

Loudoun 2040 Comprehensive Plan

February 28, 2019 | Planning Commission Work Session

Work Plan

1. Final Review of Chapter 4: Housing
2. Final Review of Chapter 1: Introduction
3. Final Review of Chapter 2: Land Use
 1. *Quality Development*
 2. *Infill & Redevelopment*
 3. *Urban Policy Areas*
 4. *Suburban Policy Area*
 5. *Transition Policy Area*
 6. *Rural Policy Area*
 7. *Towns/JLMA*
4. Final Review of Appendix
5. Review of Glossary

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Chapter 4: Housing

Revisions to narrative text/analysis

- *Broadened discussion of affordability challenges at a range of incomes, including those above Area Median Income (AMI)*
- *Additional discussion linking affordability challenges to attracting and retaining employees for jobs at a range of incomes*
- *Revised discussion of viability of Metrorail to focus on the significance of a mix of housing types*

Chapter 4: Housing

New tables and graphics

- *Prior Table 4 split into Tables 3 and 4 for clarity*
 - Additional discussion and explanation in narrative
- *Figure 3 added to illustrate connection between employment sectors, wages, and affordability*

Chapter 4: Housing

Policy revisions

- *Strategies 1.1 and 1.2 swapped to move from general (countywide) to more specific (urban focus)*
- *Deleted redundant or unclear policies*
- *Strategies and Actions moved*
 - Programmatic housing strategies/actions all grouped under Policies 2 and 3 to focus Policy 1 on overall land use policy approach
- *Other minor revisions to clarify per comments received from the Commission*

Chapter 4: Housing

Additional Revisions Proposed to February 28th Glossary:

- Delete unnecessary terms
 - *Affordable Housing*
 - *Visitability*
- Clarifying household incomes
 - *Changed “income” to “annual income” in the following definitions*
 - Extremely Low-Income Household
 - Low-Income Household
 - Moderate Income Household
 - Very Low-Income Household

Chapter 4: Housing

Additional Revisions Proposed to February 28th Glossary:

– Affordability Gap

- *Prior definition: “The difference between the **median selling price of homes** and the amount purchasers can afford to pay for them.”*
- *New definition: “The difference between the **cost of housing** and the amount **households** can afford to pay.”*

– Affordable Dwelling Unit

- *Prior definition: “A dwelling unit for rent or for sale that is locally restricted for occupancy by households whose income falls within **a certain range**. Typically ADUs are offered at a below-market rate.”*
- *New definition: “A dwelling unit for rent or for sale that is locally restricted for occupancy by households whose income falls within **30-70% AMI**. Typically ADUs are offered at a below-market rate.”*

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Chapter 1: Introduction

Changes:

- *Replaced “blueprint” with policy*
- *Added more data on housing units in the SPA from 1990s to today*
- *Removed Loudoun by the Numbers Box*
- *Housing Section-moved up the last paragraph*

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Chapter 2: Land Use

Quality Development Changes:

- *Returned chapter title to Land Use*
- *Removed reference to workers*
- *Removed “first” when speaking about land use and transportation policies prioritizing the Metrorail Stations*
- *Added housing as an emerging issue and trend*
- *Reworked the sentence in the SPA paragraph on infill and redevelopment efforts*
- *Moved General Place Type Considerations to new appendix*

Chapter 2: Land Use

Infill and Redevelopment Changes:

- *Revised narrative to clarify how infill and redevelopment concepts are interrelated*
- *Revised Table 1 definitions and glossary terms to clarify terminology*
- *Created Established Industrial Centers map*
- *Created Legacy Village Cores map*

Chapter 2: Land Use

Urban Policy Areas Changes:

- *Changed “Ideal Mix of Uses” to “Preferred Mix of Uses” for all Place Types (throughout chapter)*
- *Revised Strategy 1.6 to better state intent for where small buildings could be appropriate*
- *Moved Design Guidelines to the new Appendix*

Reston Town Center – Block Lengths



Chapter 2: Land Use

Suburban Policy Area Changes:

- *Suburban Mixed Use Place Type*
 - Replaced the Suburban Mixed Use Plan View example
 - Added language to allow for additional density up to 1.5 FAR with provisions that go above and beyond the required development standards to further the County's comprehensive planning goals
- *Moved Design Guidelines to the new Appendix*

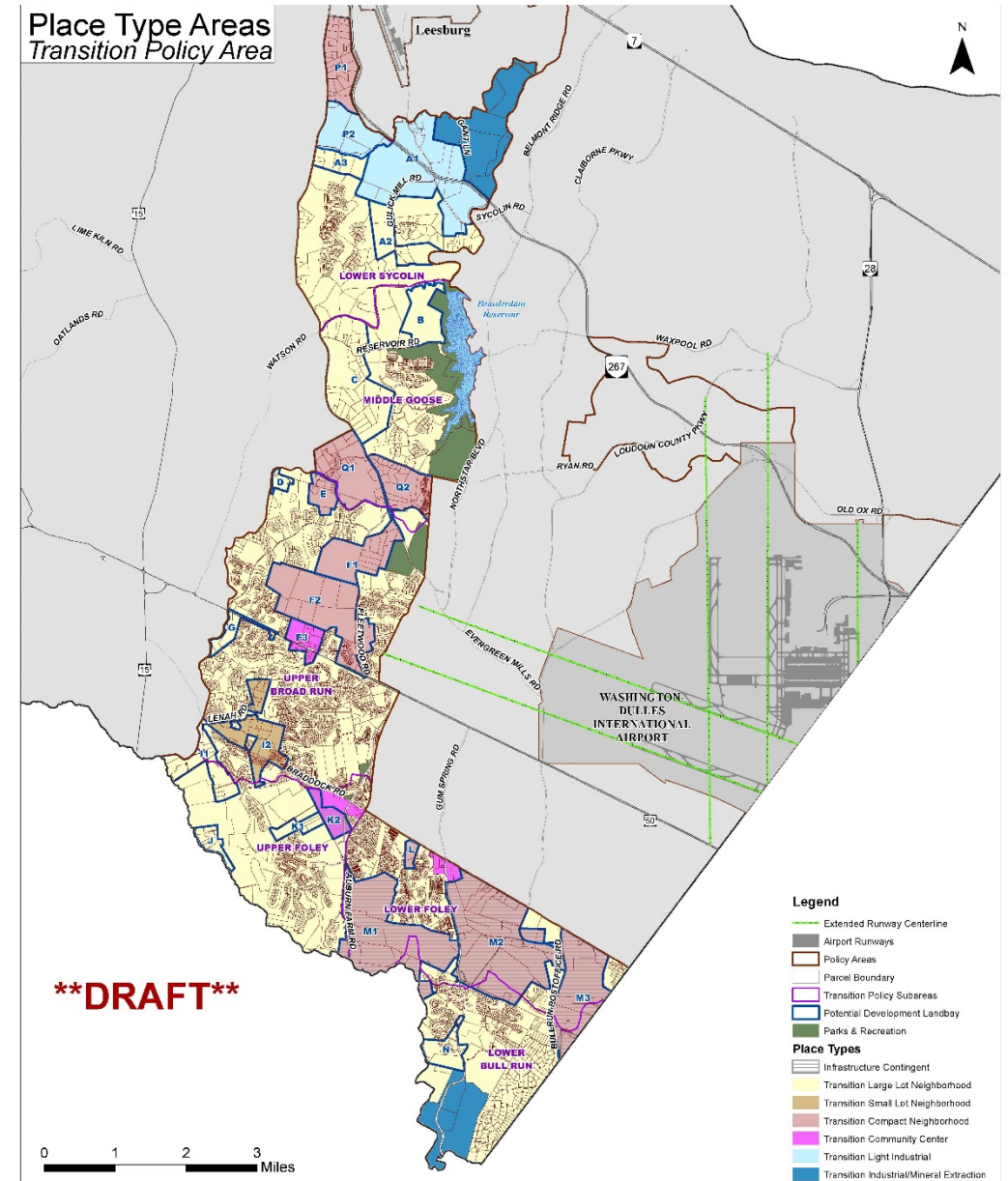
Chapter 2: Land Use

Transition Policy Area Changes:

- *Revised policy chronology narrative*
- *Removed 2017 TPA acreage and unit count data from narrative*
- *Added text about increasingly intense development around areas transferred from RPA*
- *Actions*
 - 1.1.E support standalone agriculture-related commercial
 - 3.1.A Referenced community green(s)
 - 3.1.B Removed residential in community centers under 30,000 sf
- *Policy 5 (new) contingencies on development south of Braddock Rd.*
- *Moved Design Guidelines to the new Appendix*

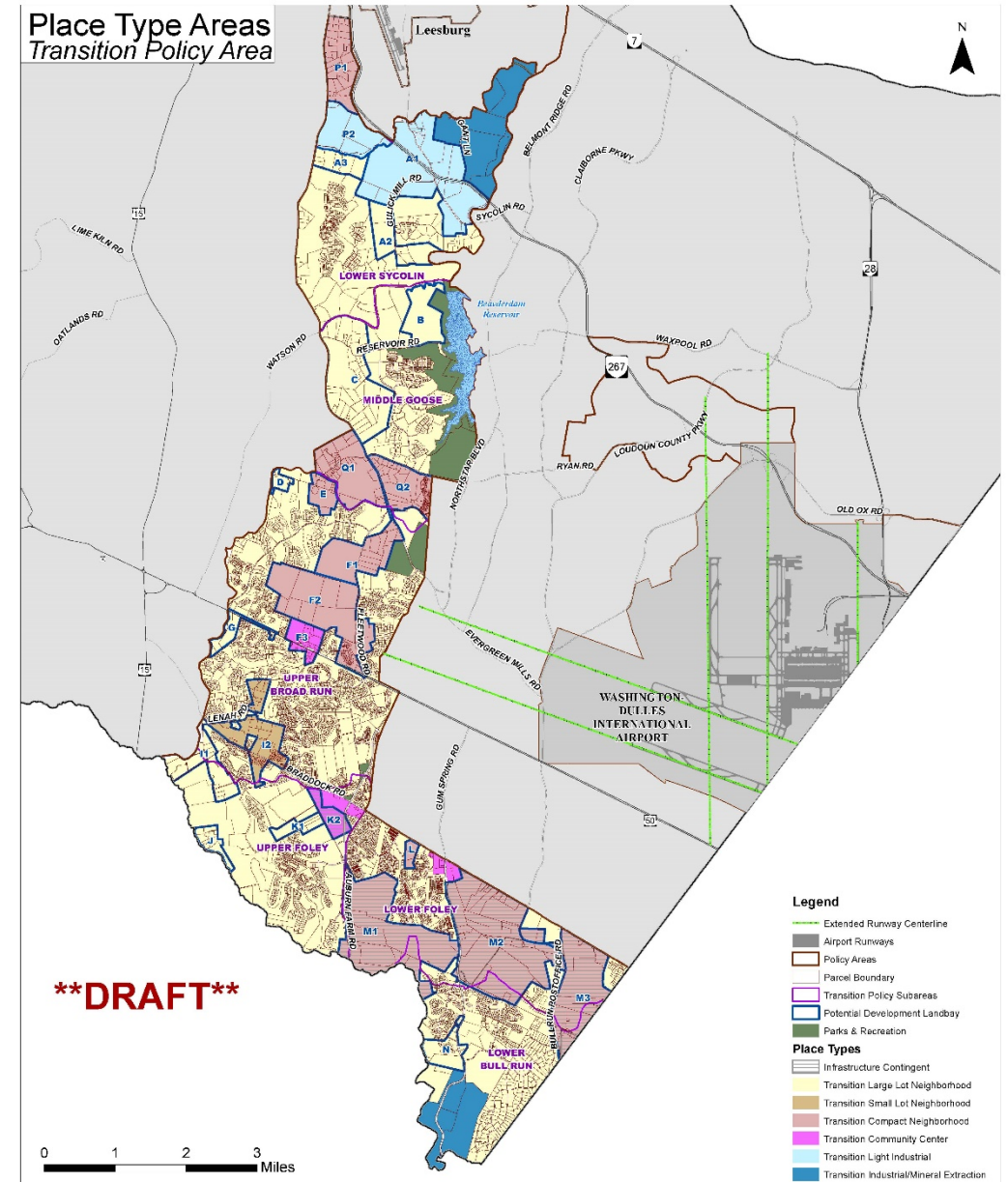
TPA Review

- 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 Review

- February 7 Forecast:
Total – 17,440
Non-deferred – 9,140
- February 14 Actions:
 - *Added 950+/- units (A2)*
 - *Added 500+/- units (A3)*
 - *Added 300+/- units (K1)*
- February 14 Forecast:
Total – 19,190
Non-deferred – 10,890



TPA Review

Plan	Total Housing Forecasted (2021-2040)
Revised General Plan	3,530
Loudoun 2040 October 23 rd Draft	17,640 (8,300+/- deferred)
Difference vs. RGP	+14,110

Plan	Total Housing Forecasted (2021-2040)
Revised General Plan	3,530
Loudoun 2040 February 28 th Draft	19,190 (8,300+/- deferred)
Difference vs. RGP	+15,660

Chapter 2: Land Use

Rural Policy Area Changes:

- Narrative
 - *Revised transportation narrative to describe road hierarchy and County's effort to preserve the historic gravel road network*
 - *Simplified reference to total acreage in conservation easements*
 - *Reworked reference to growth management approach for RPA*
- Place Types
 - *Amended language to clarify “shared water and wastewater may be utilized for cluster developments and rural economy uses” for consistency with Chapter 6*
 - *Deleted reference to Ideal Mix of Use in Rural Villages place type*
 - *Amended reference to street pattern and block length to reflect varied character of Rural Villages*

Chapter 2: Land Use

Rural Policy Area Changes:

- Policies Strategies and Actions
 - *Amended language to “consider cost-share initiatives” for conservation easements (1.1.B)*
 - *Added consistent language where appropriate to “evaluate and revise” zoning regulations and standards*
 - *Amended language to “Encourage the provision of publicly accessible and connected open space” (2.1.B)*
 - *Added reference to tourism industry (3.2)*
 - *Moved action for incentives for retention of rural uses (new 3.3.C)*
- Moved Design Guidelines to the new Appendix

Chapter 2: Land Use

Towns/Joint Land Management Areas:

- No changes

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Appendix

- Moved from Chapter 2:
 - *General Place Type Considerations*
 - *Design Guidelines*

Glossary

- Added and edited terms to reflect chapter revisions that have occurred since October 23rd draft

Schedule of Work Sessions

1. **March 13**

- A. Final Review of Any Outstanding Items
- B. Forward Tentatively Recommended Plan to Board

2. **March 26**

- A. Resolution to Formally Recommend Plan