enVision Loudoun
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Stakeholder Committee Meeting

August 28, 2017 | Loudoun County Comprehensive Plan
Agenda

1. Welcome / Sign-in / Dinner / Administrative Items
2. Suburban Policy Area Place Types Feedback
3. Break
4. Suburban Policy Place Types Feedback - Report Out
5. Transition Policy Area Land Use Approach
6. Adjourn
Subcommittee Meetings

Housing Subcommittee
Thursday, August 31st – 5-6pm in Purcellville Room

Economic Development Subcommittee
Friday, September 1st – 3-4pm in Purcellville Room
Suburban Policy Area
Land Use Approach and
Place Types Update
Place Type and Framework Updates

1. Defined Urban Areas on Framework and Place Types Maps
2. Modified / Adjusted Application of Place Types on Maps
3. Place Types Form and Character Guidelines Recommendation
4. Place Types Compatibility Recommendation
Community Framework Proposal

1. Merge Silver Line TOD into other Suburban Framework Areas

2. Develop and Refine Urban Framework Areas
   
   • A more generalized approach that encourages higher density urban development at appropriate locations
   
   • Would utilize the same Place Types with corresponding policies establishing expectations for urban form and higher intensity of development
Community Framework Proposal

Urban Framework Areas:

**Metro Stations**
(highest intensity, transit-oriented)

**Walkable Places (Non-Metro)**
(lesser intensity, mixed use)
Staff’s Application of Place Types

1. Key Characteristics Considered:
   • Context, Compatibility, Scale & Existing Entitlements

2. Development patterns were generalized into a single place type
   • Existing master planned developments of single-family detached, single-family attached, and multi-family housing = Neighborhood A

3. Alternative Place Types were only proposed on areas of substantial acreage (i.e. not every undeveloped 2 acre parcel)

4. Initial Stakeholder feedback considered

5. Potential Place Type changes address flexibility without diluting the idea of creating place
Place Types Form & Character Guidelines

Neighborhood B

General Description:
Neighborhood B is a low to medium-density area, which is well-suited for a variety of housing types designed to support walkable developments. This includes not only single-family single-lots, but also mid-rise apartment buildings. The site uses a variety of techniques with mid-rise intensity to create a more diverse and walkable development. Pedestrian spaces are generally located along commercial and residential streets.

Uses:
- Single family detached
- Multi-family
- Commercial
- Office
- Neighborhood-serving retail
- Mixed Use
- Schools and public utility facilities
- Street and recreation communities
- Corridor and open spaces
- Open green
- Private open space
- Other

Local Examples:
- Coral Gables
- Miami

Intention:
- Promote opportunities for a diversity of housing types in a walkable environment
- Support enhancement of aging areas to the right and better surrounding neighborhood

Desired Form and Character:

<table>
<thead>
<tr>
<th>Attribute</th>
<th>Desired Form and Character</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density</td>
<td>0.05 - 0.30</td>
</tr>
<tr>
<td>Width, E-W</td>
<td>20 - 250</td>
</tr>
<tr>
<td>Front Yard</td>
<td>0.0 - 0.50</td>
</tr>
<tr>
<td>Backyard</td>
<td>0.0 - 1.50</td>
</tr>
<tr>
<td>Street Length</td>
<td>Short - Long</td>
</tr>
<tr>
<td>Parking Lot</td>
<td>On-street, Free</td>
</tr>
<tr>
<td>Built Form</td>
<td>Wood, Brick, and Stucco in past, red brick</td>
</tr>
<tr>
<td>Green Space</td>
<td>10% of lots</td>
</tr>
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<td>Healthy Character</td>
<td>Yes</td>
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Form and Character Guidelines:

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Intention:
- Provide opportunities for a diversity of housing types in a walkable environment
- Support enhancement of aging areas to the right and better surrounding neighborhood

Local Examples:
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- Miami

Working Draft
# Place Types Form & Character Guidelines

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<td>Use Pattern</td>
<td>Separate Uses</td>
</tr>
<tr>
<td>Res. Density</td>
<td>6-16 du / acre</td>
</tr>
<tr>
<td>Nonres. FAR</td>
<td>up to 1.0</td>
</tr>
<tr>
<td>Land Area Mix</td>
<td>R: 40-60% 0: 30%+  PC: 10%+</td>
</tr>
<tr>
<td>(R: Residential, NR: Nonresidential, OS: Open Space, PC: Public/Civic)</td>
<td></td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>0.25 - 0.7</td>
</tr>
<tr>
<td>Bldg. Height</td>
<td>3 - 4 stories</td>
</tr>
<tr>
<td>Setback from Street</td>
<td>Shallow - Medium</td>
</tr>
<tr>
<td>Block Length</td>
<td>Short - Long</td>
</tr>
<tr>
<td>Parking Location</td>
<td>On-street, Alley</td>
</tr>
<tr>
<td>Civic &amp; Recreation</td>
<td>Park, trail, small public plaza</td>
</tr>
<tr>
<td>Open Space</td>
<td>15-30% of site</td>
</tr>
<tr>
<td>Street Pattern</td>
<td>TBD</td>
</tr>
<tr>
<td>Methods of Connectivity</td>
<td>TBD</td>
</tr>
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<td>Mobility Characteristics</td>
<td>TBD</td>
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Place Types Form & Character Guidelines

• Place Types provide general guidance
• Table reduced to appear less like an ordinance
• Seeking balance between flexibility and predictability

**General Description:**
Neighborhood B areas provide opportunities for a variety of housing types designed in compact developments. Streets in this area are typically hierarchical with moderate network connectivity. Sidewalks and other pedestrian amenities are common in these developments. Predominant uses are single-family attached residential and multifamily. It is desirable for buildings to have a shallow to medium set back from the street, with parking either on the street or in side alleys. Areas of this place type should include some parks, trails, or small public plazas, with some open space integrated into individual site plans.

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**Uses:**
• Single-family attached
• Multifamily
• Single-family detached
• Office
• Neighborhood-serving retail
• Open Space
• Schools and public safety facilities
• Active adult retirement communities
• Community centers and facilities
• Daycare facilities

**Local Examples:**
• Collingdale Terrace

**Form and Character Guidelines:**

**Intent:**
• Provide opportunities for a diversity of housing types in a walkable environment
• Support redevelopment of aging areas to strengthen and benefit surrounding neighborhoods

Working Draft
Place Types Compatibility

- Allows for flexibility and alternatives in Place Type Structure
- Sets expectations of alternatives
- Avert dilution of Place Type underlying form, character, and purpose
- Alternatives would be dependent on compatibility, scale, and context
Remaining Refinements / Updates

1. Form and Character Guidelines Tables
   - Calibrate Characteristics including Density, Use Mix & Building Heights
     - **NOTE:** For Place Types with two column tables, multifamily would be allowed in either Use Pattern
     - Focus on key guidelines for specific Place Types form/characteristics
   - Generalize desired performance characteristics
   - Address compatibility and flexibility
   - Add Transportation Characteristics

2. Incorporate (i.e. Merge or Add) Silver Line CPAM Place Typologies in to Place Types
   - Mixed Use Medium and Mixed Use Tall
   - Compact Walkable Non-residential
Questions for Feedback

1. Do the changes described adequately address concerns about ensuring that the Place Types structure is flexible?

2. If not, what other concerns and considerations for flexibility need to be addressed?
Suburban Policy Area
Place Types Map
Exercise
Discussion Considerations

1. Public Input from Round 1 *(previously provided)*

2. Public Input from Round 2 *(overview of major topic areas)*
   a) Desire mixed-use and walkable communities
   b) Redevelop and repurpose older commercial buildings
   c) Need affordable housing options and a variety of housing types for a range of life stages and lifestyles
   d) Improve connectivity and access to multimodal transportation system
   e) Increase parks/recreation and public/civic amenities
   f) Protect environmental features and expand open space
Discussion Considerations

3. Previous Stakeholders Comments
   a) Mixed use communities, creating ‘place’ rather than developments
   b) Rethinking Keynote Employment
   c) Compatibility of new land use plan with existing development
   d) Older retail / commercial / industrial centers areas great targets for redevelopment
   e) Locating housing near employment
   f) Connectivity throughout the Suburban Policy Area
   g) Route 7 Non-residential development patterns
   h) Route 50 Industrial / Non-residential patterns and characteristics
Discussion Considerations

4. What you do not see, yet.
   a) Land area outside of the Areas of Potential Change have an initial place type assigned based on current zoning / existing development only
   b) Completion of the desired form and character guidelines of each Place Type
   c) Accompanying policies and guidance
Work Group Instructions

1. Split up into four groups
2. Review five Place Types Maps
   • Accompanying context maps also provided as previously requested
3. Hold 20 minutes of discussion for each map to ensure all maps are covered
4. Use remaining time to revisit any maps that need additional discussion
5. Break
6. Report out
Questions for Feedback

1. Do the Suburban Policy Area Place Types Maps appropriately address the location and adjacencies of:
   a) Revitalization and redevelopment areas
   b) Areas previously identified as Keynote Employment with Mixed Employment which allows for a mix of uses
   c) Mixed Employment and Industrial Uses (Along Routes 7 and 50)
   d) Commercial centers
   e) Urban areas
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CPAM Relationship to Areas of Potential Change

Legend

- Areas for Potential Change
- Redevelopment Opportunity Areas
- Uncommitted and Underdeveloped Land
- Pipeline Nonresidential Land
- Nonresidential Pipeline with 15+ Acres Reserved for Future Use