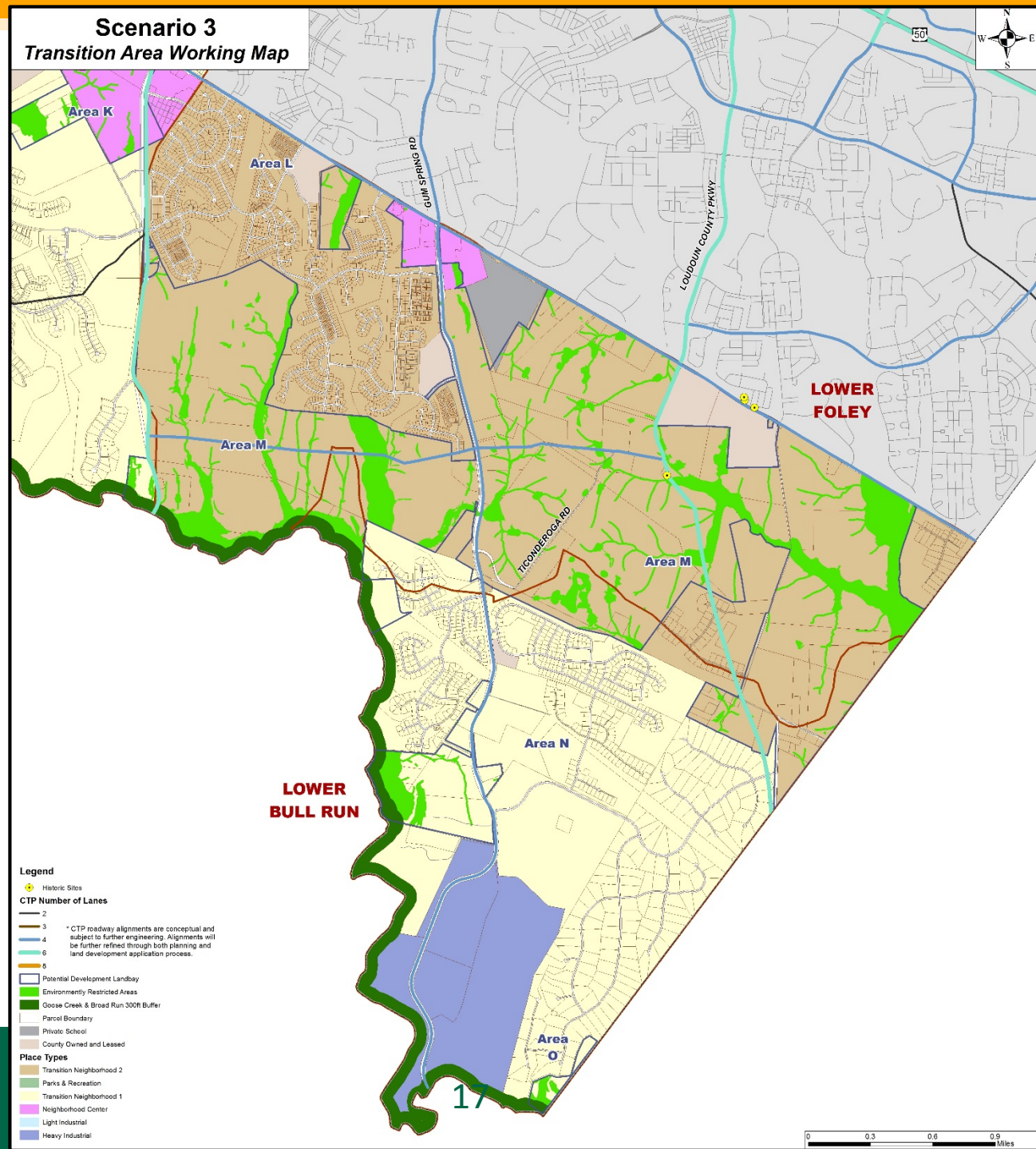
Lower Foley
Lower Bull Run

Area L

Area M

Area N

Area O



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