envision LOUDOUN
our county • our future
Goals for Today

1. Schedule Reorganization
2. Overview of Residential Forecasts
3. Continue to Work Through July 12 & August 9

Materials
A. Lists of Recommendations
B. Land Use
C. Place Types
Schedule Reorganization

• Public Hearing on November 1
  • Final Public Hearing Draft Complete: October 10
  • Two meetings scheduled between complete draft and public hearing
  • Four meetings scheduled after public hearing

• Is this sufficient or do additional meetings need to be scheduled?
General Order of Discussion

- GP Chapter 2 – Land Use
- CTP
- GP Chapter 1 – Introduction
- GP Chapter 3 – Green Infrastructure
- GP Chapter 4 – Housing
- GP Chapter 5 – Economic Development
- GP Chapter 6 – Fiscal Mgmt & Public Infrastructure
- GP Chapter 7 – Implementation
## Unconstrained Market Forecasts
### Residential Results

| Countywide Residential Units through 2040 based on Demand (Net New Units) |
|---|---|---|---|---|
| | SFD | SFA | MF | Total |
| Demand | 28,370 | 23,480 | 23,020 | 74,870 |

Medium Scenario
## Constrained Forecasts Residential Results

<table>
<thead>
<tr>
<th></th>
<th>SFD</th>
<th>SFA</th>
<th>MF</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revised General Plan</td>
<td>10,513</td>
<td>4,144</td>
<td>14,808</td>
<td>29,465</td>
</tr>
<tr>
<td>Loudoun 2040</td>
<td>12,144</td>
<td>7,160</td>
<td>18,888</td>
<td>38,192</td>
</tr>
<tr>
<td>Difference</td>
<td>1,631</td>
<td>3,016</td>
<td>4,080</td>
<td>8,727</td>
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</table>

April/May 2018
Workflow: Decision Points

1. Place Types Template
2. Proposed Route 7/Route 28 Urban Policy Area
3. Potential Place Types Consolidation
4. Joint Land Management Area Place Types
5. Place Type Character & Intensity
   a) “Missing Middle” housing options
   b) More/Less density
   c) FAR calculations
6. Rural Policy Area/Transition Policy Area Land Conversions
7. Recommendations Lists
Place Types Template

- Place Types are a new concept that have continued to evolve throughout the Envision Loudoun process.
- Loudoun has places with great, enjoyable, and distinct character as well as places with a less distinct character.
- Place Types are a tool to support and create the types of places that the community desires—to build upon our great places.
Place Types Template

• The goal of Place Types is to clearly state our desires and intent for areas within the County in a way that remains flexible and is easy to understand.

• Staff believes that the current Place Types do not give enough direction to be used to adequately evaluate proposed development.

• Additional detail is needed in both text and graphics to express the character, intent, and intensity of the development sought.
Place Types Template

• Staff has created a draft of a new format that contains the minimum information that we believe is necessary for Staff to evaluate development applications
  • Focus on format and not the specific text, numbers and photos
Place Types Template

New Template provides:

• Additional photos to give more visual examples and context of the Place Type
• Improved General Description better describing vision/purpose, streets, and pedestrian amenities
• Intent statement (i.e., what you will find in this Place Type to help achieve the vision)
• Bullet Lists of Predominant and Secondary Uses (same as before)
• Graphic of Mix of Uses (shows the ideal mix of uses rather than giving a range)
• Transition statement (i.e., description of how uses are mixed within the development and how heights and streets could change as you approach other Place Types)
Place Types Template

New Template provides:

- *Development Intensity graphic that has several parts (instead of a Form and Character table)*
  - Massing/Scaling Recommendations
    - 3D model of what buildings look like when achieving the vision for the Place Type
    - Total FAR for the Place Type
    - Number of Stories and Ideal Density for each predominant use
  - Urban Design Recommendations
    - Figure ground graphic of what the street pattern looks like when achieving the vision for the Place Type
    - Street Pattern description
    - Block Length
    - Setbacks
    - Pedestrian Amenities
Place Types Template

• Do you feel that these components are useful to your review of development applications?
• Is there anything missing in this draft that would aid your review?
• How can we make this more helpful?
Proposed Route 7/Route 28 UPA

• Likely premature to designate an Urban Policy Area along Route 7 at this time.

• Removal of this UPA would help to ensure the best development potential for the UPAs along Metro.

• If the Route 7 UPA is converted to Suburban Policy Area on the map, the 2040 Plan should instead include policy direction to reevaluate the area for conversion to UPA designation in the future.
## Proposed Route 7/Route 28 UPA

<table>
<thead>
<tr>
<th>Current</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Employment</td>
<td>Would no longer be needed because land with these designations would be converted to Suburban Place Types.</td>
</tr>
<tr>
<td>Urban Regional Commercial</td>
<td></td>
</tr>
<tr>
<td>Urban Center</td>
<td></td>
</tr>
</tbody>
</table>
# Place Type Consolidation

<table>
<thead>
<tr>
<th>Current</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suburban Regional Commercial</td>
<td>Suburban Mixed Use</td>
</tr>
<tr>
<td>Suburban Community Commercial</td>
<td></td>
</tr>
<tr>
<td>Suburban Mixed Neighborhood</td>
<td>Suburban Compact Neighborhood</td>
</tr>
<tr>
<td>Suburban Compact Neighborhood</td>
<td></td>
</tr>
<tr>
<td>Transition Commercial Center</td>
<td>Transition Village</td>
</tr>
<tr>
<td>Transition Village</td>
<td></td>
</tr>
</tbody>
</table>
# Place Type Consolidation

<table>
<thead>
<tr>
<th>Current</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Activity</td>
<td>No longer a Place Type</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>(continue to show parks on Place Types map)</td>
</tr>
</tbody>
</table>
JLMA Place Types

JLMAs are currently the only areas of the County without Place Types designated, but land use guidance needs to be provided for these areas in the 2040 Plan.
Place Type Character & Intensity

1. The main decision point is to determine the character that is desired for areas within the County.
   • Intensity/Density are set by desired character.
   • For mixed use Place Types, Staff proposes to not indicate a density directly and instead set a Floor Area Ratio intensity that in conjunction with other factors will determine the density allowed.

2. Loudoun is facing housing affordability issues, and the final housing forecast indicates to Staff that there is a need to further address housing through land use and housing policies.
   • Loudoun is currently missing a range of housing types: the “missing middle.”
What is FAR?

- **Floor Area Ratio**: The gross floor area of a building(s) on a site divided by the site area
- For example, if the building below has a total of 10,000 SF and the site area is 10,000 SF, the FAR would be 1.0
3.5 F.A.R. Development Examples for 35,000 sf Building

10,000 sf lot x 3.5 FAR = 35,000 sf Building max.

Typical 10,000 sf Lot
## Current Issues with Place Type
### Intensity/Density Numbers

**Assumptions:** 50 acre site, 1,000 SF average unit size, Developed at maximum FAR

<table>
<thead>
<tr>
<th>Place Type</th>
<th>FAR</th>
<th>Residential %</th>
<th>Residential Density (du/ac)</th>
<th>Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Draft Loudoun 2040 Plan Numbers</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Transit Center (inner core)</td>
<td>Up to 6.0</td>
<td>0 to 80%</td>
<td>32 to 125</td>
<td>6,250</td>
</tr>
<tr>
<td><strong>Calculated Density</strong></td>
<td>6.0</td>
<td>80%</td>
<td>209</td>
<td>10,454</td>
</tr>
<tr>
<td><strong>Draft Loudoun 2040 Plan Numbers</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Transit Center (outer core)</td>
<td>Up to 4.0</td>
<td>0 to 80%</td>
<td>24 to 48</td>
<td>2,400</td>
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<tr>
<td><strong>Calculated Density</strong></td>
<td>4.0</td>
<td>80%</td>
<td>139</td>
<td>6,970</td>
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<tr>
<td><strong>Draft Loudoun 2040 Plan Numbers</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Suburban Regional Commercial</td>
<td>Up to 2.0</td>
<td>0 to 50%</td>
<td>8 to 24</td>
<td>1,200</td>
</tr>
<tr>
<td><strong>Calculated Density</strong></td>
<td>2.0</td>
<td>50%</td>
<td>44</td>
<td>2,178</td>
</tr>
</tbody>
</table>
Missing Middle Housing
Missing Middle Housing

What is Missing Middle Housing?

• Neighborhood scale housing – between single-family homes and mid-rise multifamily housing – with multiple dwelling units per lot

• Compatible in height and bulk with housing in single-family neighborhoods

• Can be developed without lot consolidation (infill) or provided as part of larger developments
Missing Middle Housing

Characteristics:

• Walkable context
• Preserves neighborhood character
• Low perceived density
• Simple Construction
• Generally small unit size (<1500 sf)
• Limited off-street parking
Missing Middle Housing

Advantages:

• Visual transition among single-family and higher density neighborhoods

• Increases diversity of housing stock
  • Affordability
  • Options for new buyers and empty-nesters

• Increases density without disrupting existing character

• Supports small-scale neighborhood retail
  • Additional patrons within walking/biking distance of commercial nodes
Missing Middle Housing
Typology: 4-plex

• 16-24 units/acre
• Units: <1000 SF
• On-street/rear parking
Missing Middle Housing
Typology: Stacked Flats

• 34-44 units/acre
• Units: <1500 SF
• Parking accessed from rear with integral garages
Missing Middle Housing
Typology: Mid-Size Apartments
• 60-80 units/acre
• Units: <700 SF
• Rear parking
RPA Land Conversion to TPA

• Land Bay P1/P2
  • Current:
    • .05 du/a if < 20 acres
    • .2 du/a if >/= 20 acres
    • Total units allowed: 85
  • Proposed:
    • 1 du/a in P1
    • Light Industrial in P2
    • Total units allowed: 181
  • Difference of 96 units above RGP
RPA Land Conversion to TPA

• Land Bay Q1
  • Current:
    • 0.05 du/a
    • Total units allowed: 114
  • Proposed:
    • 1 du/a
    • Total units allowed: 356
  • Difference of 242 units above RGP
Coordination with Towns

- Coalition of Towns Meeting July 25
- Requested Point of Contact from each Town
- Joint Meeting with Planning Commission
- Town Input on Draft Plan Chapters
- Town Review of Revised Plan Chapters
Next Steps

**August 16**
Work Session:
Ensure Initial Land Use Decisions Completed
Discuss Other GP & CTP Chapters

**August 30**
Work Session:
Ensure Initial Decisions on Other GP Chapters & CTP Completed

**September 13**
Regular Meeting:
Informational Update