Loudoun 2040 Comprehensive Plan

February 28, 2019 | Planning Commission Work Session
Work Plan

1. Final Review of Chapter 4: Housing
2. Final Review of Chapter 1: Introduction
3. Final Review of Chapter 2: Land Use
   1. Quality Development
   2. Infill & Redevelopment
   3. Urban Policy Areas
   4. Suburban Policy Area
   5. Transition Policy Area
   6. Rural Policy Area
   7. Towns/JLMA
4. Final Review of Appendix
5. Review of Glossary
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Chapter 4: Housing

Revisions to narrative text/analysis

• Broadened discussion of affordability challenges at a range of incomes, including those above Area Median Income (AMI)
• Additional discussion linking affordability challenges to attracting and retaining employees for jobs at a range of incomes
• Revised discussion of viability of Metrorail to focus on the significance of a mix of housing types
Chapter 4: Housing

New tables and graphics

- Prior Table 4 split into Tables 3 and 4 for clarity
  - Additional discussion and explanation in narrative
- Figure 3 added to illustrate connection between employment sectors, wages, and affordability
Chapter 4: Housing

Policy revisions

• Strategies 1.1 and 1.2 swapped to move from general (countywide) to more specific (urban focus)
• Deleted redundant or unclear policies
• Strategies and Actions moved
  • Programmatic housing strategies/actions all grouped under Policies 2 and 3 to focus Policy 1 on overall land use policy approach
• Other minor revisions to clarify per comments received from the Commission
Chapter 4: Housing

Additional Revisions Proposed to February 28th Glossary:

– Delete unnecessary terms
  • Affordable Housing
  • Visitability

– Clarifying household incomes
  • Changed “income” to “annual income” in the following definitions
    • Extremely Low-Income Household
    • Low-Income Household
    • Moderate Income Household
    • Very Low-Income Household
Chapter 4: Housing

Additional Revisions Proposed to February 28th Glossary:

– Affordability Gap
  • Prior definition: “The difference between the median selling price of homes and the amount purchasers can afford to pay for them.”
  • New definition: “The difference between the cost of housing and the amount households can afford to pay.”

– Affordable Dwelling Unit
  • Prior definition: “A dwelling unit for rent or for sale that is locally restricted for occupancy by households whose income falls within a certain range. Typically ADUs are offered at a below-market rate.”
  • New definition: “A dwelling unit for rent or for sale that is locally restricted for occupancy by households whose income falls within 30-70% AMI. Typically ADUs are offered at a below-market rate.”
Chapter 1: Introduction

Changes:

• Replaced “blueprint” with policy
• Added more data on housing units in the SPA from 1990s to today
• Removed Loudoun by the Numbers Box
• Housing Section—moved up the last paragraph
Chapter 2: Land Use

Quality Development Changes:

• Returned chapter title to Land Use
• Removed reference to workers
• Removed “first” when speaking about land use and transportation policies prioritizing the Metrorail Stations
• Added housing as an emerging issue and trend
• Reworked the sentence in the SPA paragraph on infill and redevelopment efforts
• Moved General Place Type Considerations to new appendix
Chapter 2: Land Use

Infill and Redevelopment Changes:

• Revised narrative to clarify how infill and redevelopment concepts are interrelated
• Revised Table 1 definitions and glossary terms to clarify terminology
• Created Established Industrial Centers map
• Created Legacy Village Cores map
Chapter 2: Land Use

Urban Policy Areas Changes:

- Changed “Ideal Mix of Uses” to “Preferred Mix of Uses” for all Place Types (throughout chapter)
- Revised Strategy 1.6 to better state intent for where small buildings could be appropriate
- Moved Design Guidelines to the new Appendix
Chapter 2: Land Use

Suburban Policy Area Changes:

• Suburban Mixed Use Place Type
  • Replaced the Suburban Mixed Use Plan View example
  • Added language to allow for additional density up to 1.5 FAR with provisions that go above and beyond the required development standards to further the County’s comprehensive planning goals

• Moved Design Guidelines to the new Appendix
Chapter 2: Land Use

Transition Policy Area Changes:

• Revised policy chronology narrative
• Removed 2017 TPA acreage and unit count data from narrative
• Added text about increasingly intense development around areas transferred from RPA

• Actions
  • 1.1.E support standalone agriculture-related commercial
  • 3.1.A Referenced community green(s)
  • 3.1.B Removed residential in community centers under 30,000 sf

• Policy 5 (new) contingencies on development south of Braddock Rd.
• Moved Design Guidelines to the new Appendix
TPA Review

• October 23 Draft Housing Unit Forecast: 17,640 (2021-2040)

• February 7 Actions:
  • Removed 200 +/- units (D, I2)
  • Deferred 8,300 +/- units (K2, M1-3)

• February 7 Forecast: Total – 17,440
  Non-deferred – 9,140
TPA Review

• February 7 Forecast:
  Total – 17,440
  Non-deferred – 9,140

• February 14 Actions:
  • Added 950+/- units (A2)
  • Added 500+/- units (A3)
  • Added 300+/- units (K1)

• February 14 Forecast:
  Total – 19,190
  Non-deferred – 10,890
## TPA Review

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<td>Revised General Plan</td>
<td>3,530</td>
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Chapter 2: Land Use

Rural Policy Area Changes:

• Narrative
  • Revised transportation narrative to describe road hierarchy and County’s effort to preserve the historic gravel road network
  • Simplified reference to total acreage in conservation easements
  • Reworked reference to growth management approach for RPA

• Place Types
  • Amended language to clarify “shared water and wastewater may be utilized for cluster developments and rural economy uses” for consistency with Chapter 6
  • Deleted reference to Ideal Mix of Use in Rural Villages place type
  • Amended reference to street pattern and block length to reflect varied character of Rural Villages
Chapter 2: Land Use

Rural Policy Area Changes:

• Policies Strategies and Actions
  • Amended language to “consider cost-share initiatives” for conservation easements (1.1.B)
  • Added consistent language where appropriate to “evaluate and revise” zoning regulations and standards
  • Amended language to “Encourage the provision of publicly accessible and connected open space” (2.1.B)
  • Added reference to tourism industry (3.2)
  • Moved action for incentives for retention of rural uses (new 3.3.C)

• Moved Design Guidelines to the new Appendix
Chapter 2: Land Use

Towns/Joint Land Management Areas:
• No changes
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Appendix

• Moved from Chapter 2:
  • General Place Type Considerations
  • Design Guidelines
Glossary

- Added and edited terms to reflect chapter revisions that have occurred since October 23rd draft
Schedule of Work Sessions

1. March 13
   A. Final Review of Any Outstanding Items
   B. Forward Tentatively Recommended Plan to Board

2. March 26
   A. Resolution to Formally Recommend Plan