Loudoun 2040 Comprehensive Plan

February 14, 2019 | Planning Commission Work Session

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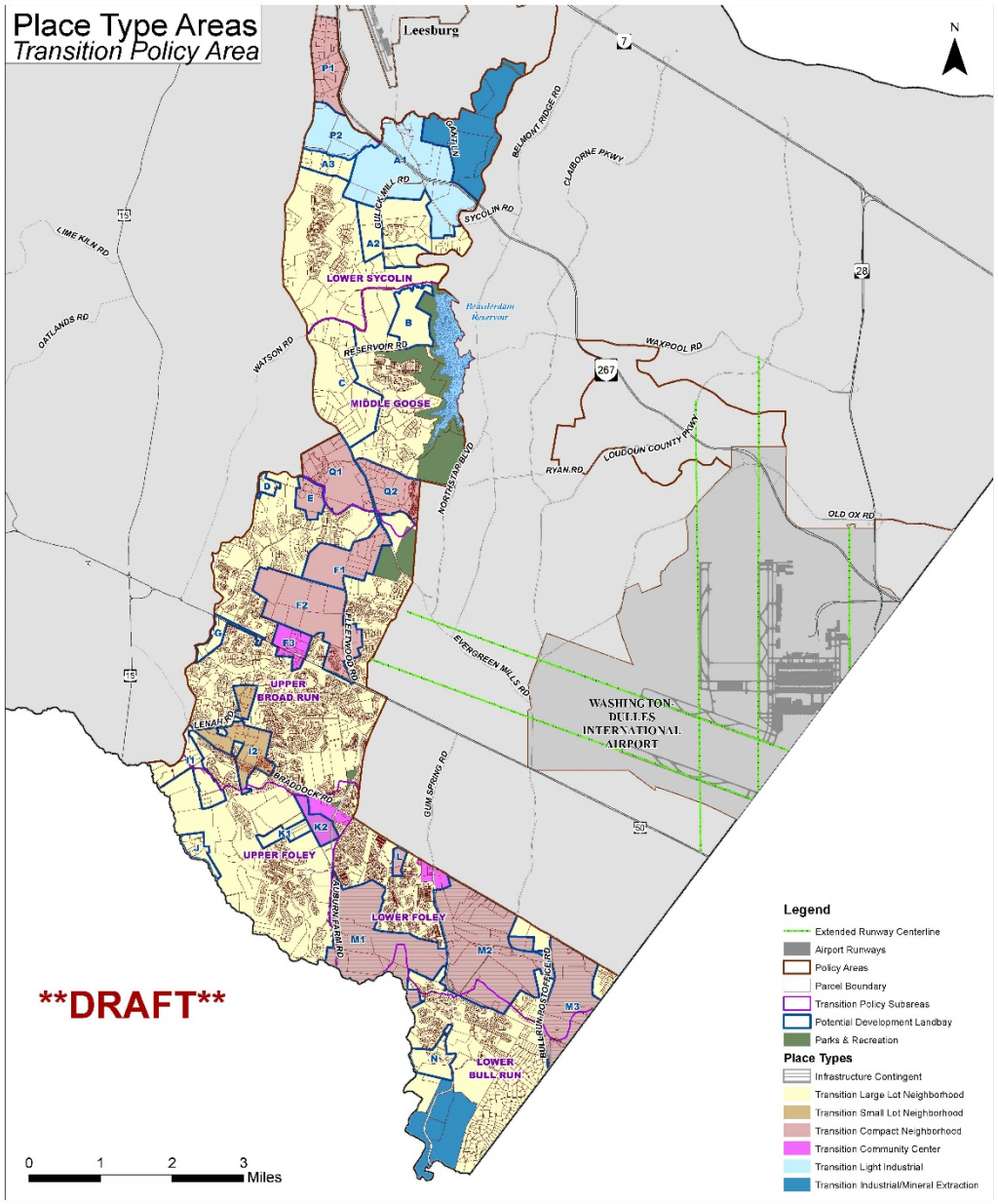
Work Plan

1. TPA Review & Previously Considered Requests
2. Review of Chapter 2: Quality Development
3. Review of Chapter 1: Introduction
4. Final Review of Chapter 4: Housing
5. Final Review of Chapter 6: Fiscal Management and Public Infrastructure
6. Final Review of Chapter 3: Natural and Heritage Resources

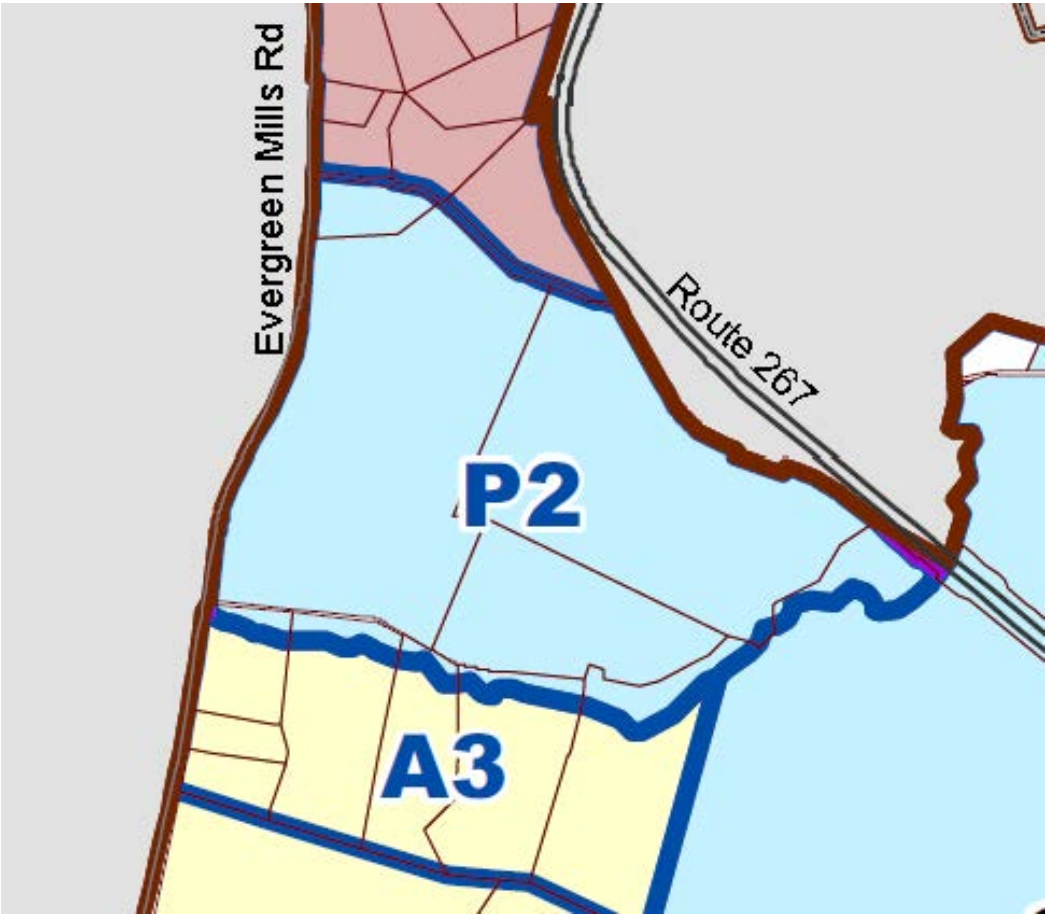
TPA Review

- October 23 Draft Housing Unit Forecast: 17,640 *(2021-2040)*
- February 7 Actions:
  - *Removed 200+/- units (D, I2)*
  - *Deferred 8,300+/- units (K2, M1-3)*
- February 7 Forecast:
  Total – 17,440
  Non-deferred – 9,140



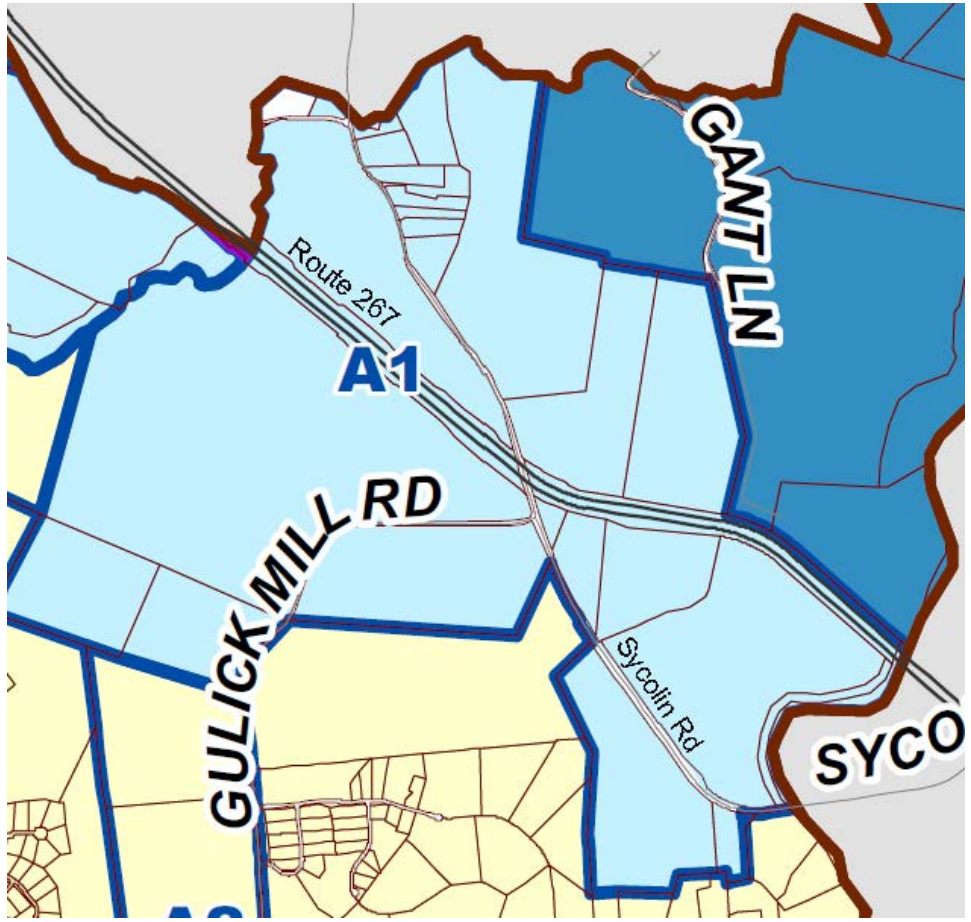
TPA Land Bay P2

- Place Type: Transition Light Industrial



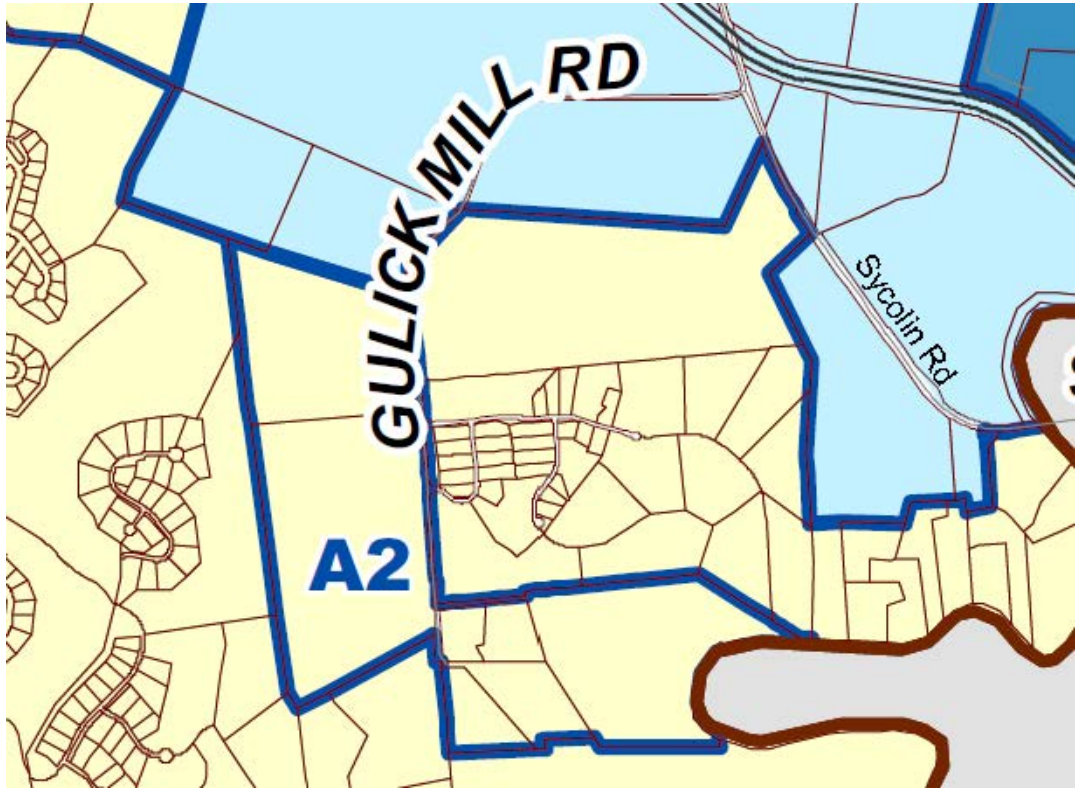
TPA Land Bay A1

- Place Type: Transition Light Industrial



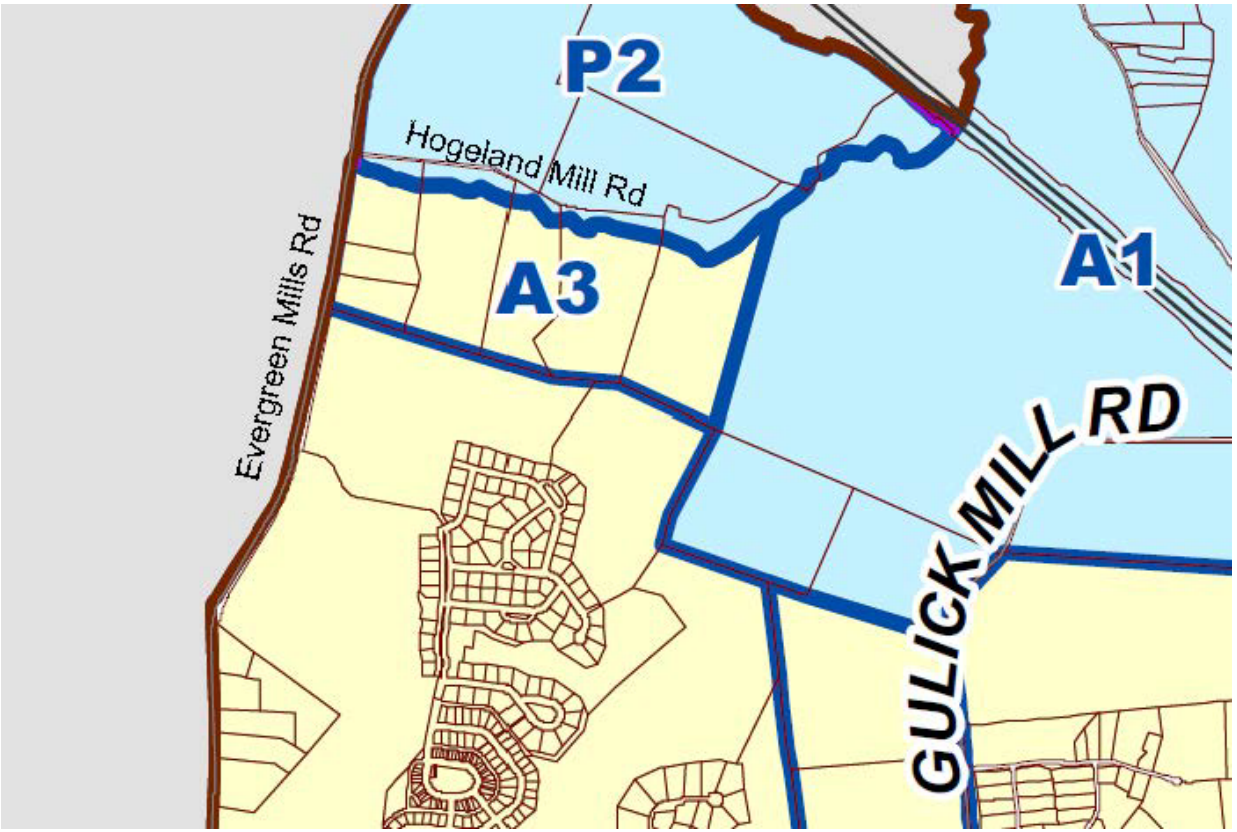
TPA Land Bay A2

- Place Type: Transition Large Lot Neighborhood



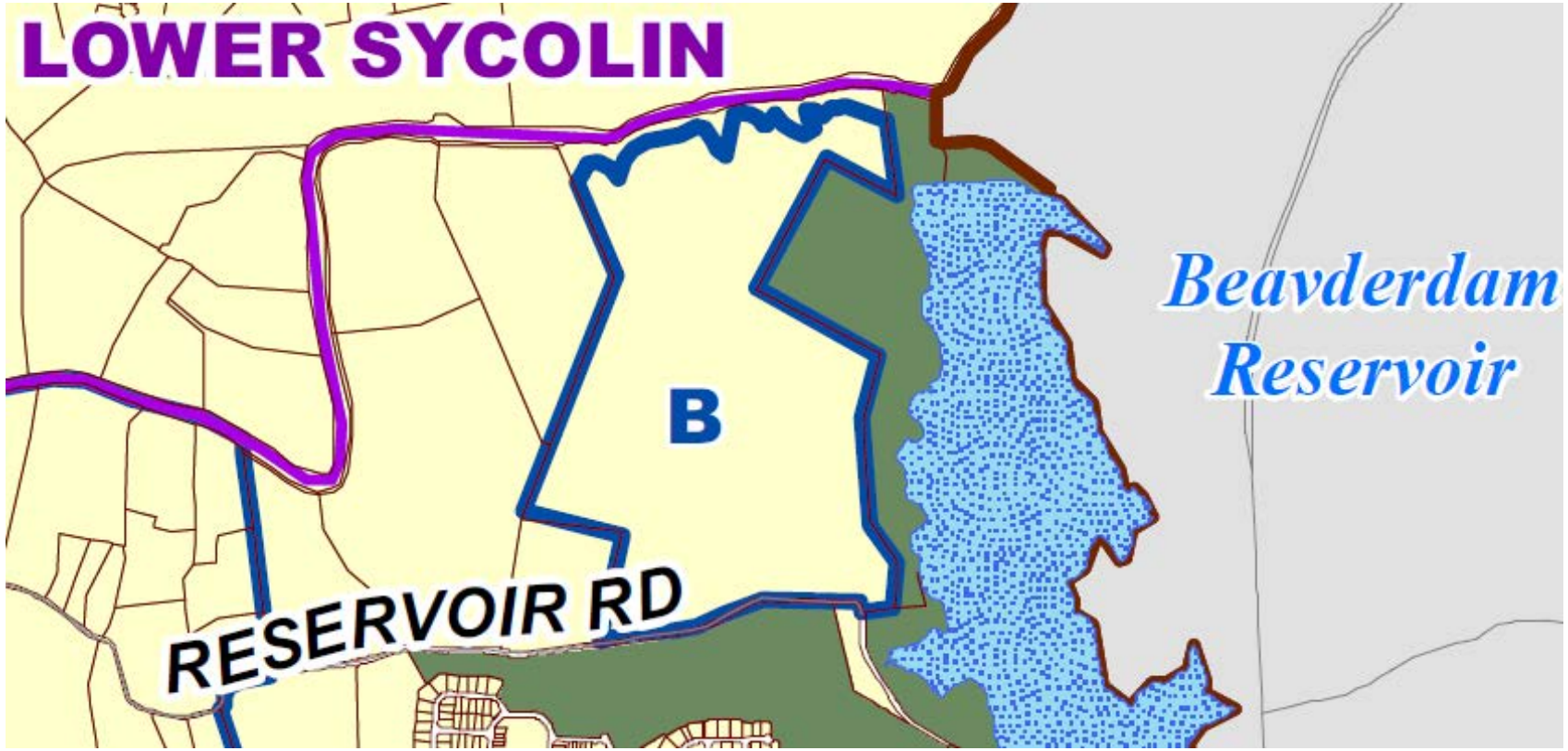
TPA Land Bay A3

- Place Type: Transition Large Lot Neighborhood



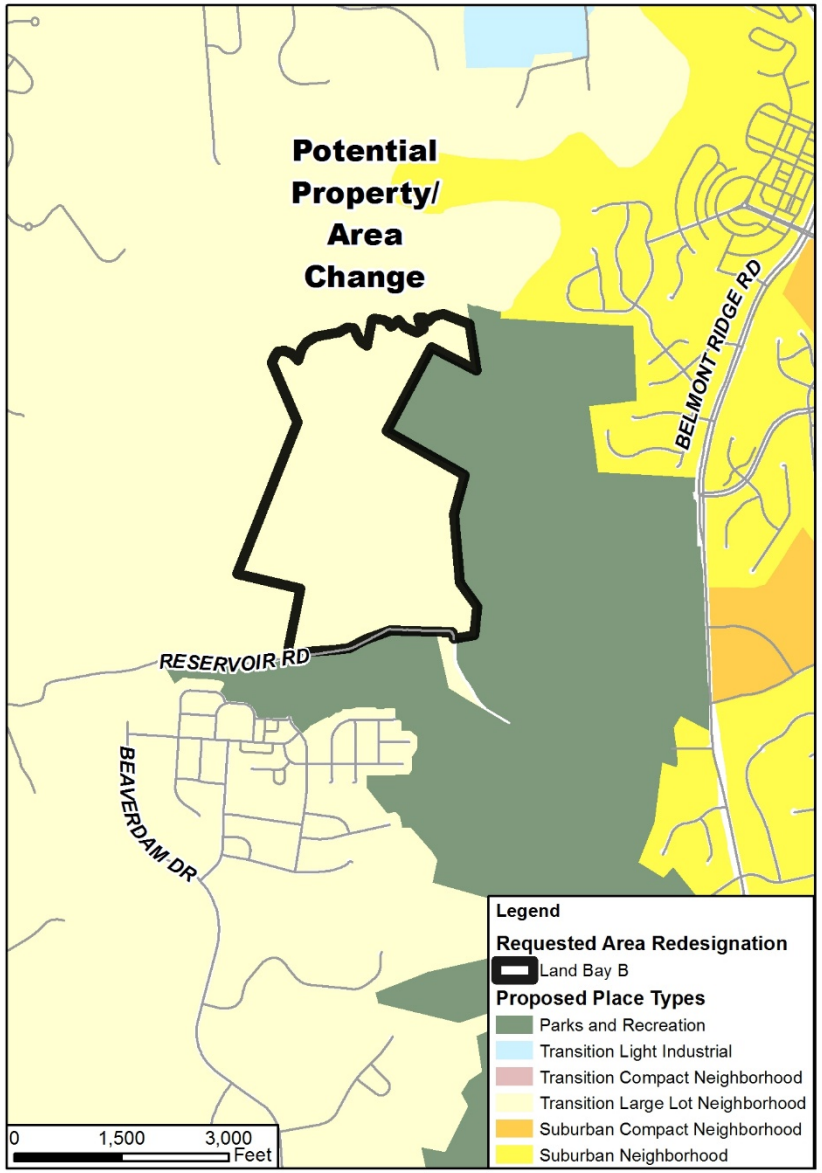
TPA Land Bay B

- Place Type: Transition Large Lot Neighborhood



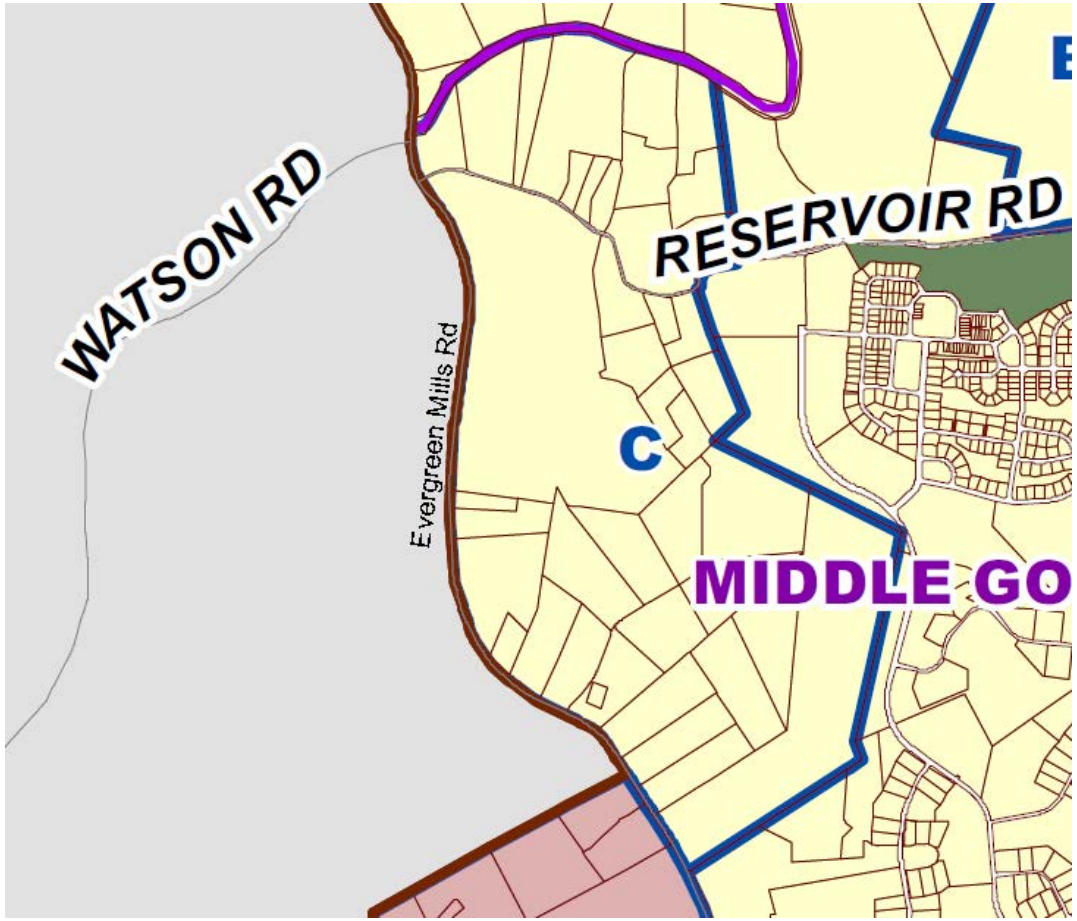
TPA Land Bay B

3. Request to redesignate Land Bay B of the Transition Policy Area to a Place Type allowing greater residential density than specified in latest version of the draft *Loudoun 2040 General Plan*.



TPA Land Bay C

- Place Type: Transition Large Lot Neighborhood

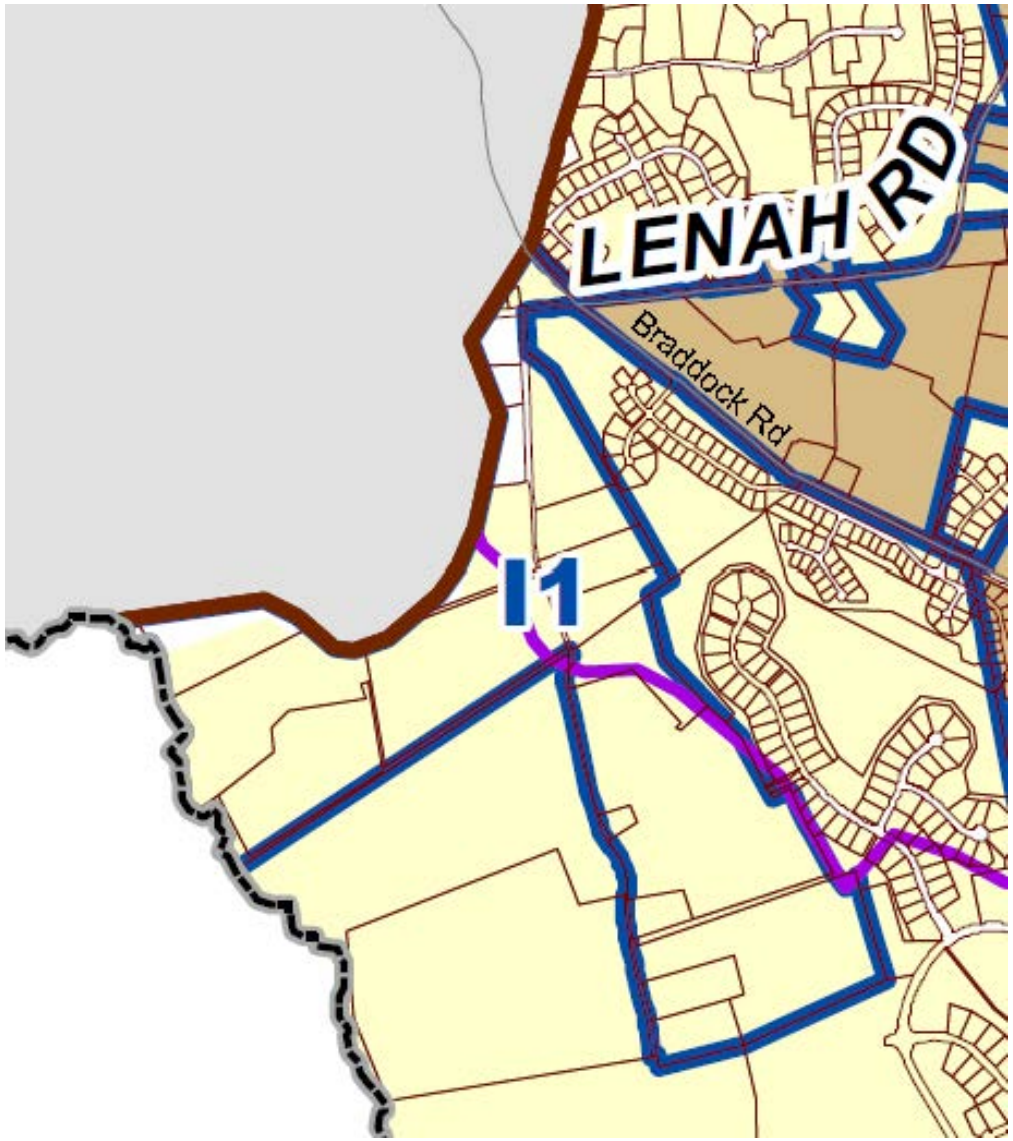


TPA Land Bay G

- Place Type: Transition Large Lot Neighborhood

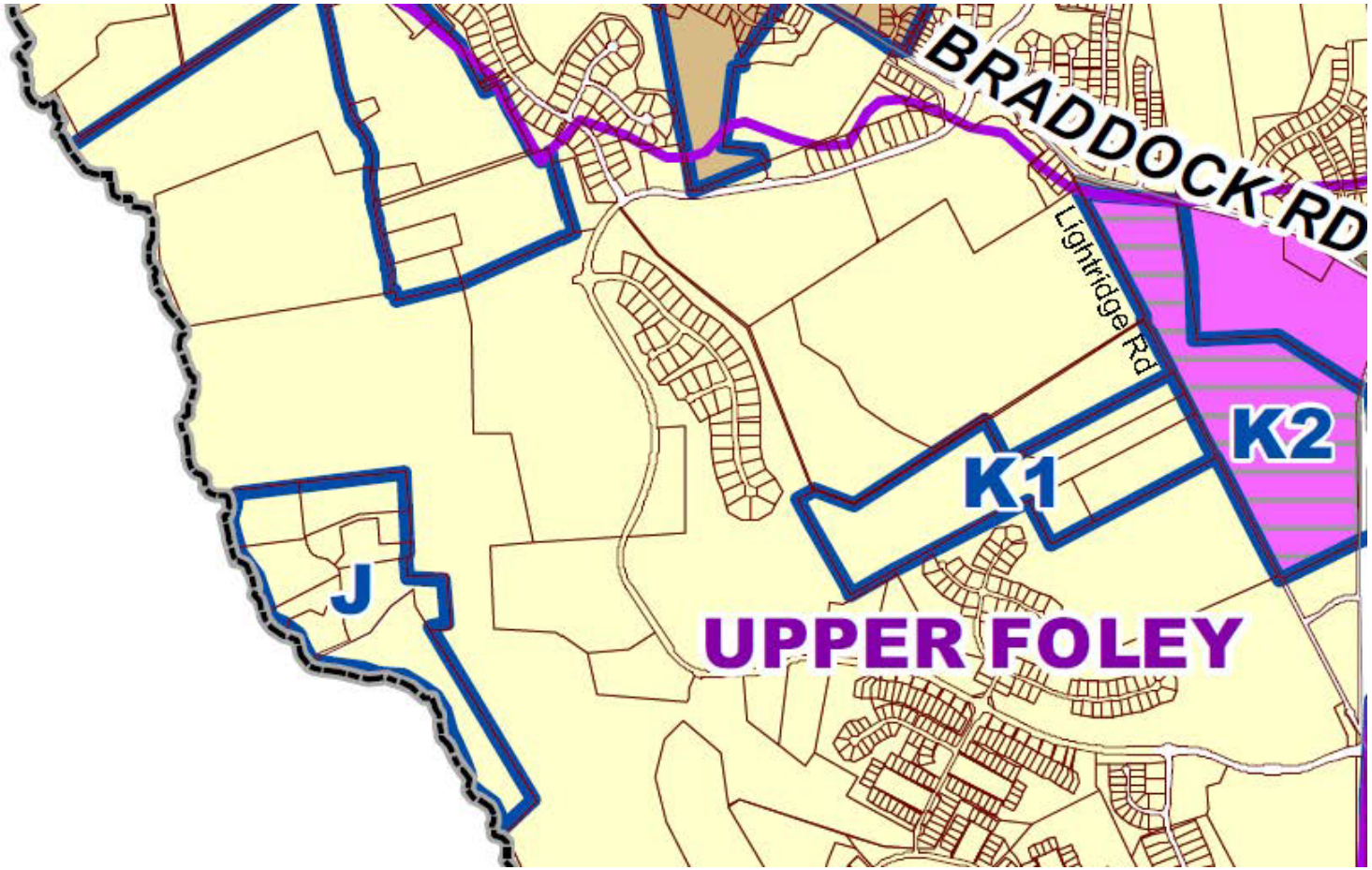
TPA Land Bay I1

- Place Type:
  Transition Large Lot Neighborhood



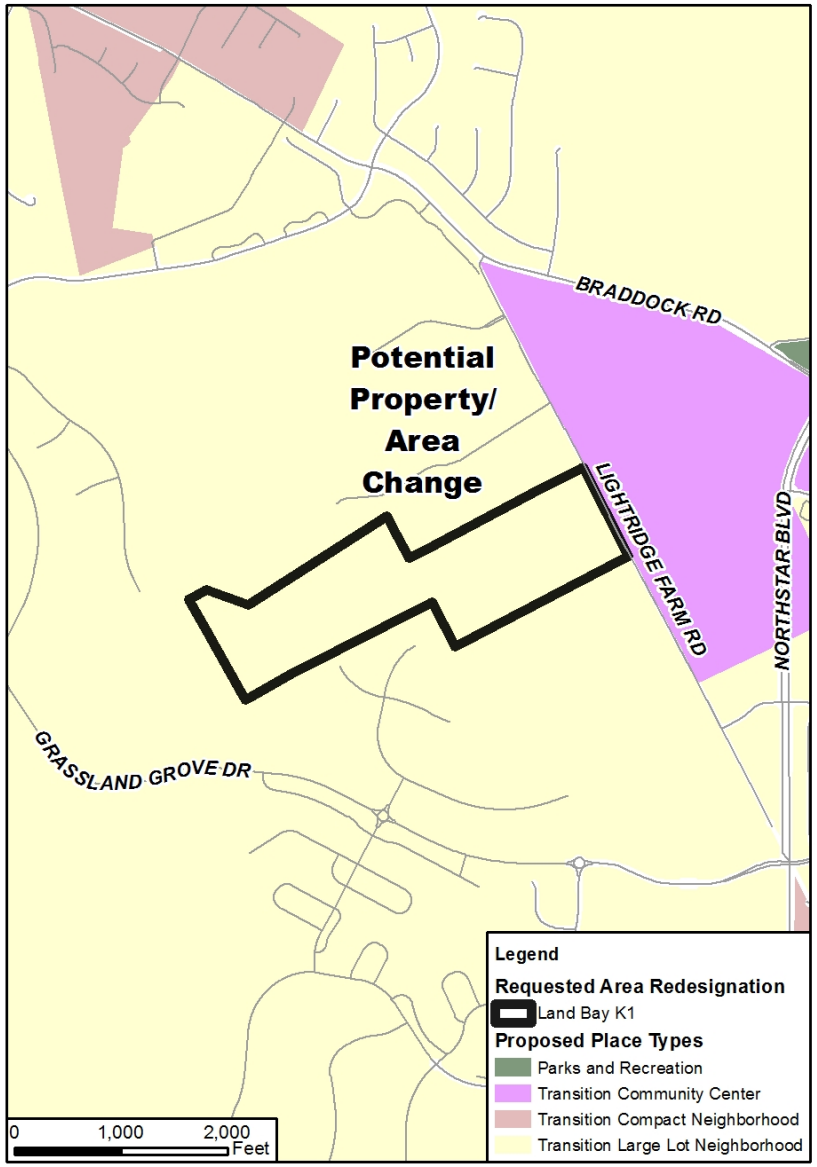
TPA Land Bays J and K1

- Place Type: Transition Large Lot Neighborhood



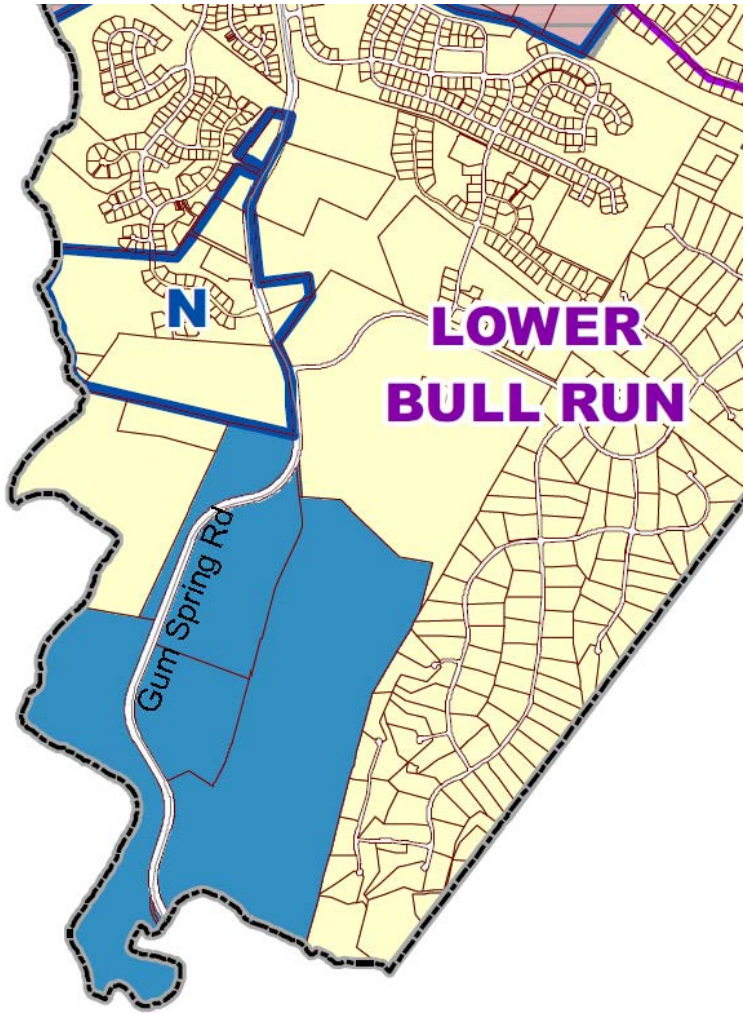
TPA Land Bay K1

9. Request to redesignate land bay K1 of the TPA to allow greater residential density.



TPA Land Bay N

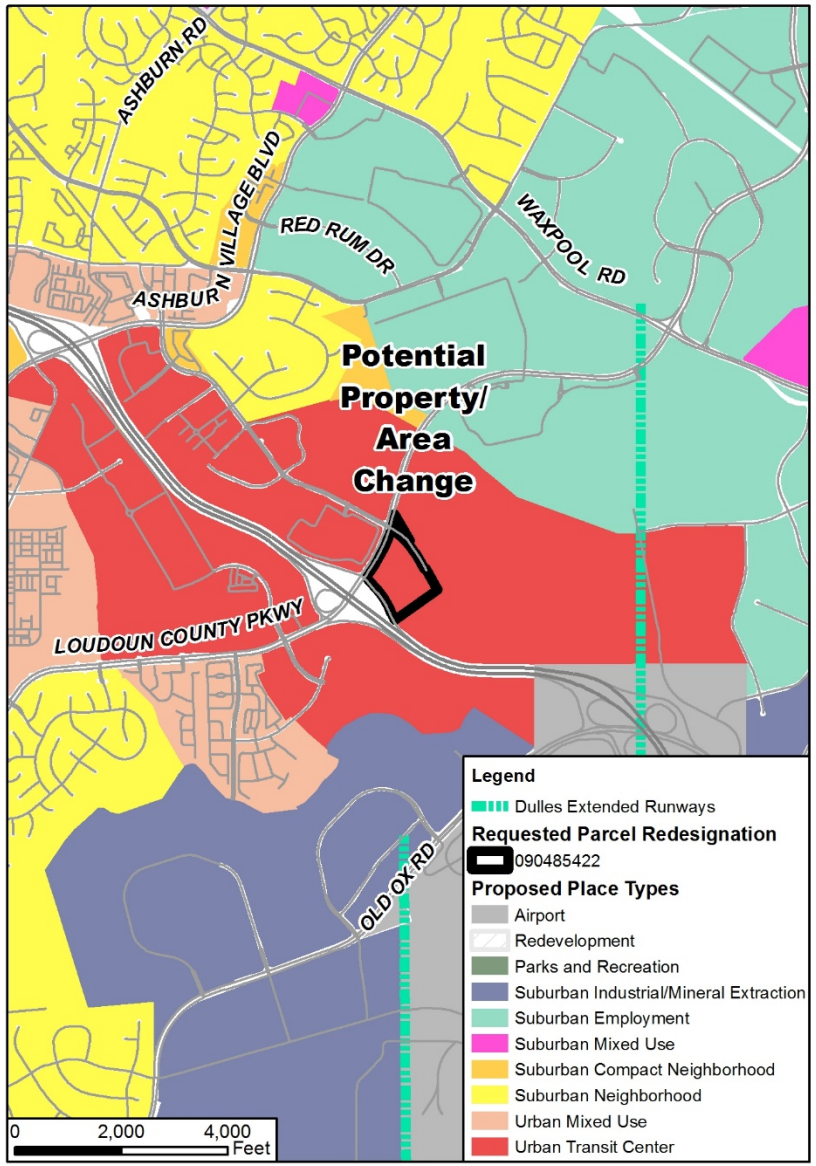
- Place Type:
  Transition Large Lot Neighborhood



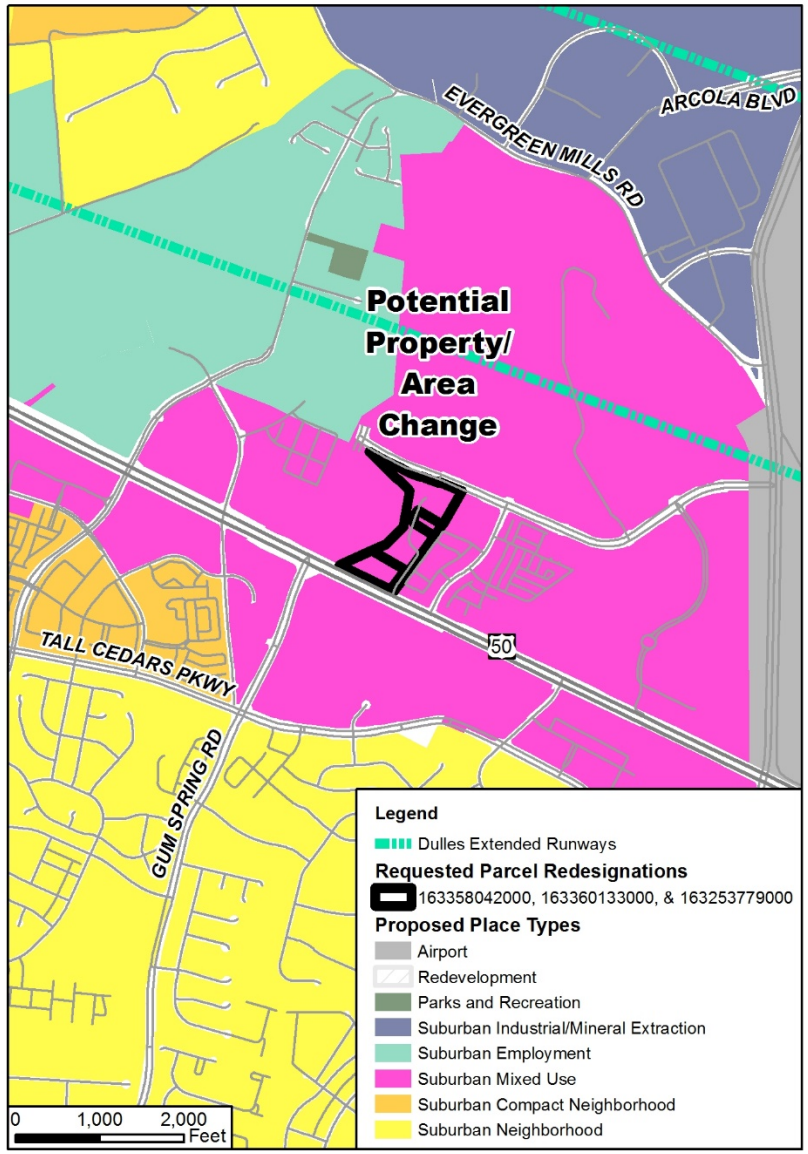
Public Comments and Requests for Specific Properties

- **Public hearing and written correspondence received regarding specific properties**
- **Ten specific requests**
  - **December 6th Review – Action on 5 & 5 Deferred (2 in TPA)**
  - **Maps provided for each**

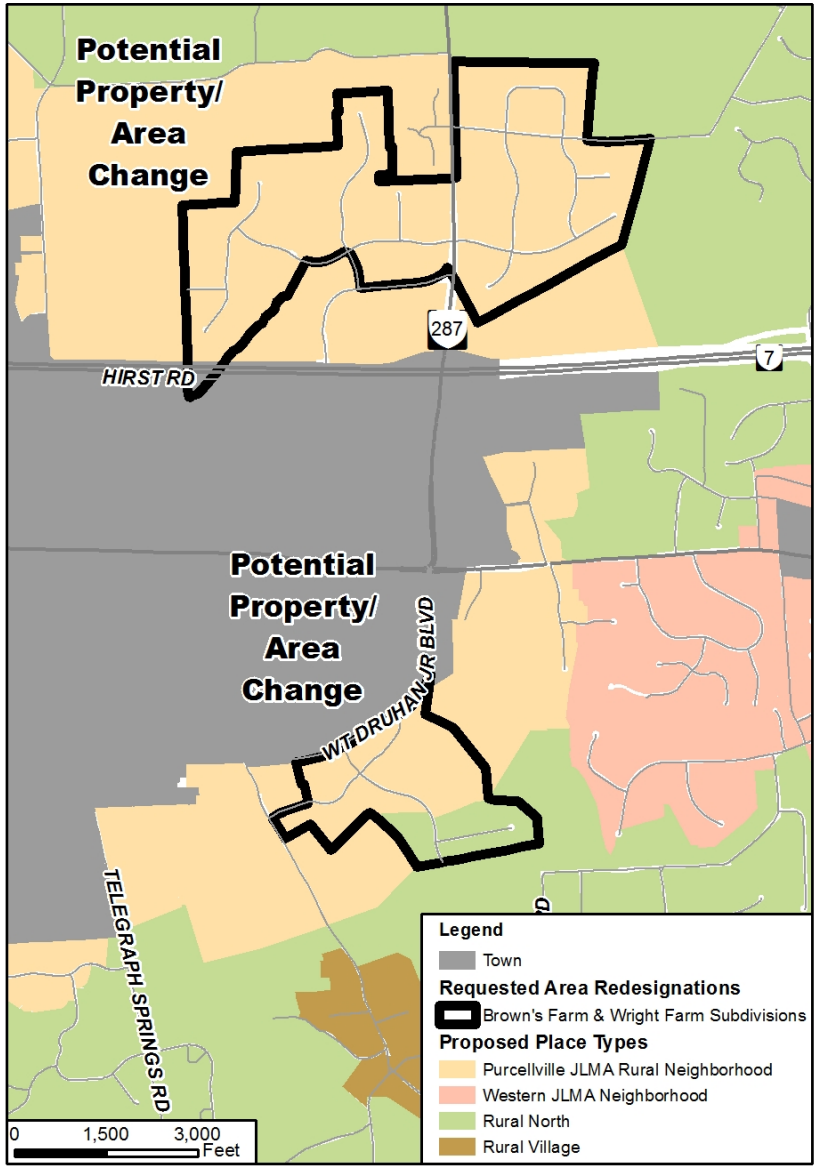
2. Request to apply a text change or overlay to allow data center development on parcel 090-48-5422 (Loudoun County Parkway at Dulles Greenway).



4. Request to redesignate three parcels abutting Route 50 and Dulles West Boulevard (PINS 163-35-8042, 163-36-0133, and 163-25-3779) to a Place Type that allows data center and flex industrial uses.

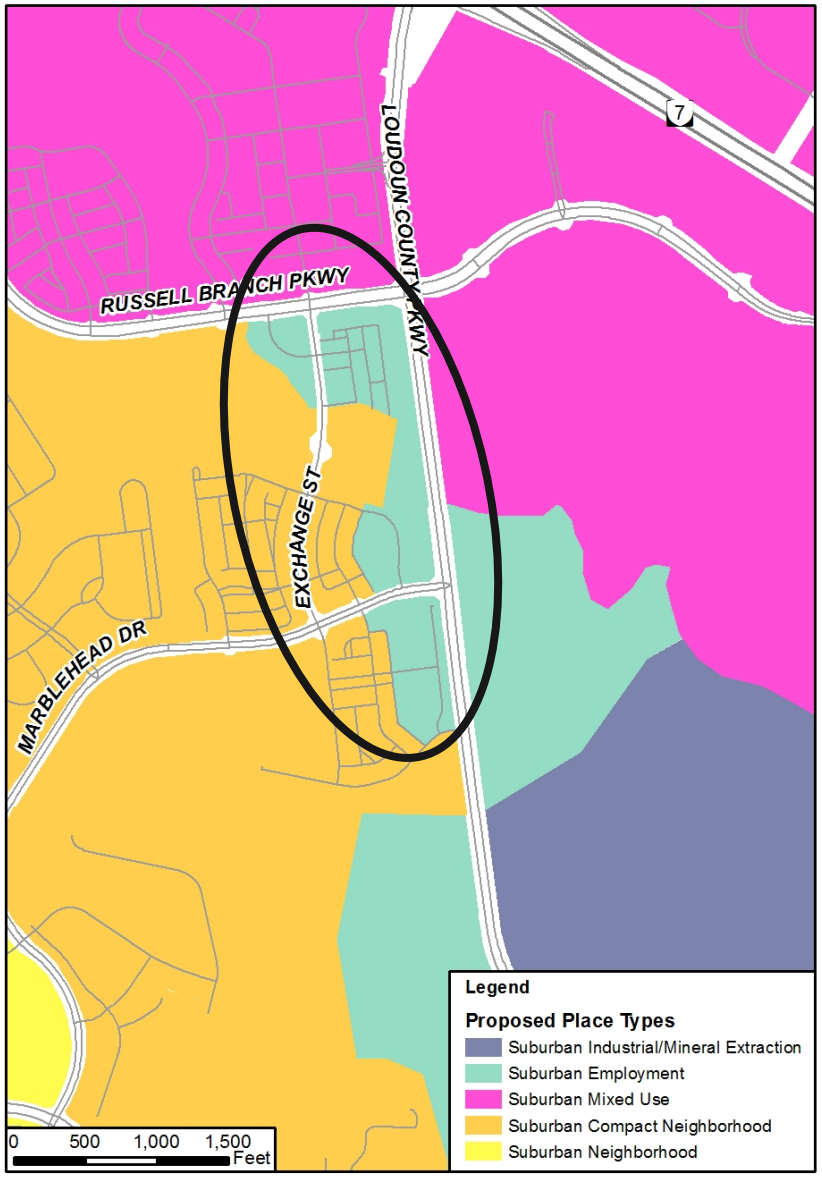


8. Request to eliminate the JLMA in areas surrounding Purcellville where development has already occurred, specifically the Wright Farm and Brown's Farm subdivisions north and south of town.



Staff Recommended Map Clean Up:

Switch strip of Suburban Employment west of Loudoun County Parkway to Suburban Compact Neighborhood



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Chapter 2: Quality Development

- Ideas Incorporated
  - *Overall considerations for the use of place types*
  - *Thresholds for when use mixes are expected*
  - *Possible ranges for use mix*
  - *Guidance on target residential unit size by policy area*
  - *Expectations for use of density bonus provisions*
  - *Removal of descriptive words for design (i.e. interesting, unique, delightful)*
  - *…and others highlighted in yellow*

Chapter 2: Quality Development

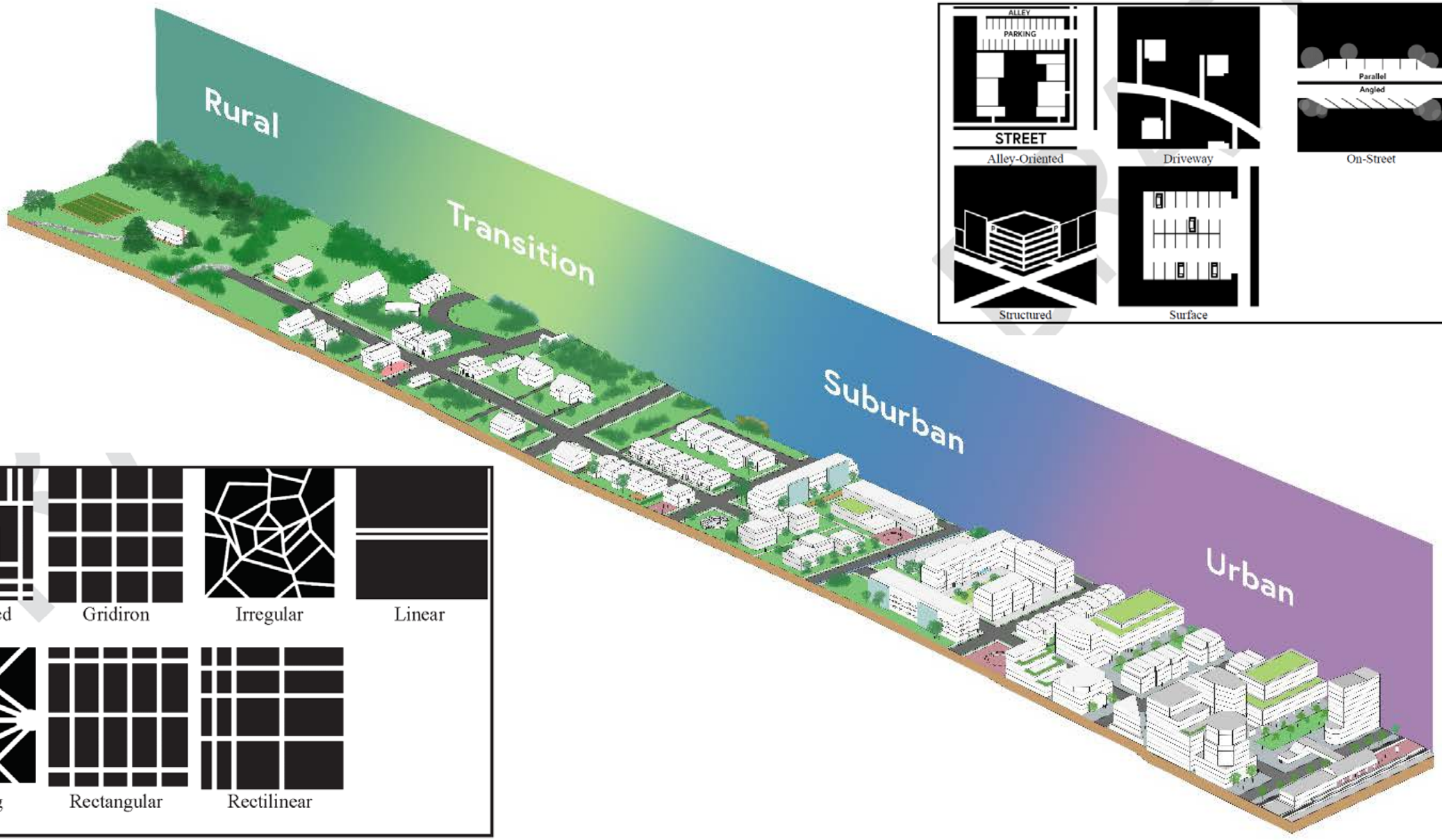
- What you will find:
  - *Original redlined text of the previous January 31st draft*
  - *New redlines that are also highlighted in yellow reflecting staff's additional proposed revisions*
  - *Conservation Design only mentioned once in each section*
- Items that have not changed:
  - *Photos*
  - *Maps (not provided in packet)*
- Source of revisions:
  - *Planning Commission comments*
  - *STAC comments*
  - *Quality Development Workshop with the Design Cabinet*
  - *Planning staff proposals*

Chapter 2: Quality Development

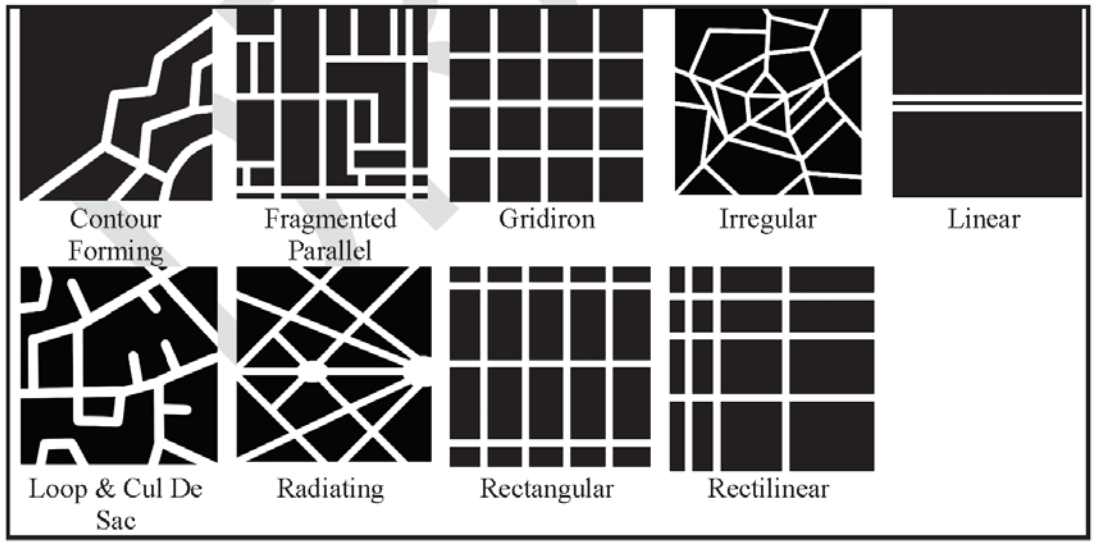
- Introduction Changes (1/31):
  - *Merged previous Introduction and Quality Development sections*
  - *Added graphic showing all place types along a gradient from least to greatest intensity of use (e.g. rural to urban)*
  - *Added detail on components of a place type including graphics of street patterns and parking*
  - *Added strategy on implementing place types:*
    - defining density,
    - how to read the uses and use mixes,
    - varying from the use mix
  - *Added strategy and actions on interim uses*

Chapter 2: Quality Development

- Introduction Changes:
  - *Changed first goal of Quality Development to state places rather than one place-clear intent of the place types*
  - *Changed language in the characteristics list and other sections to make it less subjective (i.e. removal of interesting, visual appeal, delightful, attractive)*
  - *Added more clarifying language for the place type transect graphic*
  - *Added an updated parking graphic*
  - *Added actions on implementing place types:*
    - utilizing incentive provisions to achieve maximum development intensity or residential density
    - varying from the use mix in both the UPA and SPA
  - *Overall considerations for the use of place types*


Rural
Transition
Suburban
Urban

ALLEY
PARKING
STREET
Alley-Oriented
Driveway
Parallel
Angled
On-Street
Structured
Surface


Contour Forming
Fragmented Parallel
Gridiron
Irregular
Linear
Loop & Cul De Sac
Radiating
Rectangular
Rectilinear

Chapter 2: Quality Development

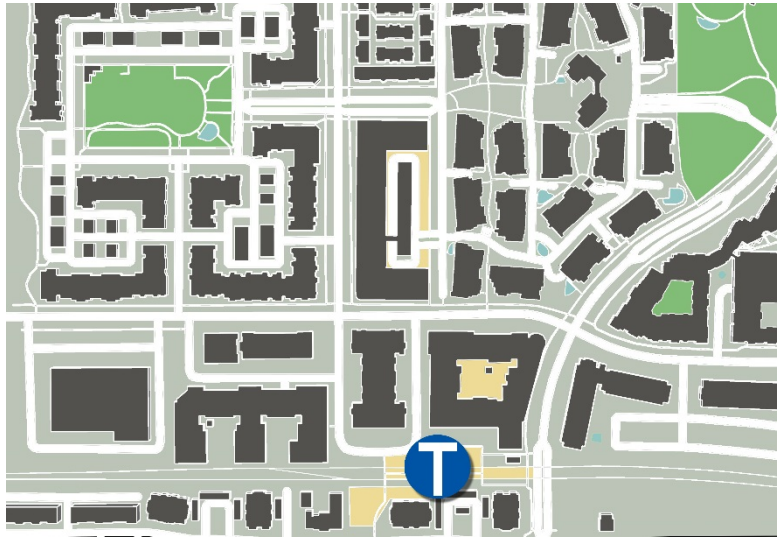
- Infill and Redevelopment Changes (1/31):
  - *Clarified definitions in introduction*
  - *Clarified expectations for public planning processes*
  - *Added strategy and actions for “legacy village cores” of Arcola, Ashburn and Old Sterling*
  - *Added strategy for the promotion of retention or development of small-scale industrial, employment, and manufacturing*
  - *Added strategy and actions specific to adaptive reuse*

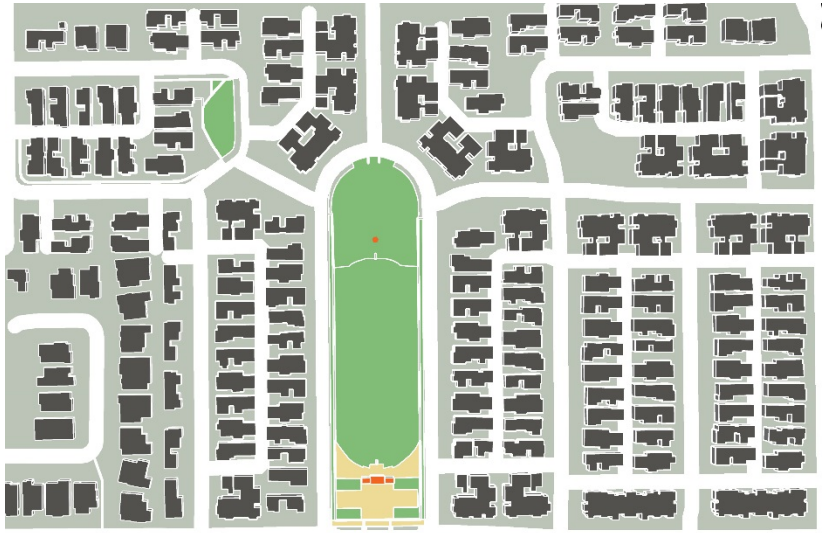
Chapter 2: Quality Development

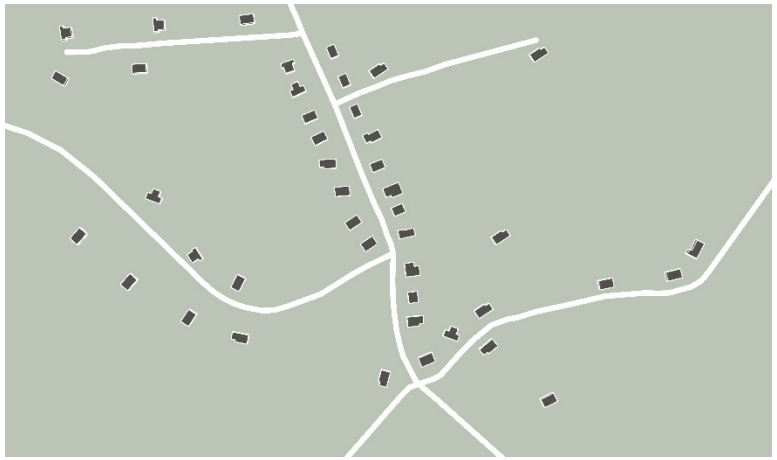
- Infill and Redevelopment Changes:
  - *No changes since January 31st*

Chapter 2: Quality Development

- Place Types Changes (1/31):
  - *Split uses in to three columns to clarify expectations and make them more useful when reviewing legislative applications*
  - *Added reference to residential prohibition within 65 LDN*
  - *Updated open space element to detail the types of open space that would be appropriate in each place type*
  - *Added graphics to place types with residential to show an example plan view to better depict design characteristics listed*
  - *Added relevant Countywide Retail Policy Plan Amendment (1997) guidance to help achieve the intent of the place types and policy areas*







Chapter 2: Quality Development

- Place Types Changes:
  - *Added possible ranges for uses in the Urban Transit Center and Urban Mixed Use*
  - *Adjusted the possible ranges in most place types*
  - *Added Institutional and Entertainment Commercial uses to the Complementary Uses list for Urban Mixed Use*
  - *New plan view for Urban Mixed Use*
  - *Updated all place type renderings to have a transparent background*
  - *Added Suburban Compact Neighborhood place type as an option within the Suburban Mixed Use place types for infill development.*
  - *Revised the residential density in Suburban Neighborhood to clarify that additional density will be allowed for infill sites.*
    - Up to 4 du/ac; Up to 6 du/ac for infill development

Chapter 2: Quality Development

- Urban Policy Areas Changes (1/31):
  - *Added design guidelines for parking structures*

- Urban Policy Areas Changes:
  - *Added a new action under Policy 3, Strategy 3.3*
    - Achieve an average unit size of approximately 1,200 square feet for new single family attached residences and an average unit size of approximately 650 square feet for new multifamily residences in the Urban Policy Area.
  - *Design Guidelines*
    - Deleted facades from header in the design guidelines
    - Added language to clarify intent of guideline 7
    - Changed spaces to places to connect more with the goal of creating great places

Chapter 2: Quality Development

- Suburban Policy Area Changes (1/31):
  - *Added action referencing Infill and Redevelopment policies*
  - *Added action to identify and protect environmental features*
  - *Added design guideline about strip commercial features to avoid*
  - *Added design guidelines for parking structures and surface parking*

Chapter 2: Quality Development

- Suburban Policy Area Changes:
  - *Added an Actions to SPA Policy 2*
    - Achieve an average unit size for new housing that is smaller than 80% of the County medians for each respective housing type.

Chapter 2: Quality Development

- Transition Policy Area Changes (1/31):
  - *Revised narrative to better express Commission's direction thus far*
  - *Revised industrial action regarding visibility and screening*
  - *Added description of "active streets"*

- Transition Policy Area Changes:
  - *No new changes*

Chapter 2: Quality Development

- Rural Policy Area Changes (1/31):
  - *Removed PDR reference*
  - *Added design guideline about locating site features to diminish their visual impact*

- Rural Policy Area Changes:
  - *Added consistent language when referring to zoning regulations and design standards in policies, strategies, and actions*
  - *Deleted vary lot sizes and setbacks in design guideline 6 about cluster development*

Chapter 2: Quality Development

- Towns and JLMAs Changes (1/31):
  - *Added housing and population estimates*
  - *Changed “hard edge” to “defining edge” and added explanation of term*
  - *Expanded design guideline regarding gateways*
  - *Added design guideline for use of SPA design guidelines for non-residential development in Leesburg JLMA*
  - *Annexation guidelines town commitment to utilities*
  - *Annexation guidelines clarify all towns may use BLA*

- Towns and JLMAs Changes:
  - *No new changes*

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Chapter 1: Introduction

- Changes:
  - *Grammatical/technical revisions to make the language clear*
  - *Added more reference to place types*
  - *Policy Areas = policy areas*
  - *Replaced Land Use with Quality Development*
    - Replaced land use with planning, uses, or place types
  - *Added incomes to the list of housing continuum*
  - *Revised relationship to regulatory documents sections based on feedback from Zoning Administration*

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Chapter 4: Housing

- Revised narrative text and analysis
  - *Revised introduction; provided context to connect Plan approach to housing needs*
  - *Expanded discussion of certain concepts*
    - Continuum of housing
    - Housing supply and demand and related indicators
    - Cost burden
    - Importance of housing to economic development

Chapter 4: Housing

- Clarified Housing-specific terms and concepts
  - *Emphasized in italics at initial usage*
  - *Defined in text and, if not previously defined, added to glossary*
  - *Revised text to clarify intent of usage*
- Revised data
  - *Replaced mean rental housing costs with median*
  - *Removed vacancy rates table*
  - *Updated cost-burden data and added tables*

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Chapter 6:
Fiscal Mgmt & Public Infrastructure

- Changes:
  - *Removed public library floor areas table*
  - *Removed Loudoun Water small systems narrative*
  - *Updated public facilities acreage based on fiscal analysis*
  - *Added surplus land to housing language (1.3.B)*
  - *Removed County seat language (1.3.H)*
  - *Fire sprinkler language (2.1.B & D)*
  - *Added proximity language for off site open space*

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Chapter 3: Heritage and Natural Resources

- Changes:
  - *Introduction*
    - The Revised General Plan also identified a conservation design process to allow for conservation of the Green Infrastructure elements while also providing for full development of the site. Loudoun 2040 continues to build upon the conservation design ~~ideals~~ **process** to better protect and enhance the County's natural and heritage resources.
  - *SGR Policy 3, Strategy 3.1, Action C*
    - Require communal water and wastewater systems built to Loudoun Water standards for new development in areas underlain by limestone~~, unless the developer/property owner demonstrates to the County that other types of systems would achieve the same or superior performance standards~~.
  - *Conservation design = conservation design process*

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Schedule of Work Sessions

Upcoming Work Sessions & Anticipated Topics*

1. **February 28**
   A. Final Review of Any Outstanding Items
   B. Forward Plan to Board for Review

**Dates and Topics Subject to Change*

Is another work session needed?