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# Loudoun 2040 Comprehensive Plan

January 31, 2019 | Planning Commission Work Session

# Agenda

1. Review of Revised Chapter 4: Housing
2. Review of Revised Chapter 6: Fiscal Management and Public Infrastructure
3. Final Review of Revised Chapter 3: Natural and Heritage Resources *(if necessary)*
4. Review of Revised Chapter 2: Quality Development

# Schedule of Work Sessions

## Upcoming Work Sessions & Anticipated Topics\*

### 1. **February 7**

- A. Transportation and Fiscal Model Results
- B. Planning Commission Discussion of Desired Changes to Mapping and Density

### 2. **February 14**

- A. Continued Planning Commission Discussion of Desired Changes to Mapping and Density (if needed)
- B. Chapter 2 (continued)
- C. Chapter 1

### 3. **February 28**

- A. Final Review of Any Outstanding Items
- B. Forward Plan to Board for Review

*\*Dates and Topics Subject to Change*

# Revised Chapters: 4, 6 & 2

- **Staff Technical Advisory Committee and some Planning Commissioners have provided comments and redline revisions to October 23, 2018 Draft Loudoun 2040 Plan**
- **Redlined chapters reflect staff's changes since October 23<sup>rd</sup> draft**
  - *Chapter 2 includes staff proposals covered later in presentation*
- **Tables of Comments *primarily* include comments which did not result in text changes**

# Chapter 4: Housing

## Narrative text revisions

- *Expanded discussion to demonstrate housing cost and availability issues at a range of incomes*
- *Fulfilling the housing continuum across the entire spectrum of needs and incomes*
- *Linking new policies and place type approaches in the UPA, SPA, and TPA to the County's housing goals*

# Chapter 4: Housing

## Updated data where available

- *Regional vacancy rates*
- *Cost-burden by income for renters and homeowners*

## Revised policies

- *Greater focus on market provision of housing needs through:*
  - New incentives
  - More flexible policies and regulations

# Chapter 6: Fiscal Mgmt & Public Infrastructure

## Text Revisions

- *Match responses in comment table*



# Open Space Preservation (Ch. 6)

	Revised General Plan	Draft 2040 Plan
<b>Target</b>	Open space easements	Additional onsite or offsite open space
<b>Measure</b>	Units/acre	Units/acre and FAR
<b>Trigger</b>	Densities above a threshold	Densities below planned minimums and above target maximums
<b>Linkage</b>	One easement for each unit above a threshold	Set amount of additional onsite or offsite open space
<b>Cash-in-lieu</b>	Allows cash-in-lieu	Allows cash-in-lieu
<b>Require equivalent open space with modifications (ZMODs)</b>	Not in the Plan	“no net loss” of open space

# Chapter 3: Heritage and Natural Resources

- Provided for informational purposes so that the Planning Commission can see the finished product
- Redline reflects comment table proposals and discussion results from January 10<sup>th</sup> Work Session
  - *Remains subject to technical editing and final formatting*
- Will be considered a finished product unless Planning Commission has found an omission or error

# Chapter 2: Quality Development

- Items that have not changed:
  - *Photos*
  - *Place Type numbers (densities, use mixes, building heights, etc.)*
  - *Maps (not provided in packet)*
- Source of redline revisions:
  - *Planning Commission comments*
  - *STAC comments*
  - *Quality Development Workshop with the Design Cabinet*
  - *Planning staff proposals*

# Chapter 2: Quality Development

- Ideas Not Yet Incorporated
  - *Overall guidelines for the use of place types*
  - *Thresholds for when use mixes are expected*
  - *Guidance for surface parking in Suburban Mixed Use place type*
  - *Guidance on target residential unit size by policy area*
  - *Expectations for use of density bonus provisions*
  - *...and others*

# Chapter 2: Quality Development

- Introduction Changes:
  - *Merged previous Introduction and Quality Development sections*
  - *Added graphic showing all place types along a gradient from least to greatest intensity of use (e.g. rural to urban)*
  - *Added detail on components of a place type including graphics of street patterns and parking*
  - *Added strategy on implementing place types:*
    - defining density,
    - how to read the uses and use mixes,
    - varying from the use mix
  - *Added strategy and actions on interim uses*

# Chapter 2: Quality Development

- Infill and Redevelopment Changes:
  - *Better defined terms used*
  - *Clarified expectations for when public planning processes would be expected*
  - *Added strategy and actions for “legacy village cores” of Arcola, Ashburn and Old Sterling*
  - *Added strategy for the promotion of retention or development of small-scale industrial, employment, and manufacturing*
  - *Added strategy and actions specific to adaptive reuse*

# Chapter 2: Quality Development

- Place Types Changes:
  - *Split uses in to three columns to clarify expectations and make them more useful when reviewing legislative applications*
  - *Added reference to residential prohibition within 65 LDN*
  - *Updated open space element to detail the types of open space that would be appropriate in each place type*
  - *Added graphics to place types with residential to show an example plan view to better depict design characteristics listed*
  - *Added relevant Countywide Retail Policy Plan Amendment (1997) guidance to help achieve the intent of the place types and policy areas*

# Chapter 2: Quality Development

- Urban Policy Areas Changes:
  - *Added design guidelines for parking structures*
- Suburban Policy Area Changes:
  - *Added action referencing Infill and Redevelopment policies*
  - *Added action and design guidelines narrative for conservation design process*
  - *Added design guideline about strip commercial features to avoid*
  - *Added design guidelines for parking structures and surface parking*



# Chapter 2: Quality Development

- Transition Policy Area Changes:
  - *Revised narrative to better express Commission's direction thus far*
  - *Revised industrial uses action*
- Rural Policy Area Changes:
  - *Removed PDR reference*
  - *Added design guideline about locating site features to diminish their visual impact*

# Chapter 2: Quality Development

- Towns and JLMAs Changes:
  - *Added housing and population estimates*
  - *Changed “hard edge” to “defining edge” and added explanation of term*
  - *Expanded design guideline regarding gateways*
  - *Added design guideline for use of SPA design guidelines for non-residential development in Leesburg JLMA*

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