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Agenda: **November 20, 2017**

1. Welcome / Sign-in / Dinner / Administrative Items
2. Meeting Outcomes
3. Transition Policy Area Planning Objectives
4. Transition Policy Area Land Bay Evaluation
5. Break
6. Transition Policy Area Place Types and Mapping
7. Capital Facilities Planning Primer
8. Adjourn

Outcomes of Meeting

1) Establishing TPA Planning Objectives
2) Review Land Bay Evaluations
3) Complete Place Types Discussion / Recommendations
4) Complete Place Types Mapping Recommendations
5) Capital Facilities Planning Primer
6) Review Next Steps

Important Background For TPA Discussion

- Plan Charter and Role of Stakeholders Committee
- Additional Board Guidance
- Key Considerations in Making TPA Decisions
- Establishing TPA Planning Objectives

Plan Charter and Role of Stakeholders Committee

- An advisory group to the Board and Planning Commission to assist in the new comprehensive plan's development
- To balance public and private interests, protect valuable resources and develop the collective vision of the community
- Use public feedback to assist in the shaping and developing the new plan

To Address Nine Topic Areas

1. Economic Development
2. **Transition Policy Areas**
3. Residential Housing Choice and Diversity
4. Redevelopment/Revitalization
5. Suburban Policy Area
6. Community Facilities and Supporting Infrastructure
7. Quality Development
8. Fiscal Management
9. Growth Management

Additional Board Guidance

- "Seek a balance between preserving rural areas (rural and transition policy areas) and revitalizing other areas (SPA). Consider changes to policies that need to be updated. Review and confirm existing policy areas."
- October 3rd Board Feedback –
  - *Reconsider significant residential development*
  - *Consider public feedback*
  - *Understand and consider limited transportation systems and public facilities*

Key Considerations in Making TPA Decisions

- Public feedback on the TPA has been reviewed, evaluated, and addressed
- Existing capacity of public facilities, such as schools and the transportation system, has been reviewed and considered
- Establish Priority Receiving Areas for New Growth and Development
- Planned future growth and develop based on evaluation criteria and not on the need to meet a goal to accommodate a certain number of units
- Maintain/Enhance the Overall Purpose/Objectives of the TPA

Priority Ranking of Receiving Areas for Potential New Growth

1. Areas Near Silver Line Stations
2. Suburban Infill Areas
3. Mixed Employment
4. Redevelopment/Revitalization Areas
5. Transition Policy Area

Residential Units by Year

- Average Annual Growth Last 5 Years: Approximately 3500 units
- Approximately 28,000 units in pipeline
- Significant time period to build out units in pipeline
- Must commit to revisit in 5 years

Year	Suburban	Transition	Rural	Total
2000	3,962	32	386	4,380
2001	4,814	0	0	4,814
2002	4,186	61	434	4,681
2003	4,817	48	494	5,359
2004	4,813	92	595	5,500
2005	3,311	158	776	4,245
2006	2,058	320	490	2,868
2007	1,822	324	345	2,491
2008	1,776	151	149	2,076
2009	1,464	190	159	1,813
2010	1,315	252	246	1,813
2011	2,433	202	227	2,862
2012	2,903	371	268	3,542
2013	3,405	746	340	4,491
2014	2,124	852	304	3,280
2015	2,199	933	233	3,365
2016	1,928	848	207	2,983
Total	49,330	5,580	5,653	60,563

2040 Forecast Above Revised General Plan

(All Numbers Are Approximate Projections)

	Countywide	Suburban Absorption Per new Plan
Single Family by 2040*	8,850	4,000
Multi-Family by 2040**	9,450	9,450
Total	18,300	13,450

- Housing Needs Analysis called for 18,300 units over the Revised General Plan
- *Neighborhoods A, B, and C = 3,000; Remainder in Redevelopment Areas
- **Transit Station Mixed Use = Approx. 7,000 per proposed projects

Establishing TPA Planning Objectives

- To provide overall guidance in planning the TPA
- To guide land use, policy, and actions/strategy decisions

Planning Concepts and Objectives

1. Provide a visual and spatial transition between the Suburban Policy Area and the Rural Policy Area.

2. Provide a network of protected open space that maintains green infrastructure assets and reinforces the unique character.

Planning Concepts and Objectives

3. Generally retain the concept of 50% open space throughout the sub-areas of the TPA, but place greater emphasis on quality, connected, usable, and accessible open space (Open Space Plans with Developments).

4. Provide for more publicly accessible trails and parks.

Planning Concepts and Objectives

5. Ensure the compatibility of new development with existing development.

6. Focus on better overall design to provide more unique and innovative residential communities (different than typical single family subdivision with large lots).

Planning Concepts and Objectives

7. Provide for commercial uses and public facilities, compatible with desired residential development patterns and the character of the Transition Policy Area.

iClicker Activity

Transition Policy Area Land Bay Evaluation

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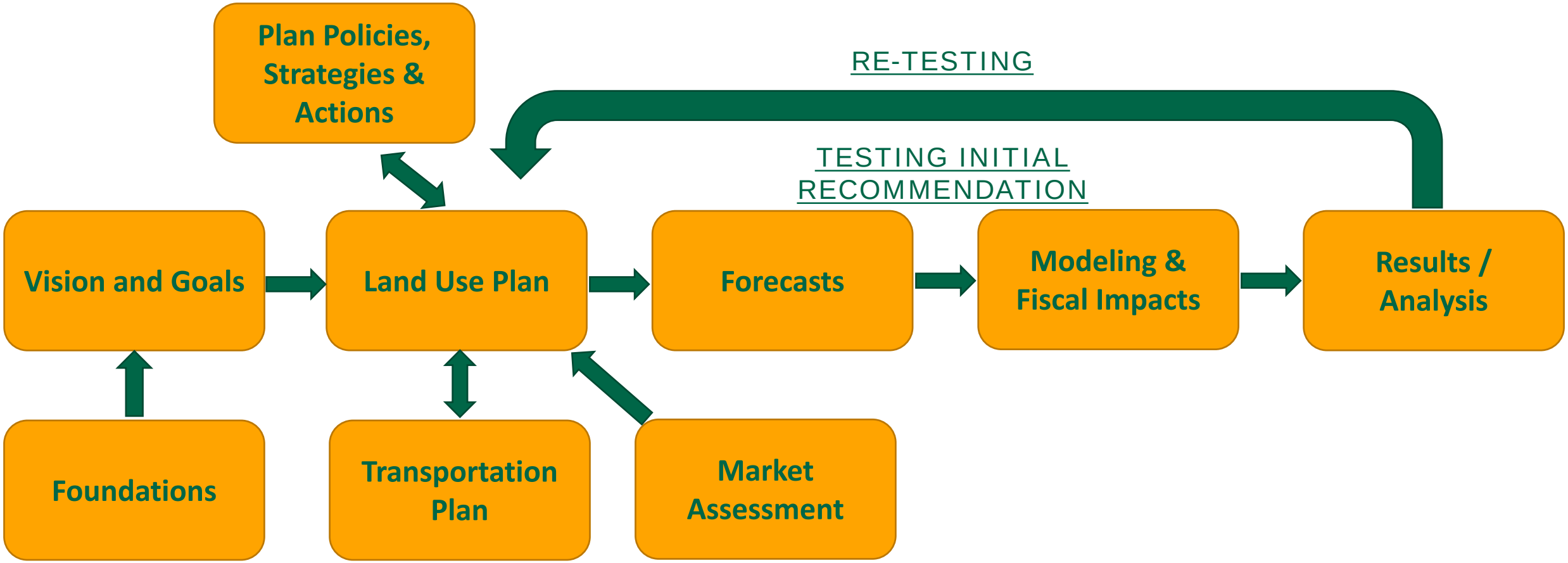
Planning Process



Process Outcome

- Review staff land bay evaluations
- Key considerations
  - *Transportation access / planned improvements*
  - *Environmental constraints / topographic features*
  - *Compatibility of higher density with adjacent uses*
  - *Proximity to like densities and supportive uses*
- Focus on ‘Most Viable’ land bays for future density, if appropriate
- Understand transportation and public facilities capacity

Land Bay Evaluation Scoring

- Evaluation uses quantitative scoring of each land bay based on four (4) criteria in order to prioritize land areas:
  - *Transportation*
  - *Environmental*
  - *Compatibility*
  - *Proximity*

Evaluation Criteria Scoring
Transportation:
0 - No Plan / No Funding
1 - Plan / No Funding
2 - Plan / Funding
Environmental:
0 – Significant Constraints
1 – Some/Limited Constraints
Compatibility with Increased Density:
0 - Not as Compatible
1 – More Compatible
Proximity to Services
0 – No
1 - Yes within 2 miles

Land Bay Evaluation Matrix

Land Bay Area Rankings													
Criteria	**A1**	**A2**	**A3**	**B**	**C**	**D**	**E**	**F1**	**F2**	**F3**	**Q1**	**Q2**	**G**
Transportation	2	0	1	0	1	0	0	2	1	1	1	1	0
Environmental	1	0	0	1	0	1	1	1	1	1	1	1	1
Compatibility	1	0	0	0	0	0	0	1	0	1	0	1	0
Proximity	1	1	0	0	0	0	0	0	0	1	1	1	0
Total	**5**	**1**	**1**	**1**	**1**	**1**	**1**	**4**	**2**	**4**	**3**	**4**	**1**
Criteria	**H (delete)**	**I1**	**I2**	**J**	**K1**	**K2**	**L**	**M1***	**M2***	**M3***	**N**	**O**	**P**
Transportation	-	0	1	0	0	2	2	1	1	1	1	0	1
Environmental	-	1	1	0	0	1	1	1	1	1	1	0	1
Compatibility	-	0	0	0	0	1	1	1	1	1	0	0	0
Proximity	-	0	1	0	1	1	1	1	1	1	0	0	1
Total	**-**	**1**	**3**	**0**	**1**	**5**	**5**	**4***	**4***	**4***	**2**	**0**	**3**

Any Questions or Comments?

Transition Policy Area Place Types

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Transition Neighborhood 1

Uses:

- Estate lot residential
- Clustered residential detached
- Open space
- Civic and community facilities
- Schools and public safety facilities
- Agriculture
- Agricultural supportive businesses
- Institutional

Intent:

- Protect the viability of existing neighborhoods
- Maintain a rural landscape generally along the western and southern edges of the TPA
- Maintain a network of high quality (natural and man-made) open spaces with trails and passive recreation uses

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**
Nonresidential FAR	**Up to 0.25**	
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 and attached
- Open Space
- Public facilities
- Civic uses, community centers
- Daycare facilities
- Agriculture
- Agricultural supportive businesses
- Live work businesses

Form and Character Guidelines:	
Use Pattern	Separate Uses
Target Residential Density	Up to 1 du / acre
Non-residential FAR	Up to 0.25
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

Intent:

- Preserving of higher quality open space (Development of Open Space Plans – Use, accessible, preservation of historic resources, and integration into the development)
- Encourage more housing variety through smaller lot size and compact design
- Maintain a network of high quality (natural and man-made) open spaces with trails and passive recreation uses

Transition Neighborhood 2

FIGURE 1 ILLUSTRATION OF TRANSITION NEIGHBORHOOD 2 INTENT

Transition Neighborhood 2

FIGURE 2 ILLUSTRATION OF TRANSITION NEIGHBORHOOD 2 INTENT

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Transition Neighborhood 3 – Village Development Option

Uses:

- Single-family detached
- Single family attached
- Open Space
- Public facilities
- Active adult retirement communities
- Civic uses, community centers
- Daycare facilities
- Live work businesses
- Small footprint, neighborhood businesses

Form and Character Guidelines:

Use Pattern	**Separate Uses**
Target Residential Density	**Up to 4 du / acre**
Non-residential FAR	**Up to 0.25**
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**

Intent:

- To encourage a compact village residential pattern that integrates central green areas/gathering spaces within a walkable community.
- To encourage a variety of housing design, lots sizes and detached accessory dwelling units.
- To encourage a traditional design concept including pedestrian focused streets, a variety of residential types and lot sizes intermingled along the same street.

Transition Neighborhood 3 – Village Development Option

FIGURE 3 CONCEPTUAL PLAN FOR RESIDENTIAL DEVELOPMENT WITH MIXED HOUSING TYPES

Transition Neighborhood 3 – Village Development Option

FIGURE 5 RESIDENTIAL VILLAGE GREEN

FIGURE 4 RESIDENTIAL DEVELOPMENT PATTERN STREETSCAPE

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	30% of project	30% of project

Transition Commercial Center

Intent:

- Provide a community-serving activity center offering retail, entertainment, service and civic uses in a comparatively similar form and scale, compatible with the character of the Transition Area
- Encourage a small scale commercial village pattern with nearby diverse housing types and residential lot sizes
- Conveniently meet the retail and service needs of residents of the TPA

FIGURE 5 ILLUSTRATION OF NEIGHBORHOOD CENTER INTENT WITH A NON-RESIDENTIAL FOCUS AND SURROUNDING RESIDENTIAL DEVELOPMENT

Transitional 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 Residential Density	n/a
Non-Residential FAR	Up to 0.6
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: 20% of site

Intent:

- Provision of open space providing opaque visual screening of new development from roads / adjacent uses to maintain the characteristic visual qualities and provides protection of environmental features and natural vegetation
- Provide a variety of employment types compatible with surrounding communities meeting businesses needs
- Supports continued development of a thriving and resilient business economy accommodating a diversity of businesses that contribute to the community

Transition Policy Area Place Types Application and iClicker Activity

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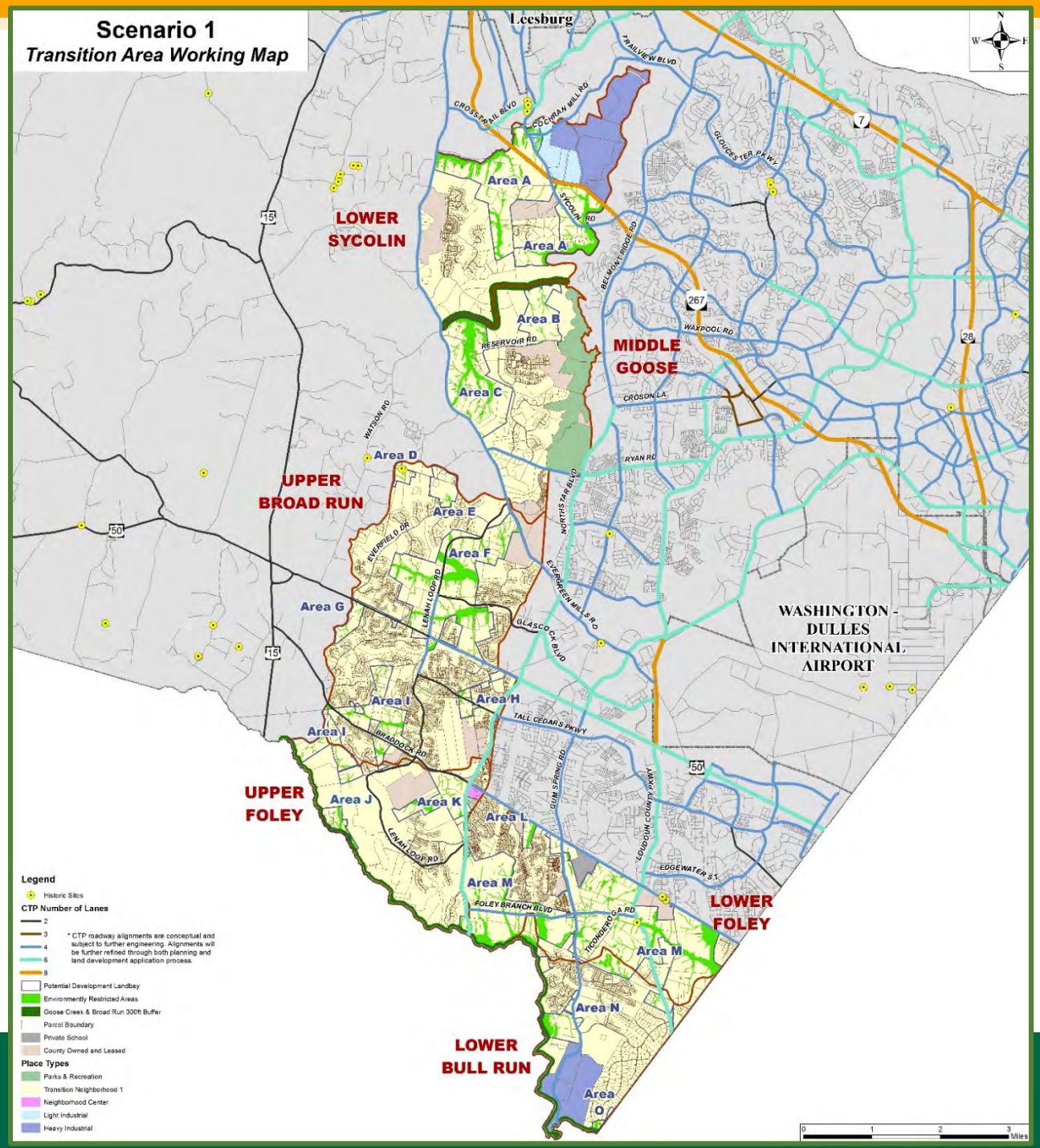
Scenario 1: Status Quo

Scenario Planning Concepts

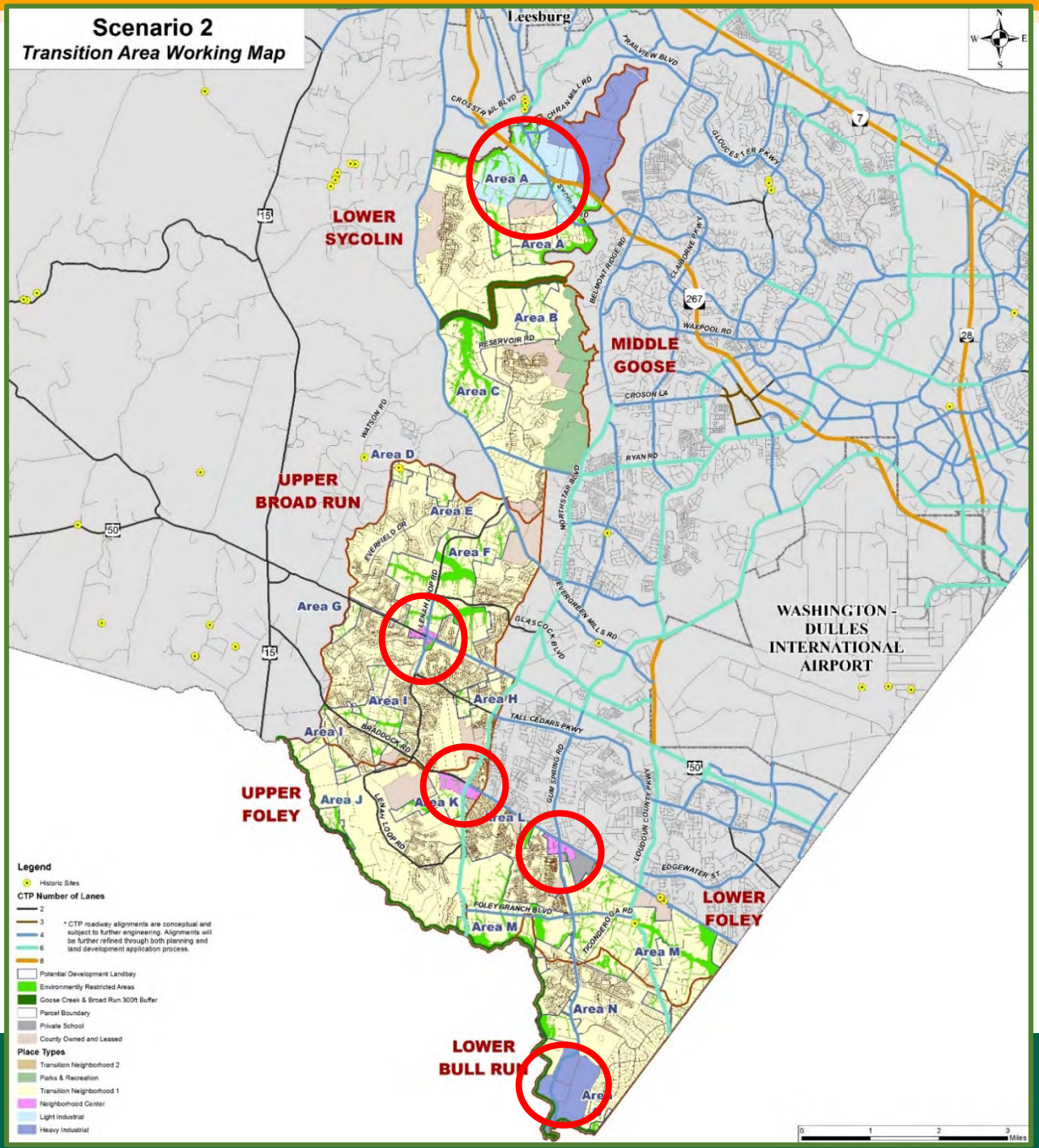
- No changes to existing development patterns
- Maintain existing visual and spatial characteristics



Scenario 2: Strategic Changes

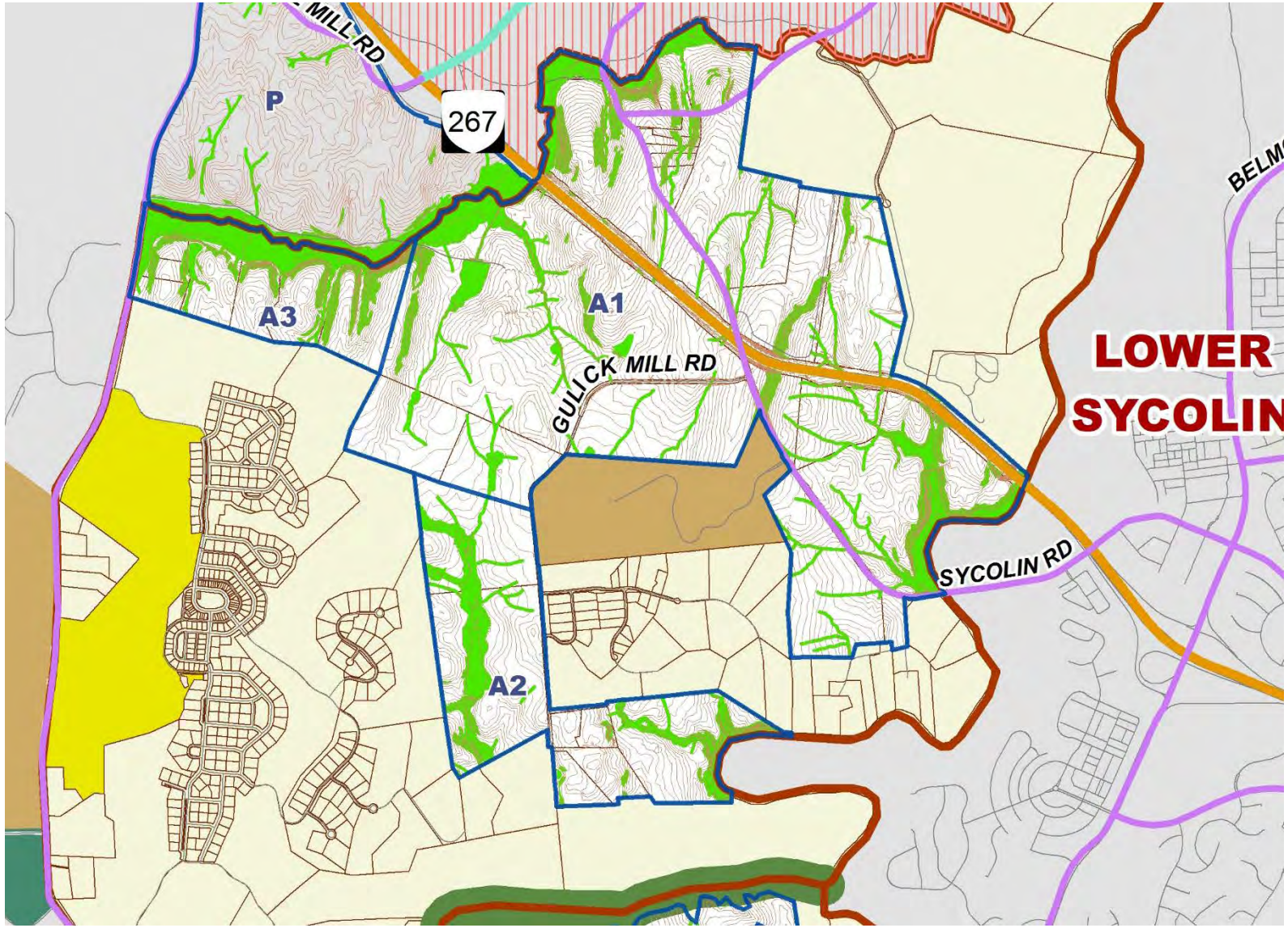
Scenario Planning Concepts

- Industrial for Area ‘A’
- No changes to existing development patterns except at strategic locations
- Maintain existing visual and spatial characteristics
- Establish smaller-scaled neighborhood centers with residential potential at key intersections



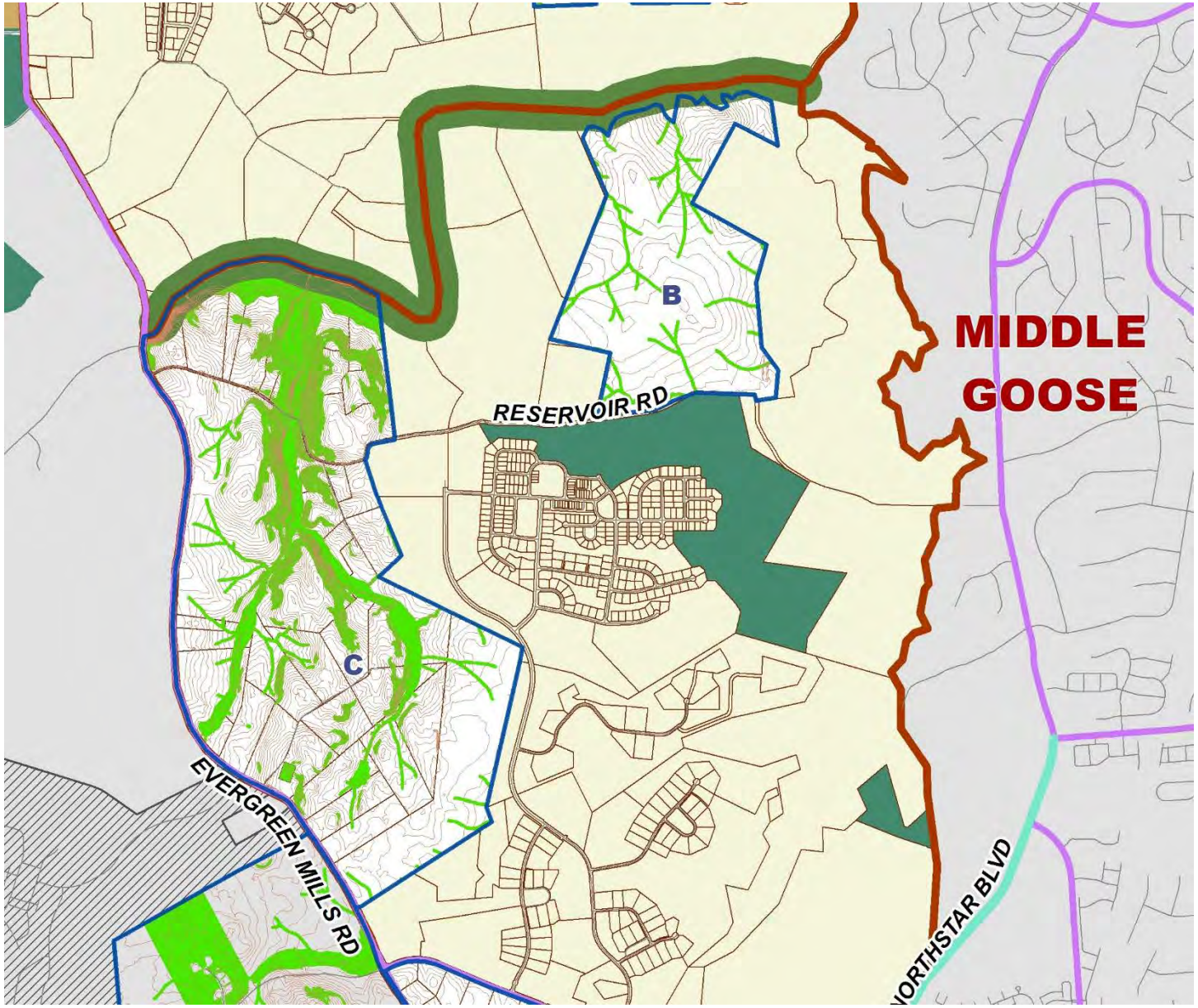
Place Types Application

Area	Place Type
A1	
A2	
A3	



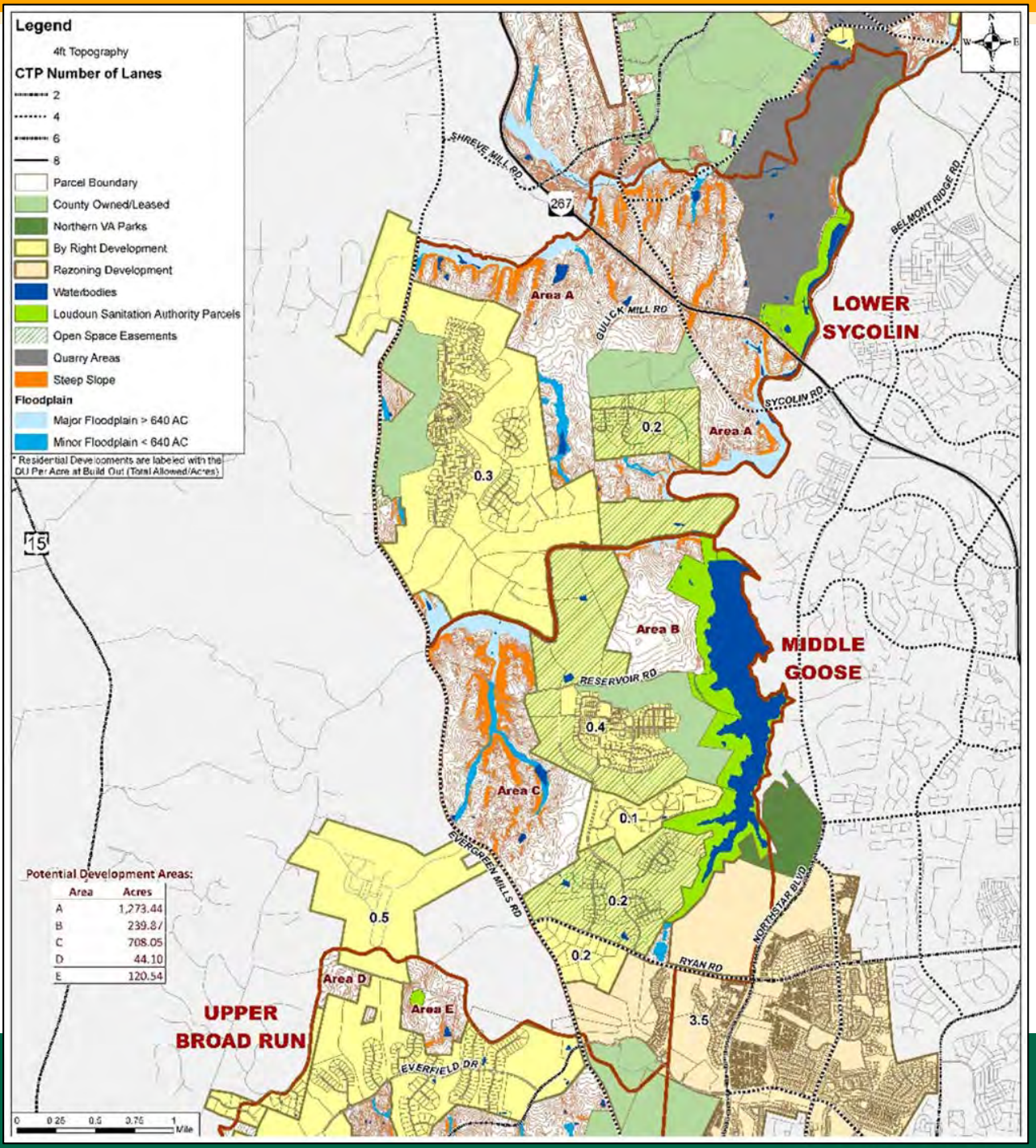
Place Types Application

Area	Place Type
B	
C	



Lower Sycolin and Middle Goose Subareas

Environmental Features

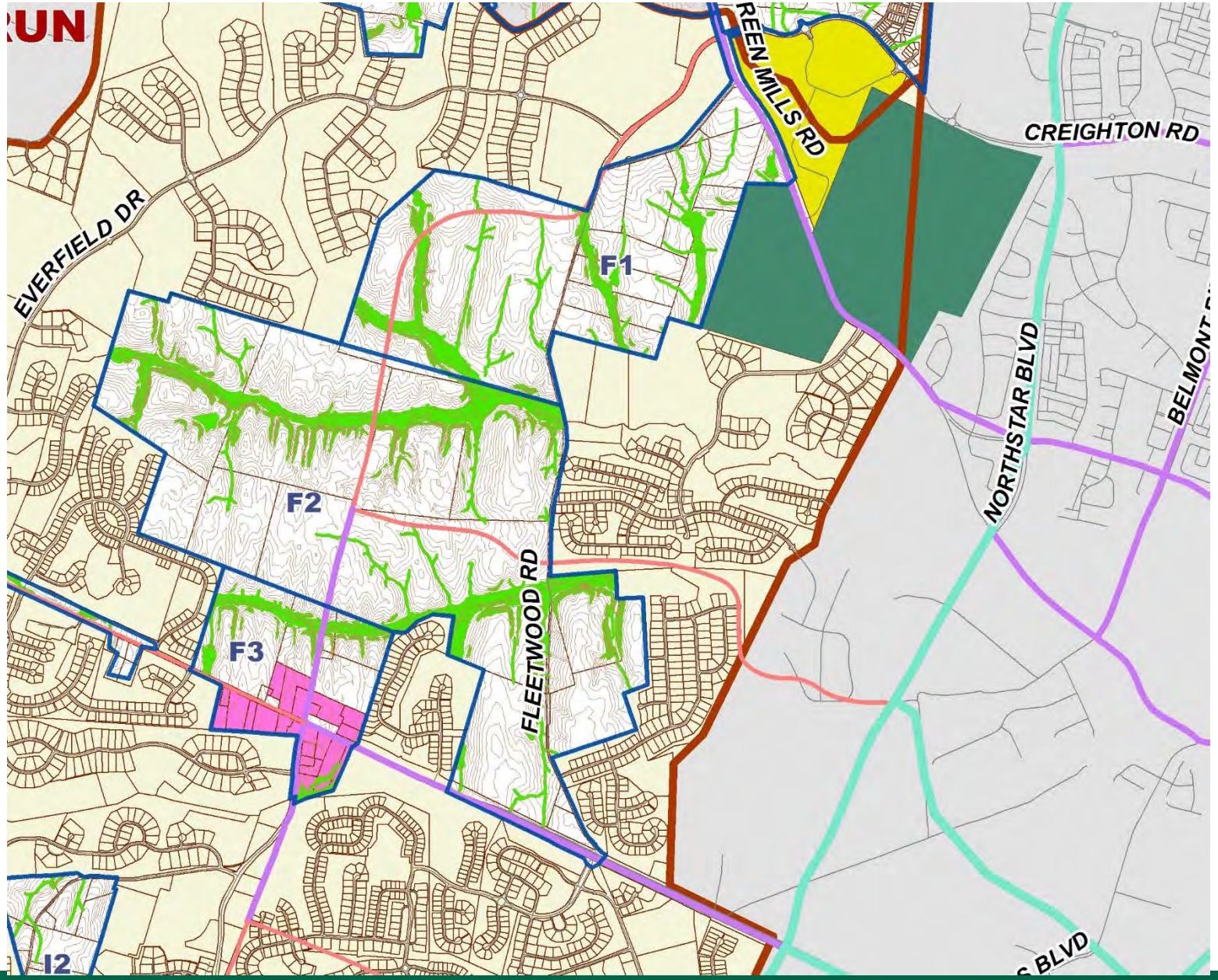


Place Types Application

Area	Place Type
D	
E	

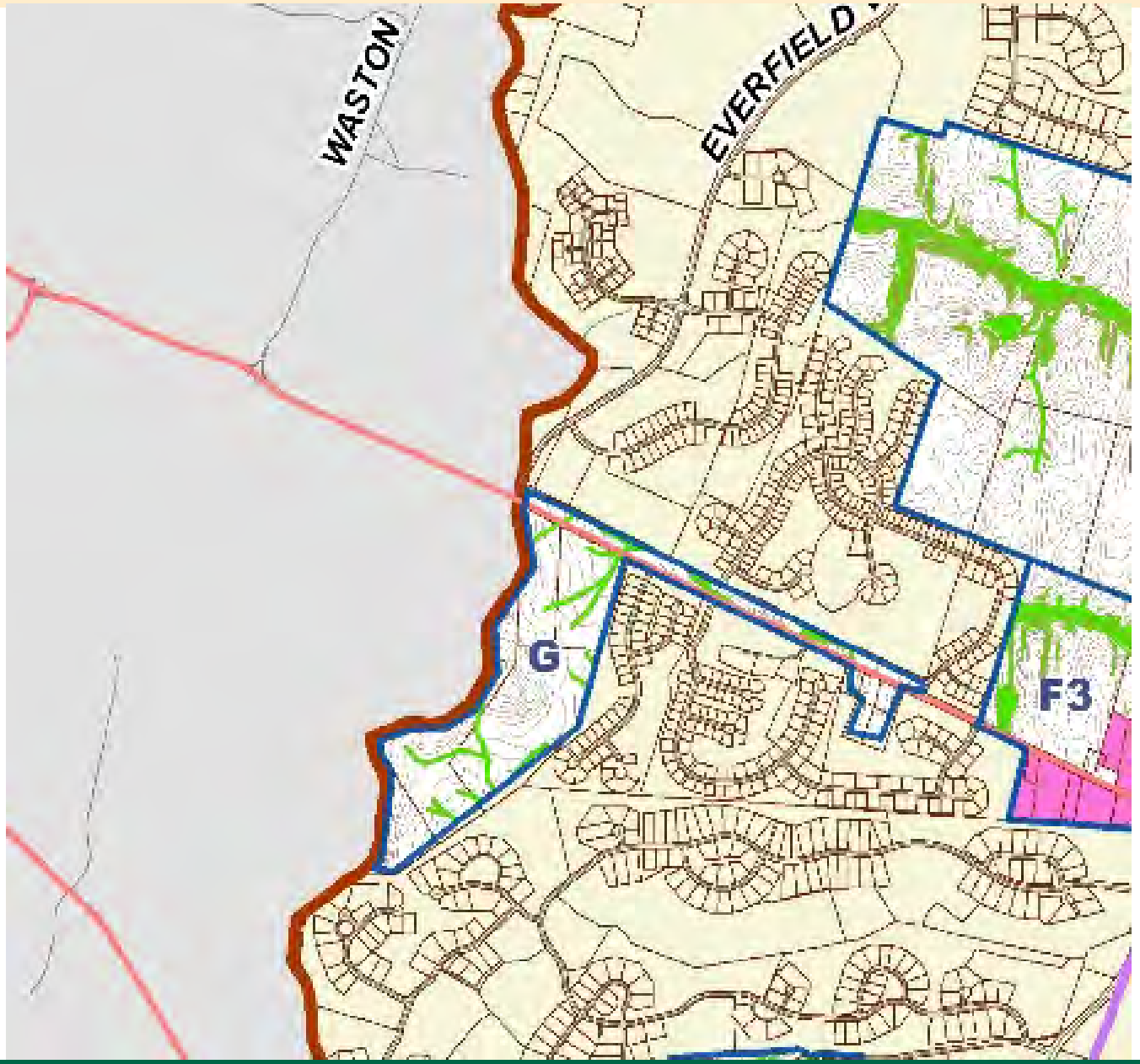
Place Types Application

Area	Place Type
F1	
F2	
F3	



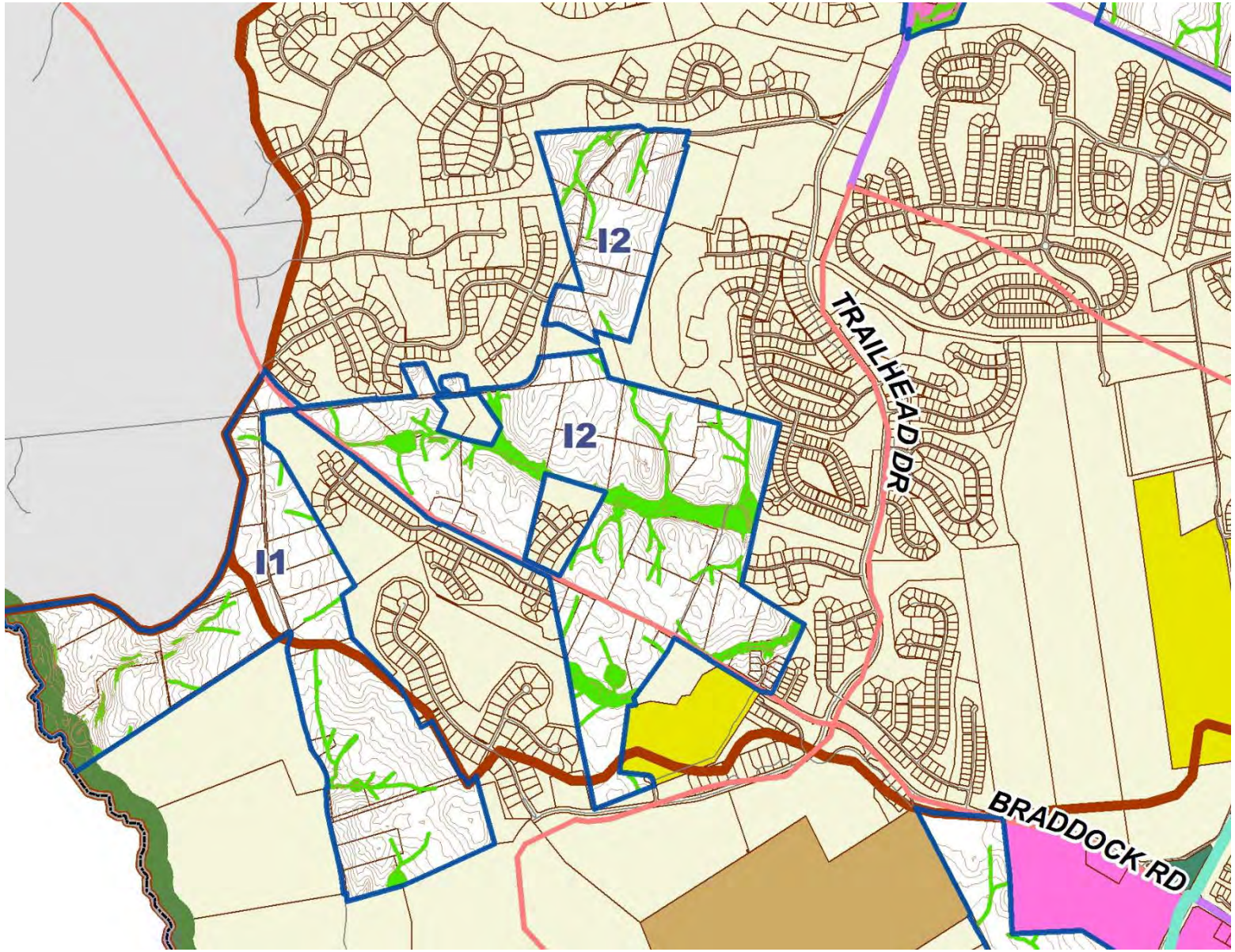
Place Types Application

Area	Place Type
G	
H	REMOVED



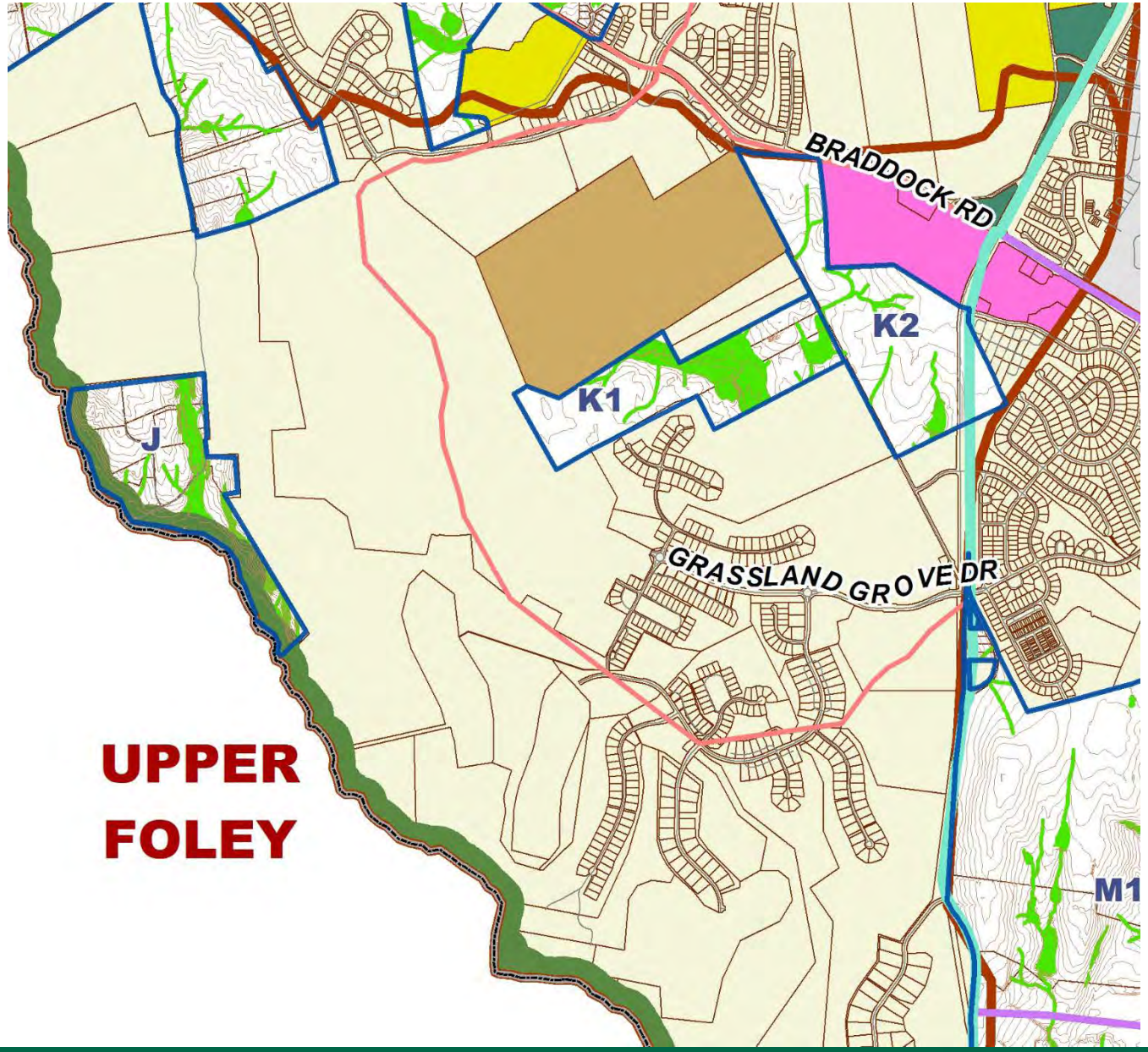
Place Types Application

Area	Place Type
I1	
I2	

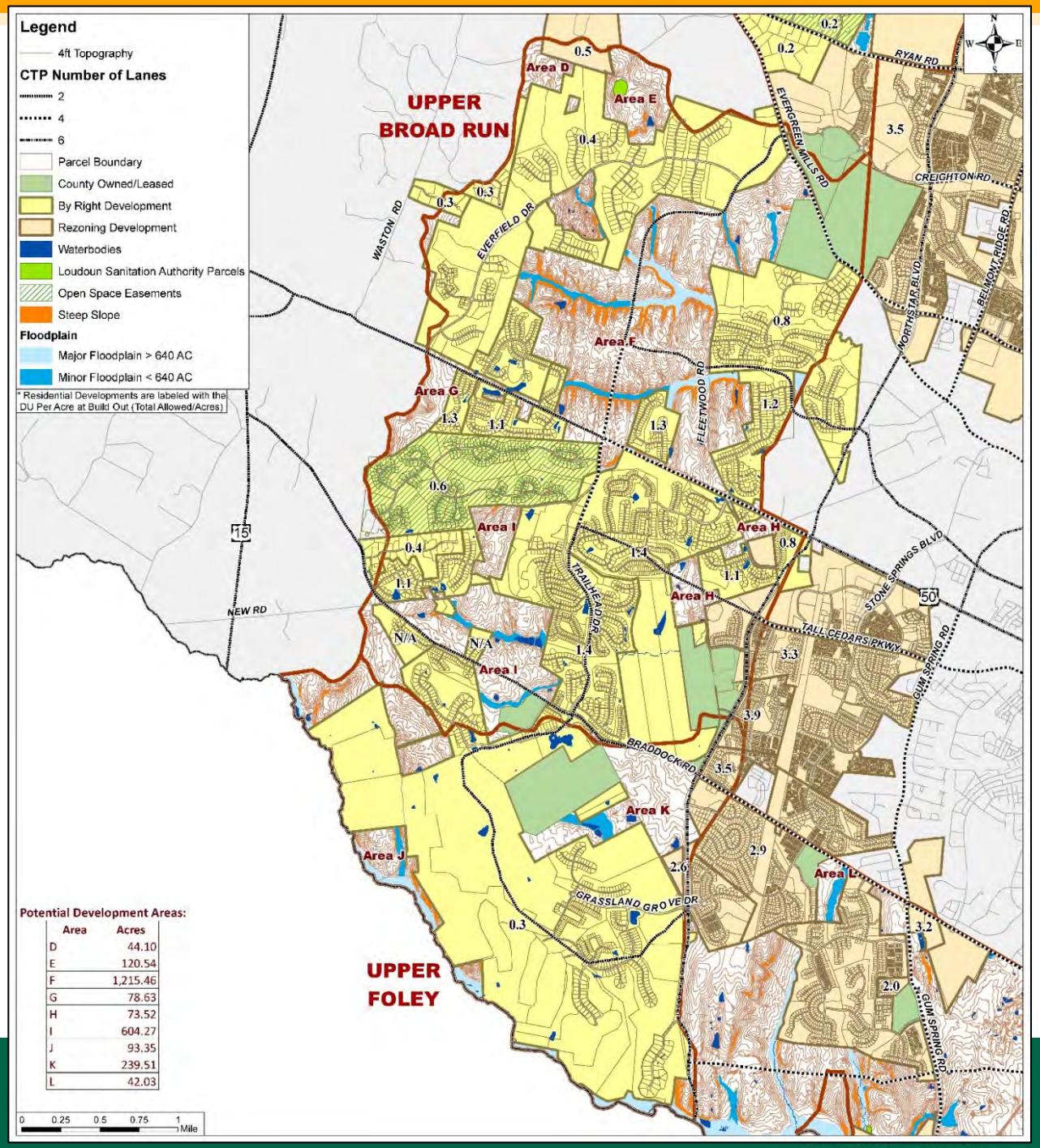


Place Types Application

Area	Place Type
J	
K1	
K2	

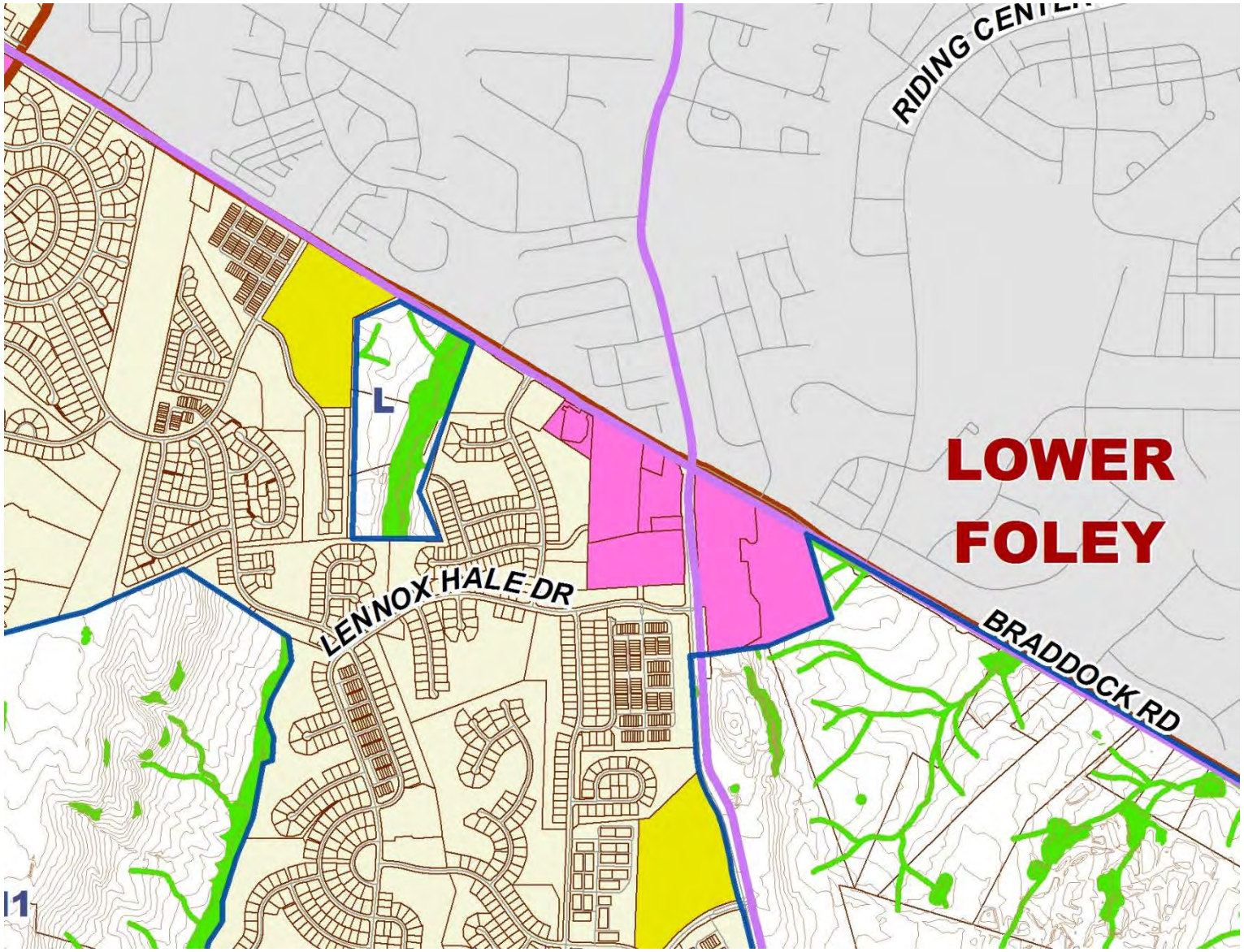


Upper Broad Run / Upper Foley Environmental Features



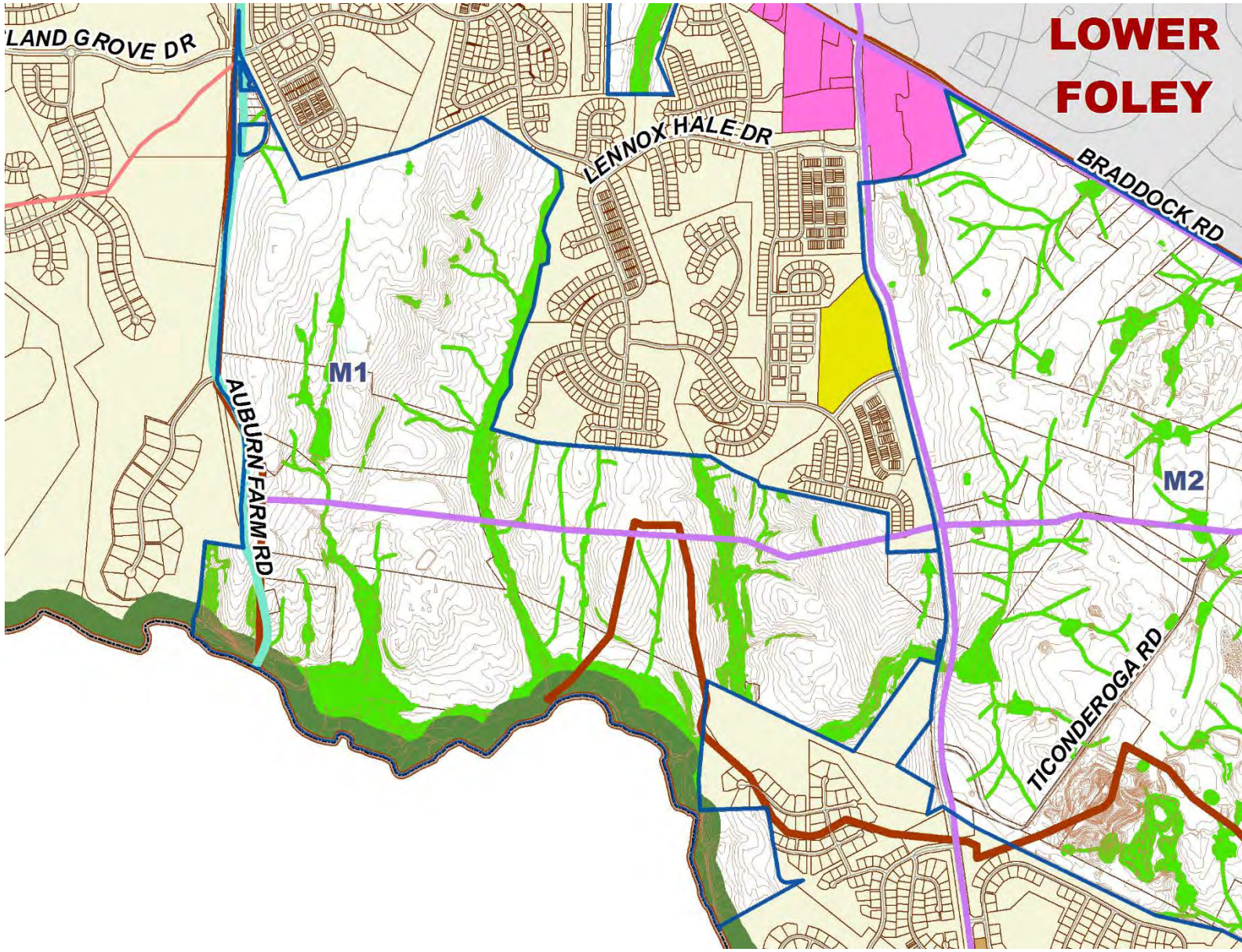
Place Types Application

Area	Place Type
L	



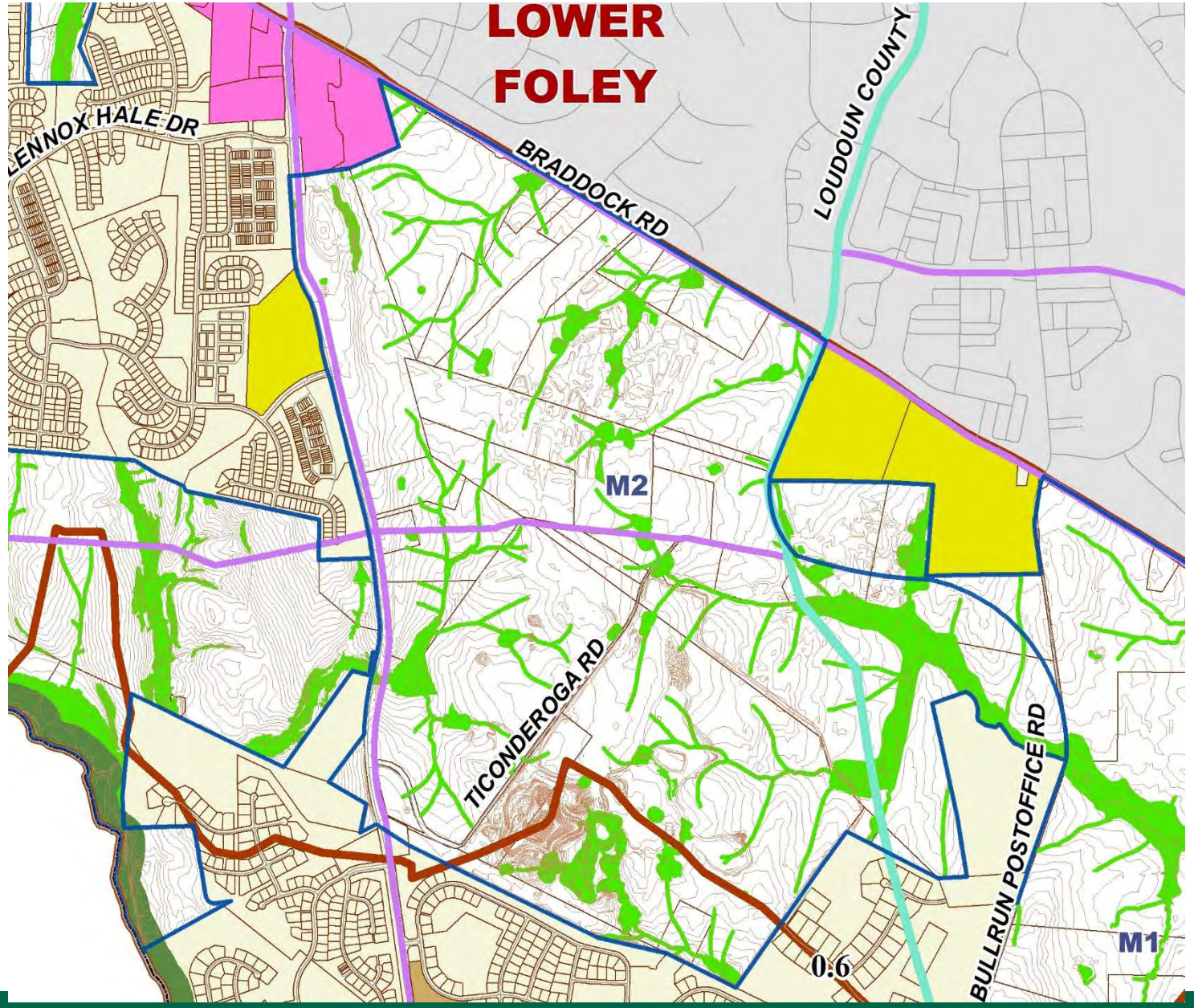
Place Types Application

Area	Place Type
M1	



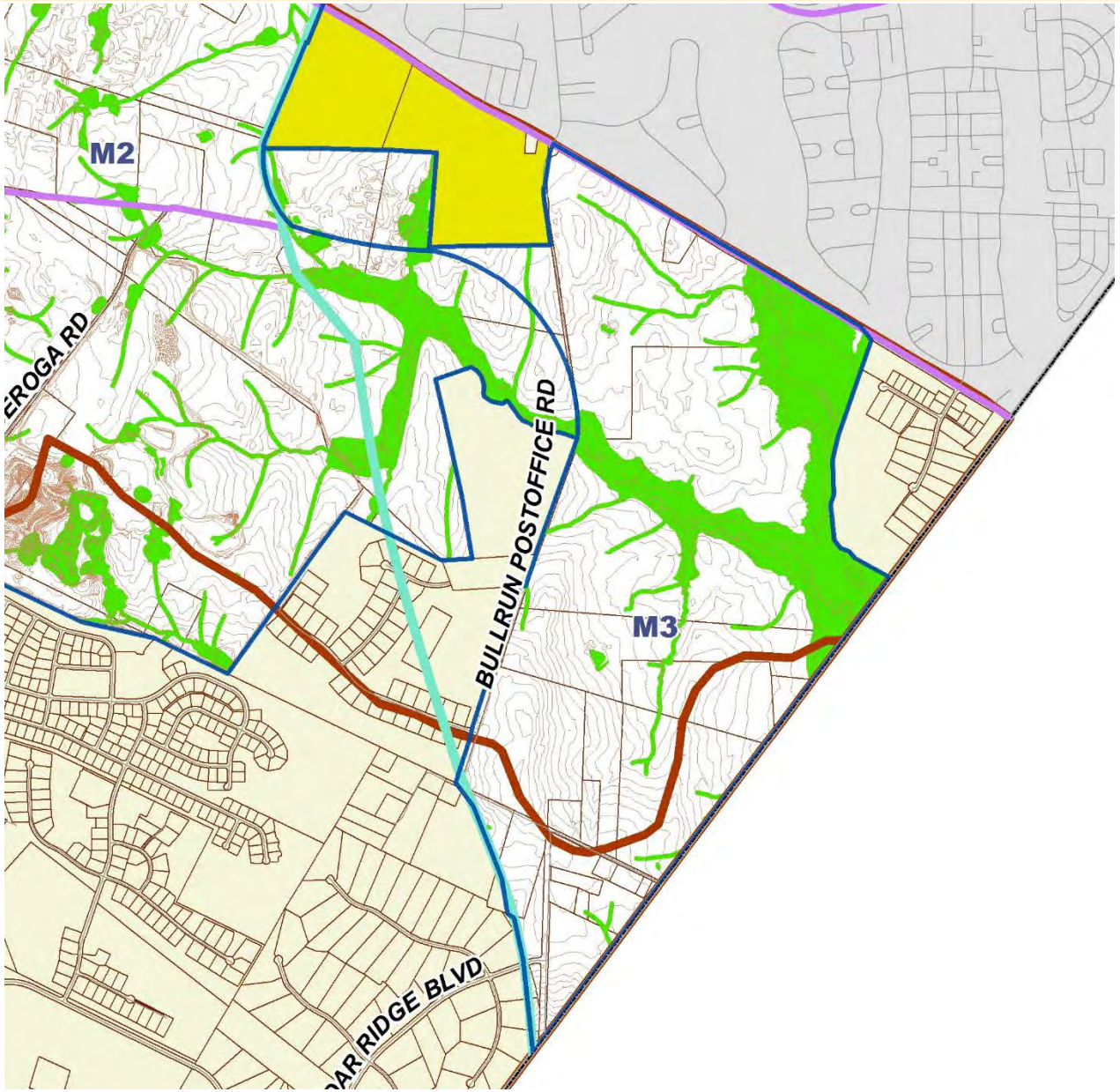
Place Types Application

Area	Place Type
M2	



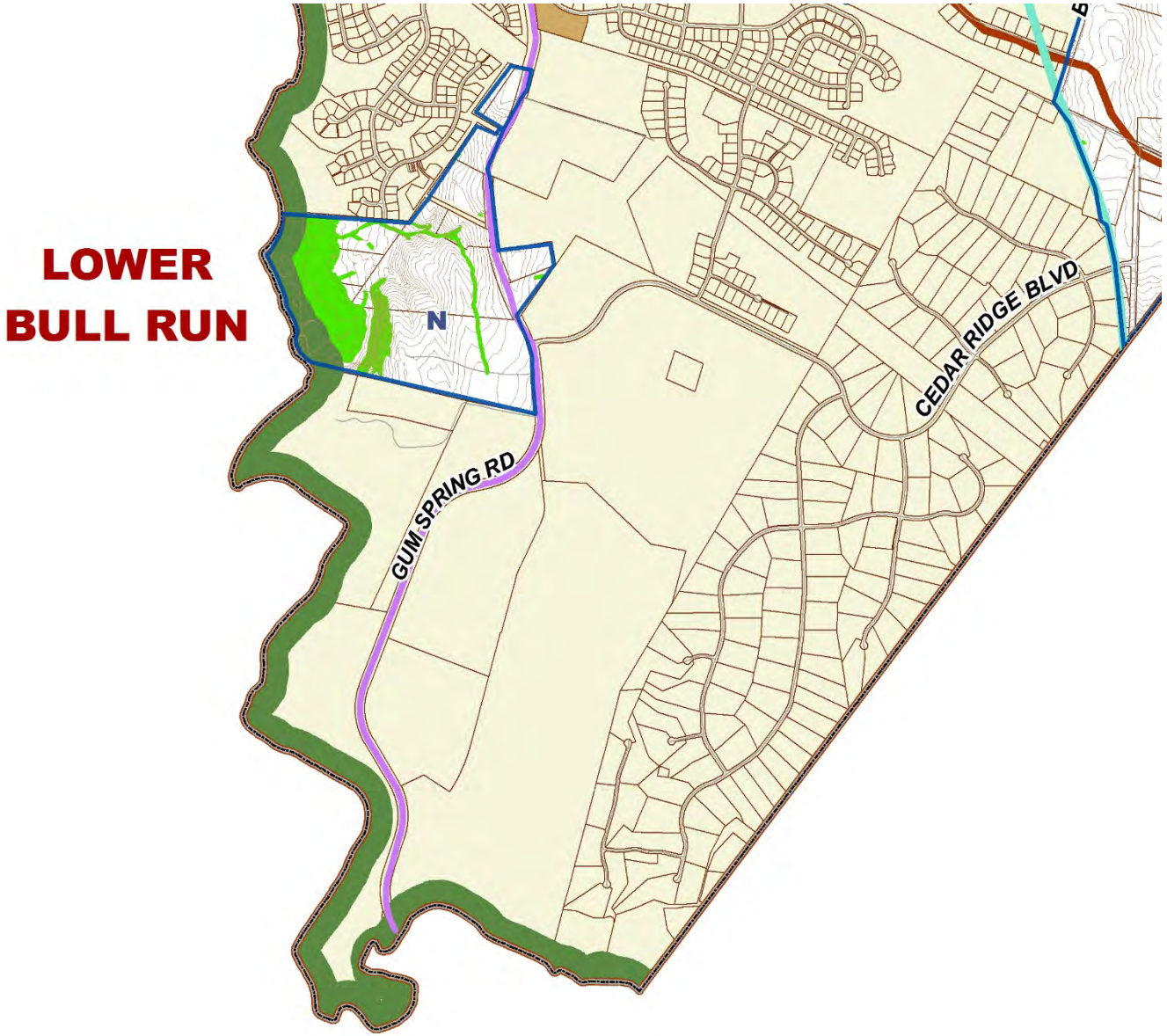
Place Types Application

Area	Place Type
M3	

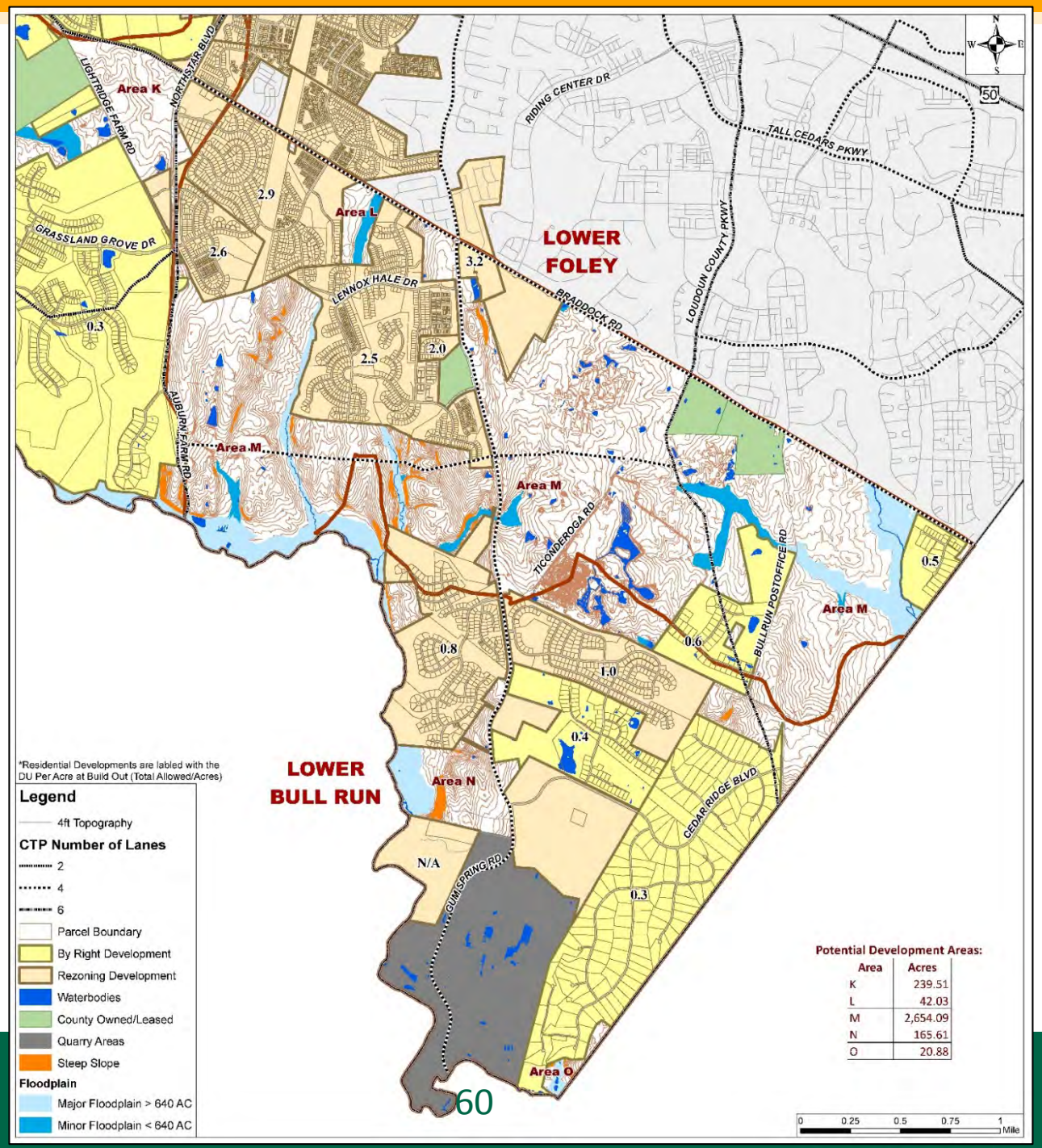


Place Types Application

Area	Place Type
N	
O	REMOVED



Lower Foley / Lower Bull Run Environmental

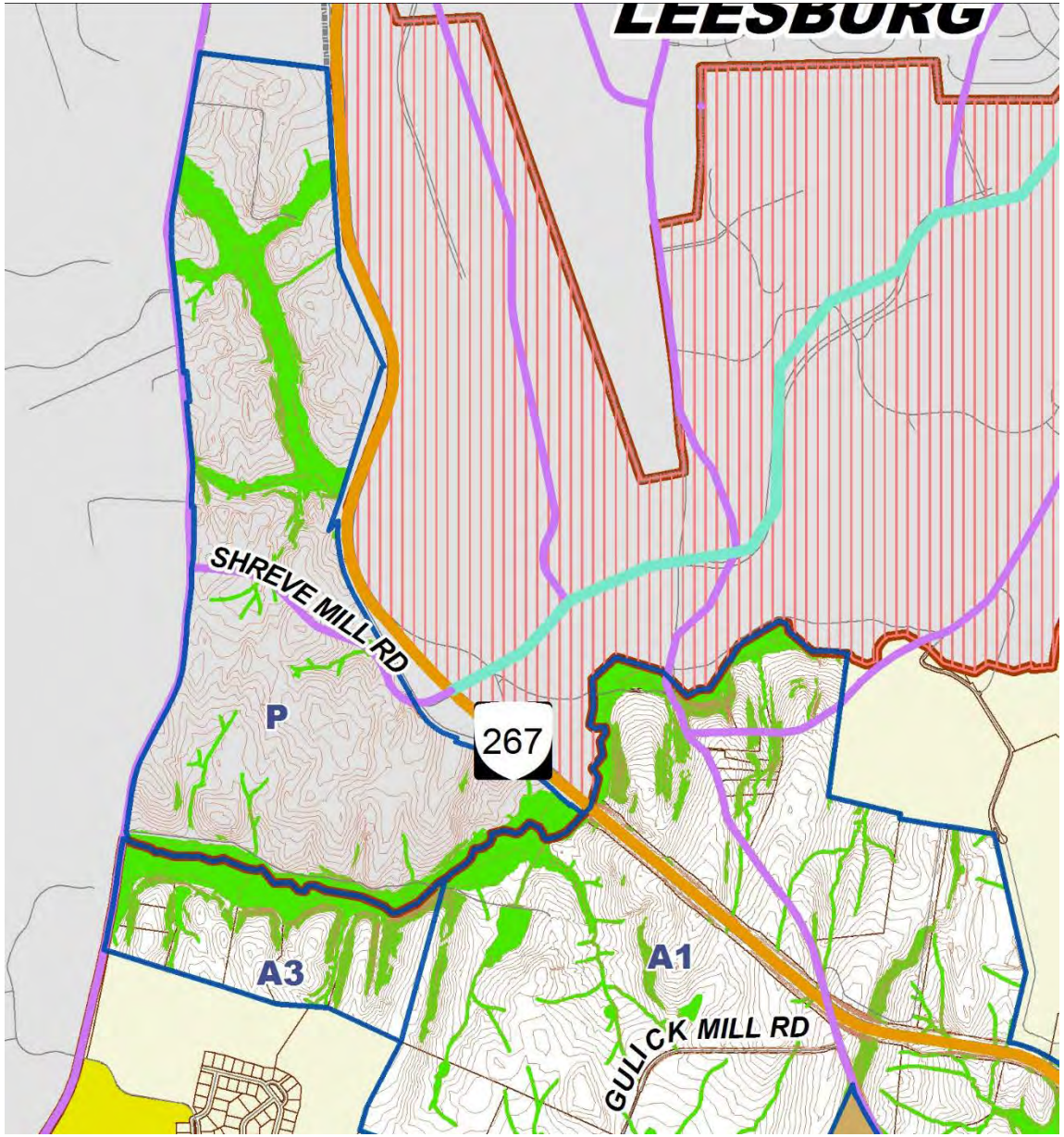


Place Types Application

Area	Place Type
P	

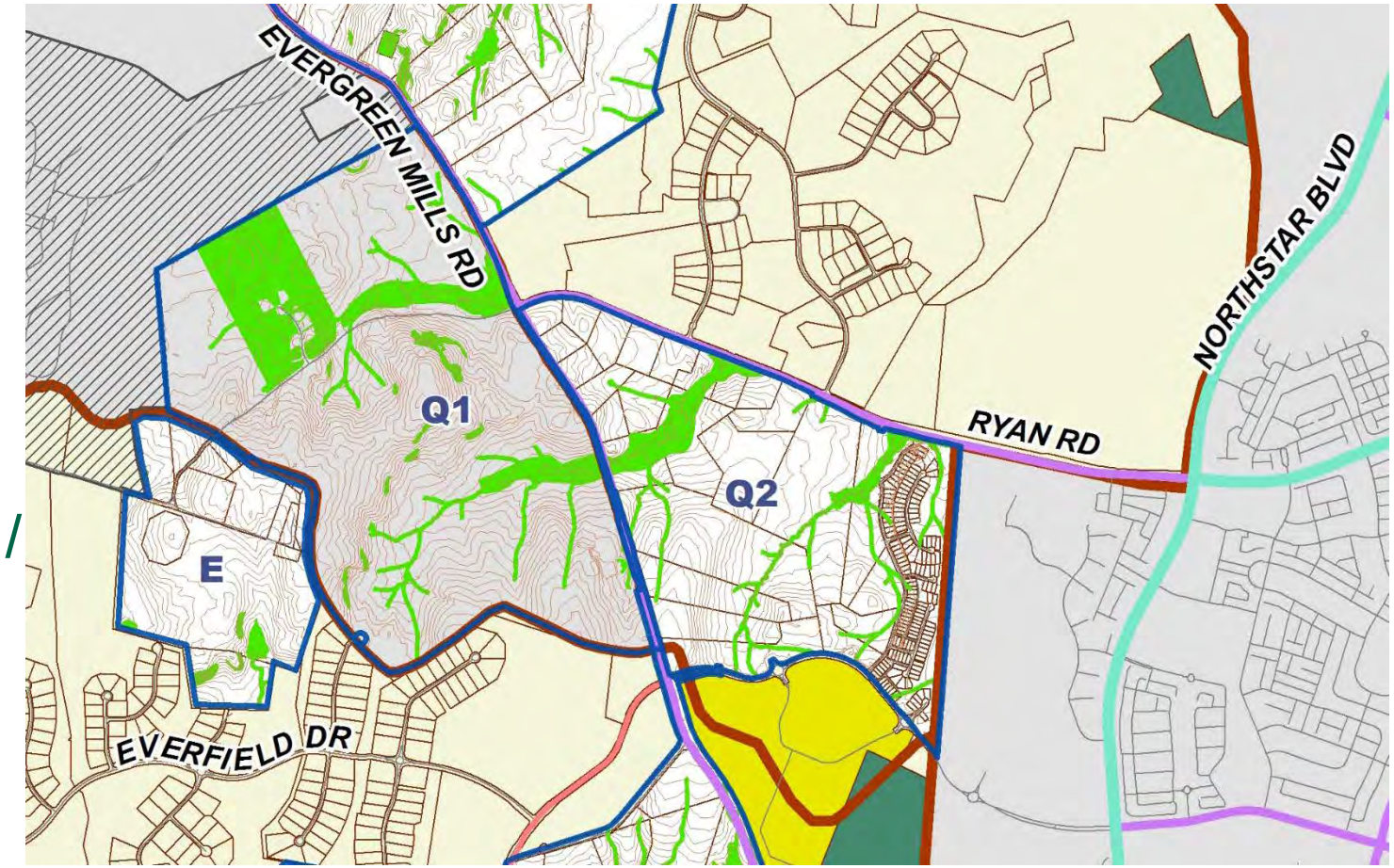
Key Decision Points

- Not directed by the Board / Plan Charter
- Previous Stakeholders Recommendation
  - *Residential northern portion*
  - *Industrial southern portion*



Place Types Application

Area	Place Type
Q1	
Q2	



Key Decision Points

- Not directed by the Board / Plan Charter
- Previous Stakeholders Recommendation
  - *Status Quo Residential*
- Consider Area 'Q2'

Capital Facilities Planning Primer

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Next Meetings/Where We Are Going

- Test initial land use decisions to evaluate fiscal impacts and transportation needs
- December/January/Feb Stakeholder Committee Meetings:
  - *Revitalization/Redevelopment, Growth Management, Recommended Policies/Strategies*
  - *Complete Carry-Over Policies Recommendations*
  - *Developing More Specific Strategies for Topic Areas*
  - *Transportation Planning Recommendations*
  - *Modal Networks Draft*
  - *Public Facility Maps and Policies*
  - *Preliminary Fiscal Impact Analysis and Land Use Forecast Discussion*
  - *Pre-Public Policy Review and Public Outreach Format*
- Plan Public Outreach for Late February

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