Silver Line Comprehensive Plan Amendment

February 9, 2017
Planning Commission Work Session

Presented by the Department of Planning and Zoning

Purpose

• Recap Planning Commission activities
• Review and Discuss Planning Commission Questions and Recommendations
• Identify additional items or outstanding discussion items for next Work Session
• Next Steps in the process
Background: CPAM Goals

- Desirable Land Use Patterns
- Maximize Employment Opportunities
- Maximize Tax Revenue to support Metrorail operations
- Minimize Impacts on the Transportation System

Plan Components

- Land Use
- Urban Design Guidelines
- Community Facilities
- Transportation
- Economic Development
- Fiscal Planning
- Green Infrastructure
- Implementation
1. **Address school facility size and cost implications**

Chapter 5 CPAM Policies Address:

- Extensive future collaboration with LCPS to quantify needs
- Provision for capacity inside and outside the CPAM boundaries
- Minimizing use of developable land for public facilities
- Recognizing cost – benefit implications of urban schools
- Exploring co-location and co-use of land / buildings to achieve walkability, efficiency
1. **Address school facility size and cost implications**

Loudoun County Public Schools Updates:
- Monitoring CPAM meetings and progress
- Input to CPAM documents
- Updates to School Board
- Architect engaged for preliminary design considerations
- School Board Work Session proposed for 2/28/17
- FY2018 Funding (July 1, 2017) proposed for metro school design

1. **Address school facility size and cost implications**

Loudoun County Public Schools Updates:
- Student generation will be variable
- Student generation factors should be regularly examined, monitored and updated
- **Two step process:**
  - (1) Plan sets forth the goals, and
  - (2) Implementation defines the “how”
- LCPS Staff to forward proposed work program to School Board for review and direction
- Exploration of design options
2. Designate the Broad Run Flood Plain and areas adjacent to it for a park

Chapter 5 Policies
Address:
• Designation of the Broad Run as a linear park
• Providing access through easements and other land conveyances

Chapter 6 Policies
Address:
• Passive recreation within Major Flood Plan
• Active recreation within the Minor Flood Plain
• Conservation and integration
3. Ensure community facilities policies capture co-location to reduce land area needs

Revised General Plan policies currently recommend co-location of public facilities

CPAM Chapter 5 Policies Address:
• Co-location of public facilities
• Public and private ownership
• Increase efficiency of land use to:
  – Maximize tax benefit to the County
  – Decrease cost of capital needs
  – Encourage maximizing development potential

4. Examine Urban Residential land use and where Mixed Use, Medium land use may be changed.
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   • Increase in Urban Residential potential outcomes
     – Additional townhomes sooner
     – Increased student generation
     – Capital facilities needs sooner
   • Increase in Mixed Use, Medium potential outcomes
     – Additional multi-family residential later
     – Decreased student generation
     – Delayed realization of tax benefit to the County
   • Either scenario is highly variable due to market unknowns and land development timing

6. What does a smaller multi-family unit equate to? How was that determined?
   • Unit sizing based on Land Use Scenario Planning Study
   • Mixed Use, Tall Buildings recommend range from 400 SF to 1000 SF
   • Mixed Use, Medium unit size ranges from 700 SF to 1300 SF
   • For forecasting, 1000 SF was used as a median
6. What does a smaller multi-family unit equate to? How was that determined?

- Unit sizing based on *Land Use Scenario Planning Study*
- Mixed Use, Tall Buildings recommend range from 400 SF to 1000 SF
- Mixed Use, Medium unit size ranges from 700 SF to 1300 SF
- For forecasting 1000 SF was used as a median

7. What are the total acreages of available land contemplated by the Silver Line CPAM?

<table>
<thead>
<tr>
<th>Land Area By Type</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant Land</td>
<td>321.9</td>
</tr>
<tr>
<td>Redevelopment Areas</td>
<td>262.7</td>
</tr>
<tr>
<td>Moorefield Station Area</td>
<td>434.2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1018.8</strong></td>
</tr>
</tbody>
</table>
8. Reevaluate the land use topology for applicability and consolidation.

- Staff is recommending merging the Urban Residential and the Urban Multi-Family Land Use Typologies

- Staff is recommending combining the Compact Walkable Employment and the Compact Walkable, Non-Residential Typologies

9. Discuss Land Use Typologies and what they will result in using regional examples.

**Residential Land Uses**
- Primary Land Uses
  - Urban Style Townhomes
  - Apartment Buildings
  - Condominiums
  - Two-over-Two Units
  - Multi-Family Attached
- Secondary Land Uses
  - Schools
  - Churches
  - Community Centers
  - Limited neighborhood retail like drugstores and convenience stores in an urban, walkable format
- Undesirable Land Uses
  - Suburban style townhomes
  - Suburban style retail uses

**Urban Residential Form and Pattern**
- Land Use Mix: Separated Uses
- Residential Density: 8 – 24 d专家学者
- Non-Residential Intensity: N/A
- Fawning Building Height: 3 – 6 Stories (79’ Max)
- Primary Transportation Modes: Transit, Walk, Bike, Auto
9. Discuss Land Use Typologies and what they will result in using regional examples.

• Urban Residential Examples

**Single-Family Attached Units**

- Auto Oriented
- Front or Rear Garages
- Typically ~2,200 SF
- Units set back from roads
- Typically have yards
- Up to 24 Feet wide
- ~6 Dwelling Units per acre
- Typically 3 stories

**Urban Townhome**

- Pedestrian Oriented
- Rear Load Garages
- Typically ~1,800 SF or less
- No or minimal setbacks
- Common open space
- Generally less that 20 Feet wide
- ~16 Dwelling Units per acre
- Up to 4 stories
Multi-Family Units

Multi-Family
- Auto Oriented
- Typically 1,500 SF
- ~20 DU per acre
- Setbacks from roads
- Typically surrounded by open space

Urban Multi-Family
- Pedestrian Oriented
- Typically 1000 SF
- ~48 DU per acre
- No or minimal setbacks
- Open space provided in courtyards or similar

9. Discuss Land Use Typologies and what they will result in using regional examples.

TYPICAL MEDIUM URBAN MIXED-USE LAND USES

Primary Land Uses
- Apartment Buildings
- Restaurants
- Grocery Stores
- Banks
- Doctor Offices
- Multi-tenant Office Buildings
- Corporate Office Buildings

Secondary Land Uses
- Community Facilities
- Schools
- Neighborhood Parks
- Public Plazas
- Urban style townhomes

Undesirable Land Uses
- Single Family Detached Homes
- Suburban style townhomes
- Auto oriented uses (Gas Stations, Drive-through restaurants)

MEDIUM URBAN MIXED-USE FORM AND PATTERN

<table>
<thead>
<tr>
<th>Land Use Mix</th>
<th>Mixed Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Density</td>
<td>24 - 32 du/acre</td>
</tr>
<tr>
<td>Non-Residential Intensity</td>
<td>1.0 - 4.0 FAR</td>
</tr>
<tr>
<td>Prevailing Building Height</td>
<td>4 - 6 Stories (90+ Mes)</td>
</tr>
<tr>
<td>Primary Transportation Modes</td>
<td>Transit, Walk, Bike, Auto</td>
</tr>
</tbody>
</table>
9. Discuss Land Use Typologies and what they will result in using regional examples.

- **Mixed Use, Medium Examples**

<table>
<thead>
<tr>
<th>TYPICAL MIXED-USE TALL BUILDINGS LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Land Uses</strong></td>
</tr>
<tr>
<td>- Condominium</td>
</tr>
<tr>
<td>- Apartment</td>
</tr>
<tr>
<td>- Sit-down Restaurant</td>
</tr>
<tr>
<td>- Retail Sales</td>
</tr>
<tr>
<td>- Bank</td>
</tr>
<tr>
<td>- Grocery Store</td>
</tr>
<tr>
<td>- Night Club</td>
</tr>
<tr>
<td>- Multi-tenant Professional Office</td>
</tr>
<tr>
<td><strong>Secondary Land Uses</strong></td>
</tr>
<tr>
<td>- Community Facilities</td>
</tr>
<tr>
<td>- Neighborhood Park</td>
</tr>
<tr>
<td>- Public Plaza</td>
</tr>
<tr>
<td>- Outdoor Seating</td>
</tr>
<tr>
<td><strong>Undesirable Land Uses</strong></td>
</tr>
<tr>
<td>- Single-Family Attached and Detached homes</td>
</tr>
<tr>
<td>- Auto-oriented uses (Gas Stations, Drive-through restaurants)</td>
</tr>
</tbody>
</table>

**Mixed-use Tall Buildings Form and Pattern**

- **Land Use Mix**
- **Mix of Uses**
- **Residential Density**: 32 – 125 du/AC
- **Non-Residential Intensity**: 2.0 – 6.0 FAR
- **Prevailing Building Height**: 10 – 15 Stories (185’ Max)
- **Primary Transportation Modes**: Rail, Bus, Walk, Bike, Auto
9. Discuss Land Use Typologies and what they will result in using regional examples.

- Mixed Use, Tall Examples

<table>
<thead>
<tr>
<th>COMPACT, WALKABLE NON-RESIDENTIAL LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Land Uses</strong></td>
</tr>
<tr>
<td>- Sports stadium (within ½ mile)</td>
</tr>
<tr>
<td>- Convention Center (within ½ mile)</td>
</tr>
<tr>
<td>- Exhibit Hall or museum (within ½ mile)</td>
</tr>
<tr>
<td>- Regional shopping mall (within ½ mile)</td>
</tr>
<tr>
<td>- Restaurants</td>
</tr>
<tr>
<td>- Retail Sales</td>
</tr>
<tr>
<td>- Hotels</td>
</tr>
<tr>
<td>- Banks</td>
</tr>
<tr>
<td>- Corporate Office Buildings</td>
</tr>
<tr>
<td>- Multilevel Professional Offices</td>
</tr>
<tr>
<td>- Research-and-Development</td>
</tr>
<tr>
<td><strong>Secondary Land Uses</strong></td>
</tr>
<tr>
<td>- Amusements/ theorem</td>
</tr>
<tr>
<td>- Movie Theater</td>
</tr>
<tr>
<td>- Neighborhood Parks</td>
</tr>
<tr>
<td>- Public Halls</td>
</tr>
<tr>
<td>- Outdoor Seating</td>
</tr>
<tr>
<td>- Community Facilities</td>
</tr>
<tr>
<td><strong>Undesirable Land Uses</strong></td>
</tr>
<tr>
<td>- Residential</td>
</tr>
<tr>
<td>- Auto oriented uses (gas stations, drive-through restaurants)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COMPACT, WALKABLE NON-RESIDENTIAL FORM AND PATTERN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Mix</td>
</tr>
<tr>
<td>Mix of Uses</td>
</tr>
<tr>
<td>Residential Density</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td>Non-Residential Intensity</td>
</tr>
<tr>
<td>0.5 - 60 FAR</td>
</tr>
<tr>
<td>Prevailing Building Height</td>
</tr>
<tr>
<td>2 - 6 Stories (00' Max)</td>
</tr>
<tr>
<td>Primary Transportation Mode</td>
</tr>
<tr>
<td>Transit, Walk, Bike, Auto</td>
</tr>
</tbody>
</table>

Legend
- Residential Use
- Commercial Use
- Mixed Use

Distance from Regional Center
- 3 miles
- 6 miles

Future Land Use Designation
- Social, Cultural non-residential
- Non-residential
9. Discuss Land Use Typologies and what they will result in using regional examples.

- Compact, Walkable Non-residential Examples

- Mixed Use Priority Development Areas
9. Discuss Land Use Typologies and what they will result in using regional examples.

- Mixed Use Priority Development Areas Comparisons

9. Discuss Land Use Typologies and what they will result in using regional examples.

**SUBURBAN OFFICE LAND USES**

**Primary Land Uses**
- Corporate Office Buildings
- Multi-tenant Professional Office
- Research and Development
- Flex-Industrial

**Secondary Land Uses**
- Copy and Printing
- Sit-down Restaurant
- Bank
- Auto-oriented uses (Gas Stations, Drive-through restaurants)
- Suburban style retail
- Pad sites
- Self-storage facilities

**Undesirable Land Uses**
- Residential Development

**SUBURBAN OFFICE FORM AND PATTERN**

<table>
<thead>
<tr>
<th>Land Use Mix</th>
<th>Separated Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Non-Residential Intensity</th>
<th>0.25 – 1.0 FAR</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Prevailing Building Height</th>
<th>1 – 5 Stories (80’ Max)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Primary Transportation Mode</th>
<th>Auto</th>
</tr>
</thead>
</table>
9. Discuss Land Use Typologies and what they will result in using regional examples.

- Suburban Employment Examples

10. Analyze impacts of signalization of Broad Run crossings at Route 606 (Old Ox Road Interchanges)

- Planned Interchanges at Broad Run Crossings:
  - Horsepen Run Connector
  - Westwind Drive

- At-Grade Traffic Signals Under the Interim Condition
  - Increases forecasted delay along the Old Ox Road corridor
  - Creates two highly demanded at-grade intersections prior to interchange construction
11. If data centers are built on the Dupont-Fabrose property east of Loudoun County Parkway, will Prentice Drive be built as planned?

- Current site plan approval allowing for data center development
- Alternative solution would be sought if by-right development occurred
  - Work with property owner(s) to find a new alignment
  - Development an alignment meeting plan area needs

12. Research EIS / Airport Noise Study Timelines

- Silver Line CPAM policies and land use plan follow recommendations:
  - Loudoun County Land Use Scenario Planning Study – Consultant Recommended Development Scenario (2015)
    - National and international examples
  - Current policy and zoning: Airport Impact Overlay District (AIOD)
  - Board guidance received November 29, 2016
12. Research EIS / Airport Noise Study Timelines

• A new EIS or Airport Noise Study would likely require:
  – Support and collaboration from MWAA and the Federal Aviation Administration (FAA)
  – Recognition of remaining capacity planned for Washington Dulles International Airport future operations
  – Viable rationale for modifications based on changes to airport operations

• Planning Commission may forward a recommendation to the Board

13. How many dwelling units within LDN 60 and LDN 65 (actual / proposed) to date, include LDN 60 projections with Silver Line CPAM Area?

<table>
<thead>
<tr>
<th>Existing Housing Units as of July 1, 2016</th>
<th>SFD</th>
<th>SFA</th>
<th>MF</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 LDN</td>
<td>2,873</td>
<td>1,750</td>
<td>2,324</td>
<td>6,947</td>
</tr>
<tr>
<td>65 LDN</td>
<td>68</td>
<td>7</td>
<td>0</td>
<td>75</td>
</tr>
<tr>
<td>Total 60+ LDN</td>
<td>2,941</td>
<td>1,757</td>
<td>2,324</td>
<td>7,022</td>
</tr>
</tbody>
</table>
13. How many dwelling units within LDN 60 and LDN 65 (actual / proposed) to date, include LDN 60 projections with Silver Line CPAM Area?

<table>
<thead>
<tr>
<th>Residential Pipeline Projects 60 LDN: Housing Units Remaining to be Built as of July 1, 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>SFD</td>
</tr>
<tr>
<td>Evermont Trace</td>
</tr>
<tr>
<td>Ashburn Village, Regency at Ashburn</td>
</tr>
<tr>
<td>Poland Hill</td>
</tr>
<tr>
<td>Arcola Center</td>
</tr>
<tr>
<td>Glascock Field at Stone Ridge</td>
</tr>
<tr>
<td>Moon Glade Farm</td>
</tr>
<tr>
<td>Lenah Mill (LDN 60 portion only)</td>
</tr>
<tr>
<td>Lenah Woods</td>
</tr>
<tr>
<td>Willowsford, The Grange</td>
</tr>
<tr>
<td>Brambleton (LDN 60 portion only)</td>
</tr>
<tr>
<td>Stone Ridge (LDN 60 portion only)</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

14. Demonstrate / list planning assumptions for the Fiscal Impacts and Student Generation

- Market Analysis and Best Practices Study (2015)
- Land Use Scenario Planning Study – Consultant Recommended Development Scenario, Technical Appendix
- Balance of residential and nonresidential development

<table>
<thead>
<tr>
<th>Per Unit</th>
<th>Pupils</th>
<th>Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan vision: small multi-family units</td>
<td>0.15</td>
<td>1.87</td>
</tr>
<tr>
<td>Current multi-family rates</td>
<td>0.23</td>
<td>1.97</td>
</tr>
</tbody>
</table>

- Study of SFA was inconclusive
- SFA rate remained at 0.54
### 14. Demonstrate / list planning assumptions for the Fiscal Impacts and Student Generation

<table>
<thead>
<tr>
<th>Place</th>
<th>Avg. Household Size</th>
<th>Family Households %</th>
<th>Students per Household</th>
<th>Age 5 to 19</th>
<th>Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Falls Church</td>
<td>2.71</td>
<td>42.9</td>
<td>0.00</td>
<td>0</td>
<td>7</td>
</tr>
<tr>
<td>Mosaic District *</td>
<td>1.77</td>
<td>39.0</td>
<td>0.10</td>
<td>12</td>
<td>123</td>
</tr>
<tr>
<td>Wheaton *</td>
<td>1.75</td>
<td>34.2</td>
<td>0.18</td>
<td>69</td>
<td>389</td>
</tr>
<tr>
<td>Vienna *</td>
<td>1.74</td>
<td>36.2</td>
<td>0.10</td>
<td>46</td>
<td>456</td>
</tr>
<tr>
<td>Virginia Square</td>
<td>1.66</td>
<td>28.6</td>
<td>0.03</td>
<td>7</td>
<td>206</td>
</tr>
<tr>
<td>Clarendon</td>
<td>1.57</td>
<td>28.1</td>
<td>0.01</td>
<td>4</td>
<td>302</td>
</tr>
<tr>
<td>Courthouse</td>
<td>1.57</td>
<td>26.0</td>
<td>0.06</td>
<td>12</td>
<td>204</td>
</tr>
<tr>
<td>Silver Spring</td>
<td>1.54</td>
<td>27.3</td>
<td>0.04</td>
<td>14</td>
<td>344</td>
</tr>
</tbody>
</table>

* Outside Beltway

### 14. Demonstrate / list planning assumptions for the Fiscal Impacts and Student Generation

- **Multi-Family**: 0.23
- **Multi-Family Stacked**: 0.30
- **Urban Multi-Family**
  
  *Based on Study* 0.15

- **Single-Family Detached**: 0.86
- **Single-Family Attached**: 0.54
- **Urban Townhouse**
  
  *0.54 Used (possibly lower)*
15. What was this history of the Metrorail Tax District(s)? How was 20 cent rate for the tax district set and can it be changed? Does the tax go away once a certain amount is paid off?

- Adopted by the Board in December 2012
  - Funds the capital and operating costs

- Special levy of $0.20 in effect for the large Metrorail Service Tax District since January 1, 2013

- Each district can have a maximum special levy (in addition to the general real property tax levy) of $0.20 per $100 of assessed value

- No special levies have been authorized for the Route 606-Airport Stations Service District or for the Route 772 Station Service District

- Revenues from these districts, when enacted, will help fund on-going annual payments to the Washington Metropolitan Area Transit Authority (WMATA)
16. Future / Additional Items

- PC Staff Report Item 5: The Board of Supervisors requested clarification of the townhome development capacity and locational distribution
- Mechanisms for managing desired land use balance and mixes within typologies
- Implementation of integrated urban planning and design activity on a project-by-project basis
- Additional discussion on fiscal impact

Next Steps

- Staff to continue work on fiscal impacts with Planning Commission
- Planning Commission Work Session March 3, 2017
- Recommendation(s) to the Board of Supervisors
Questions and Discussion