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Comprehensive Plan Stakeholders Committee Meeting

April 9, 2018
1. Welcome / Administrative Items / Information Updates
2. Meeting Objectives
3. High-Level Fiscal Impact Assessment Overview
5. Break
6. General Plan Chapter 2: Land Use Review
7. Next Steps
8. Adjourn
Meeting Objectives

1) Fiscal Impact Model Update
   a) Preliminary High-level Assessment Outlook

2) Gather Feedback:
   a) General Plan Chapter 6: Fiscal Management & Facilities
   b) General Plan Chapter 2: Land Use

3) Review Schedule for Remaining Stakeholder Committee Meetings
Envision Loudoun
Fiscal Model:
Preliminary High-Level Fiscal Impact Outlook

Presentation to:
Envision Loudoun Stakeholders Committee
April 9, 2018

Presented by:
Julie Herlands, AICP, Vice President, TischlerBise
Goals for the Presentation

• Update on fiscal model
• Present preliminary high level fiscal impact outlook comparing:
  • Revised General Plan scenario
  • Envision Loudoun Proposed Plan (Medium Growth) scenario
• Next Steps
• Questions

The goal is to provide a check-in on the fiscal model with a preliminary, high level fiscal impact outlook based on Stakeholders proposed recommendations for Envision Loudoun
Purpose of the Fiscal Impact Analysis

- Decision making tool that evaluates “net fiscal impact” of proposed land use scenarios
- Compares fiscal differences of potential future development
- Emphasizes comparisons rather than the absolute dollar amounts
- Shows magnitude and direction of differences
- Results can be:
  - Fiscally positive: Revenues exceed costs
  - Fiscally neutral: Revenues equal costs
  - Fiscally negative: Costs exceed revenues
Methodology: Overview

- Used Countywide constrained forecasts (scenarios)
- Modeled all General Fund revenues and expenditures
- Included other funds that are affected by growth
- Calculated revenues and operating and capital costs by product type
- Multiplied the results by the forecasts
Methodology: Capital Assumptions

• Projected capital facilities that provide government and school services

• Incorporated Fiscal Impact Committee’s (FIC) work:
  • 2016 Capital Facility Standards are used to forecast facility needs (captured in high-level outlook)
  • Costs reflect the FIC approach for the Capital Intensity Factor (CIF), adjusted to the 2016 dollars

• Modeled cash and debt financing assumptions
Preliminary High-Level Fiscal Impact Outlook

• Envision Loudoun Proposed Land Use (medium) scenario generates:
  • *Neutral to Positive* net fiscal impact
  • *Less positive* than RGP medium scenario
Major Drivers

• Nonresidential development is similar between the two scenarios

• Increase in residential development in Envision Loudoun Proposed Scenario drives the preliminary fiscal outlook, namely due to school operating and capital expenditures

• Further refinement will update and revise the outlook
Next Steps: Continued Work on Model Refinement

• Sub-geographies to be modeled
• Preliminary capital costs for schools are model-driven; likely to be “direct entered” based on known capital plans from LCPS
• Locally funded road capital costs to be included
• Cash proffer offsets to be included
• Vacant land values to be added
Next Steps

• Consider preliminary high level fiscal impact outlook in developing recommended changes to the draft proposed plan
• Present full model results at July 9th Stakeholders meeting
• Include recommendations in the materials forwarded to BOS/Planning Commission
Committee Round Robin Discussion
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General Plan Chapter 6: Fiscal Management & Public Facilities

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Public Facilities

- **Retain planning process** - *capital needs assessment - facility standards - capital improvement program*
- **Commission Permit Process** - *use performance standards to minimize legislative review*
- **Encourage colocation**
- **Flexible design**
- **Retain & update existing facilities** – *rural schools, libraries*
- **Encourage partnerships**
Utilities & Infrastructure

• Consolidate utility policies – rural, municipal (town) & central systems
• Clarify Loudoun Water responsibilities
• Reduce shared (communal) system options
• Allow connections between shared systems
• Town s/w extension into RPA for health issues
• Support quarry reservoirs with protection plans
Utilities & Infrastructure

- **Solid waste**: carry over existing policies
- **Electrical**:
  - Carry over existing policies
  - Support individual power generation
- **Communication**:
  - Encourage expanded broadband coverage
  - Require conduit extensions to new development
  - Add performance standards – minimize legislative review
  - Incorporate capacity for broadband & wireless in all public facilities
Open Space Assets

- **Improve public access to open space:** trail plan, increased access to regional trails, defined corridors

- **Open Space Preservation Program:** easements linked to low density and urban density and modification requests

- **Encourage open space easements:** Purchase or defray soft cost for landowners

- **Allow on and offsite open space to meet zoning requirements**
Fiscal Management

- Encourage community based service standards
- Address accessory, micro and unit size in the CNA
- Add Urban Policy Area proffer guidance – exempts 1 du/acre or current zoning
- Formalize transportation credit, HOA credit
- Expand Small Area Planning boundaries to TPA
- Seek reasonable impact fee legislation
Committee Round Robin Discussion
General Plan Chapter 2: Land Use

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Sections

- Infill & Redevelopment
- Quality Development
- Urban Policy Area
- Suburban Policy Area
- Transition Policy Area
- Rural Policy Area & Villages
- Towns & JLMAs
Still to Come

- Refined Introduction & Formatting
- Place Types
  - Considering renaming the classifications by Policy Area
  - Working through policies that may be needed for individual Place Type
- Maps and Graphics
- Route 28 Tax District Refinement
- Insert Data As It Is Developed
Infill & Redevelopment | Policy Carryover Subcommittee

- **October 12, 2017**
  - Policies only

- **December 6, 2017 (Stakeholders Committee)**
  - Topic Paper & Policies presented

- **January 9, 2018**
  - Strategies & Actions

Staff & Subcommittee largely agreed on retention, revision, deletion, or relocation of RGP Redevelopment, Revitalization, & Infill policies

- Applicable RGP policies retained in current draft
- Added new policies, strategies, actions that encourage infill & redevelopment
- Continue to refine evaluation for compatibility
Infill & Redevelopment | Trends & Influences

- Greenfield development opportunities limited
- Aging residential communities & commercial properties

**Opportunities**
- Improve underutilized sites; provide needed amenities
- Create unique places & reinforce community character
- Diversify housing stock
- Maximize use of existing infrastructure

**Challenges**
- Current development regulations lack flexibility
- Needed infrastructure improvements; costly development
- Loss of market-provided affordable housing
- Community concerns
Infill & Redevelopment | What is New

• *In general, policies improved & strengthened*
• Calls for community engagement
• Promotes identifying & prioritizing sites in the County
• Supports changes to development regulations
• Promotes incentives, technical assistance, streamlined review
• Anticipates replacement for loss of market-provided affordable housing
• Refines compatibility evaluation
Quality Development

• Make a great place through quality development that complements, strengthens, and benefits surrounding communities.

• Encourage a mix of complementary land uses and project designs that ensure the long-term sustainability, or environmental and economic health, of both the individual development and the broader community.

• Foster distinctive identities through the use of high quality design, siting, landscaping, architecture, signage, sustainability and other design elements.
Quality Development

• Updated language in policies, strategies, and actions based on your feedback
  • Policy 2: Development must create a walkable pattern of compact development implemented by smaller blocks, shorter distances, inter-parcel connectivity, greater diversity of uses on the same street, and connected open spaces that facilitate interaction of people and offers a more affordable and convenient lifestyle.
  • Policy 5: Development should encourage greater interaction between activity inside buildings and the public realm.

• Sustainability is a topic within Quality Development
Urban Policy Area

- **New Policy Area**
  - Updated Suburban Policies to ensure compact and walkable development
  - Silver Line CPAM

- **Policies, Actions & Strategies**
  - Ensure walkable mixed-use environment that supports multi-modal transportation choices
  - Promotes multilayered public realms and diverse mix of uses
  - Connectivity with the MetroRail Stations

- **Design Guidelines added specific to the UPA**
Suburban Policy Area

• Most existing policies were moved to other locations in the Plan
  - Place Types
  - Infill and Redevelopment
  - Natural and Cultural Resources
  - Quality Development

• Policies, Actions & Strategies
  - Continue to support self-sustaining communities with a mix of uses
  - Focus on community identity
  - Ensure future development is complementary to the existing development pattern of the SPA

• Design Guidelines added specific to the SPA
Transition Policy Area

• Existing Concepts Retained
  o Visually distinct
  o Water quality protection

• Policies, Actions & Strategies
  o Open space – accessible – publicly usable
  o Expanded industrial development
  o Specific village locations
  o Targeted density
  o Housing diversity
  o Expanded TPA area per Stakeholders’ recommendation

• Design Guidelines
Rural Policy Area and Villages

- Updated format by topic.
- Eliminated some statistics and numbers which may date the document.
- Expanded discussion of rural tourism and heritage tourism assets and contribution to the rural economy.
- Enhanced discussion of programs to support farmland and open space preservation.
- Design guidelines added for development in the RPA.
- Design guidelines currently being developed for Villages.
Towns and Joint Land Management Area

• Most existing policies retained per Plan Charter
  o Towns as focus of western development
  o Retain historic development pattern
  o Retain public facilities - schools

• Revised Policies, Actions & Strategies
  o Consolidated Policies, Strategies and Actions
  o Protect gateways into Towns
  o Diversify housing
  o Reevaluate the JLMA approach

• Design Guidelines
Committee Round Robin Discussion
Next Steps

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Next Steps

**April 30**
- Final Review of New General Plan Prior to Public Input, including Implementation Chapter
- Final Review of New Transportation Plan Prior to Public Input
- Public Input Meetings Format Discussion

**May 14 – June 1**
- Public Outreach Round III Public Meetings and Online

**June 18**
- Takeaways from Public Outreach Round III

**July 9**
- Present Plans in InDesign Format
- Fiscal and Transportation Full Model Results Presentation to Stakeholders
- Final Stakeholders Recommendations
- STAKEHOLDERS COMMITTEE WORK COMPLETE