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Agenda

1. Welcome / Sign-in / Dinner / Administrative Items
2. Meeting Objectives and Process Objectives
3. Suburban Policy Area Place Types & Maps
4. Transition Policy Area Place Types & Maps
5. Revised General Plan Policy Carryover
6. Adjourn
Outcomes of Meeting

1) Initial Recommendations for Suburban Policy Area Place Types and Map;
2) Initial Recommendations for Transit Station Mixed Use Place Types and Map;
3) Review, Modify, and Endorse draft Transition Policy Area Place Types; and
4) Develop an initial Transition Policy Area Place Types Map
5) Preliminary Results of Carry Over Policy Subcommittee
Next Meetings/Where We Are Going

• Conduct testing based on initial Land Use decisions to demonstrate fiscal balance and transportation needs

• November Stakeholder Committee Meetings:
  • Review Carry-over Policies
  • Redevelopment/Revitalization and Growth Management White Papers
  • Transportation Discussion
  • Public Facility Planning (Parks, Schools, etc.)

• December Stakeholder Committee Meetings:
  • Preliminary Fiscal Impact Analysis and Land Use Forecast Discussion
  • Modal Networks Draft
  • Pre-Public Policy Review and Public Outreach Format

• Public Outreach begins January 29
Stakeholders Committee Feedback

• More data regarding existing housing stock and future housing needs
• Review and Approval of Place Types for Transition Policy Area prior to Mapping them
• More place type options for TPA (e.g., lower density, village concept use)
• Not all properties in TPA are the Same – Different recommendation needed
• Need a better understanding of new development in the Suburban Policy Area (including around Silver Line Station Areas) prior to deciding about residential in TPA
• Better process at arriving at recommendations
• Role of Staff in Developing Recommendations
Proposed Steps

1. Provision of data and information (existing and future housing, etc.)
2. Overview of Place-Types (distinguish SPA and TPA Place Types)
3. Understanding of Staff’s Recommended Evaluation Criteria
4. Begin with SPA Place Type Review, Confirm/Modify Map Recommendations (Including Silver Line Area Recommended Approach)
5. Need to review and approve Place Types for Transition Policy Area (Any Additional Needed?)
6. Isolate Areas of Change in TPA and Decide Place Types
Proposed Decision Process

1. Presentation of Staff’s Recommendation and Reasoning
2. Stakeholders Committee Discussion (Ensure that Everyone Has an Opportunity To Engage)
3. Recording of Comments Received
4. Staff Facilitation of Consensus
5. Electronic Voting when appropriate (Agreement on the question)

- One initial opportunity for members to contribute, be concise, stay on topic, then come back
- Respect differences
- Voting on Initial Recommendations (future opportunity to change based upon testing/evaluation)
Existing and Future Housing Info

1. Existing Housing Stock

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>2017 Totals</th>
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<tbody>
<tr>
<td>SFD</td>
<td>67,812</td>
</tr>
<tr>
<td>SFA</td>
<td>41,340</td>
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<tr>
<td>MF</td>
<td>24,199</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>133,351</strong></td>
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<tr>
<th></th>
<th>SFD</th>
<th>SFA</th>
<th>MF</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved Pipeline</td>
<td>5,294</td>
<td>4,934</td>
<td>17,622</td>
<td>27,850</td>
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<tr>
<td>Uncommitted/Underdeveloped/Redevelopment</td>
<td>8,806</td>
<td>2,391</td>
<td>2,328</td>
<td>13,525</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>14,100</strong></td>
<td><strong>7,325</strong></td>
<td><strong>19,950</strong></td>
<td><strong>41,375</strong></td>
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2. Projected Housing Stock

Forecasted 2017-2040 Housing Unit Permits, Revised General Plan and Entitlements
3. Housing Needs Assessment

193,680 (Projected Needed Units) – 175,380 (Revised General Plan Proj.)

= 18,300 Units
Residential Units by Year

- Average Annual Growth Last 5 Years: Approximately 3500 units
- Roughly 8.5 years to Build Out Units in Pipeline
Residential Place Types

<table>
<thead>
<tr>
<th>Rural</th>
<th>Transition</th>
<th>Suburban/Urban</th>
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<tbody>
<tr>
<td>Northern Rural</td>
<td>Transition Neighborhood 1</td>
<td>Neighborhood A</td>
</tr>
<tr>
<td>Southern Rural</td>
<td>Transition Neighborhood 2</td>
<td>Neighborhood B</td>
</tr>
<tr>
<td>Villages</td>
<td>Transition Neighborhood 3</td>
<td>Neighborhood C</td>
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<tr>
<td></td>
<td>Transition Commercial Center</td>
<td>Mixed Employment</td>
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<tr>
<td></td>
<td></td>
<td>Community Commercial Center</td>
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<td>Regional Commercial Center</td>
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<td></td>
<td>Town Center Mixed Use</td>
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<tr>
<td></td>
<td></td>
<td>Transit Station Mixed Use</td>
</tr>
</tbody>
</table>
Staff Evaluation Criteria For New Growth

1) Achieve Board endorsed vision and goals
2) Effective use Existing and Provision of Future Public Facilities
3) Compatibility with Existing and Entitled Uses
4) Proximity to employment, transportation, health care facilities and other critical uses
5) Environment Consideration (Steep Slopes, Floodplain, etc.)
6) Fiscal Responsibility (Balancing Growth with the provision of public facilities and services)
Ranking of Receiving Areas for New Growth

1. Areas Near Silver Line Stations
2. Suburban Infill Areas
3. Mixed Employment
4. Redevelopment/Revitalization Areas
5. Transition Policy Area
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