envisio
LOU.
our county • our future
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 23rd 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

• Filling 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)

<table>
<thead>
<tr>
<th>Target</th>
<th>Revised General Plan</th>
<th>Draft 2040 Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open space easements</td>
<td>Additional onsite or offsite open space</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Measure</th>
<th>Units/acre</th>
<th>Units/acre and FAR</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Trigger</th>
<th>Densities above a threshold</th>
<th>Densities below planned minimums and above target maximums</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Linkage</th>
<th>One easement for each unit above a threshold</th>
<th>Set amount of additional onsite or offsite open space</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Cash-in-lieu</th>
<th>Allows cash-in-lieu</th>
<th>Allows cash-in-lieu</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Require equivalent open space with modifications (ZMODs)</th>
<th>Not in the Plan</th>
<th>“no net loss” of open space</th>
</tr>
</thead>
</table>
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\textsuperscript{th} 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
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
envision LOUDOUN
our county • our future