Community Framework and Placetypes
You don't have to see the whole staircase, just take the first step.
# Plan Framework

<table>
<thead>
<tr>
<th>Plan Framework</th>
<th>Details</th>
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<tbody>
<tr>
<td>Vision</td>
<td>• Community Aspirations</td>
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<tr>
<td>Goals</td>
<td>• Community Outcome</td>
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<td>Objectives</td>
<td>• Specific Outcome</td>
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<td>Strategies</td>
<td>• Implementation Approach</td>
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<td>Development Policies</td>
<td>• Development Criteria</td>
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<td>• Design Guidance</td>
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</table>
Why Place Types?
## Comparison: Older and Newer Plans

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Older Plans</th>
<th>Newer Plans</th>
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<tbody>
<tr>
<td>Structure</td>
<td>Traditional elements in “silos”</td>
<td>Organized around key themes</td>
</tr>
<tr>
<td>Policy Direction</td>
<td>Lengthy narrative</td>
<td>Streamlined policy guidance</td>
</tr>
<tr>
<td>Graphics</td>
<td>Limited</td>
<td>Provided throughout</td>
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<tr>
<td>Future Land Use</td>
<td>Focus solely on land use</td>
<td>Character based and coordinated with transportation</td>
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</tbody>
</table>
Public Input on Physical Environment: Character and Function

- Interest in high quality, unique, distinct, and aesthetically pleasing places
- Support active lifestyles
- Coordinate land use and transportation policies and practices
- Build environment for better biking and pedestrian movement
- Create gathering places and spaces
- Make more vibrancy

- Importance of reevaluating transition area
- Give attention to aging underutilized places for redevelopment potential
- Respect natural environment
- Preserve character of western Loudoun
Community Framework Areas

- RURAL
- TRANSITION
- SUBURBAN NEIGHBORHOODS
- MATURING NEIGHBORHOODS
- COMMERCE DISTRICTS
- SILVER LINE TOD
- DULLES INTERNATIONAL AIRPORT
- TOWN AND JLMA (JOINT LAND MANAGEMENT AREA)
Community Framework
Place Types

- Better articulation of vision for area
- Provide options for different types of development (traditional and emerging)
- Express more detail on the built form and land uses, and describe a variety of characteristics
- Built based on existing and approved plans and guidance for areas of change
- Opportunity / Redevelopment areas to have a palette of options
Placetypes Considerations

• Address **character and quality of place**, not just land use

• Guide **consistent interaction of built environment and transportation network** within different contexts

• Recognize **difference between stable areas and potential areas for change**, while still providing a **consistent planning framework**

• Provide guidance for **infill / redevelopment contexts**

• Capture current land use patterns and development types, while providing **flexibility for evolution over time**

• Introduce **new development types** to meet evolving preferences of households and employers
Placetype designation methodology

1st Stage – Existing Conditions
• Underlying Zoning Districts establish a base level

2nd Stage – Aspirational Direction
• Revision to achieve Vision, Goals, and Objectives
• Incorporate Feedback

3rd Stage – Refinement
• Perform a Comprehensive Review
• Special considerations Re-Investment / Redevelopment / Innovation
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How does this work?
Examples:

Neighborhood A

Predominant Uses:
- Single family detached

Complementary Uses:
- Single family attached
- Open Space
- Public safety facilities
- Schools
- Active adult retirement communities
- Civic, community centers and facilities
- Daycare facilities
Examples:

- Town Center Mixed Use
- Mixed Employment
- Special Activity
- Neighborhood C
- Light Industrial
Examples:

- Community Commercial Center
- Mixed Employment
- Vacant

* Belmont Chase
Examples:

- Community Commercial Center

Predominant Uses:
- Community-serving retail commercial
- “Big box” commercial

Complementary Uses:
- Smaller-format retail commercial
- Office
- Open space
- Civic space
- Multifamily with/without ground floor retail
Examples:

**Mixed Employment**

**Predominant Uses:**
- Office
- Flex space
- Light manufacturing including “artisanal” manufacturing including maker spaces and breweries

**Complementary Uses:**
- Supporting Retail Commercial
- Data Centers
- Open space
- Civic space
- Multifamily
Options:

- Neighborhood A
- Neighborhood B
- Neighborhood C
- Neighborhood D
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<thead>
<tr>
<th>Natural Resources &amp; Conservation</th>
<th>RURAL</th>
<th>TRANSITION</th>
<th>SUBURBAN NEIGHBORHOODS</th>
<th>MATURING NEIGHBORHOODS</th>
<th>COMMERCE DISTRICTS</th>
<th>Leesburg JLMA</th>
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envision LOUDOUN
our county • our future