

**BOARD OF SUPERVISORS
TRANSPORTATION AND LAND USE COMMITTEE
ACTION ITEM**

SUBJECT: Silver Line Small Area Plan

ELECTION DISTRICT: Broad Run and Dulles

CRITICAL ACTION DATE: At the pleasure of the Board

STAFF CONTACTS: Richard Klusek AICP, Project Manager, Planning and Zoning
Chris Garcia, AICP, Program Manager, Planning and Zoning
Ricky Barker, AICP, Director, Planning and Zoning

PURPOSE: This item will seek the Transportation and Land Use Committee's (TLUC) direction on the next steps in the Silver Line Small Area Plan. Specifically, staff will seek the TLUC's recommendation on the Small Area Plan boundary, the desired end products, the process, and schedule. TLUC's recommendations on this item will be forwarded to the Board of Supervisors (Board) to direct staff to begin work on the Small Area Plan.

RECOMMENDATION: Staff recommends that the TLUC forward staff's proposed Small Area Plan work program for the Silver Line Area, with recommended changes by the TLUC, to the Board for action.

BACKGROUND: On January 21, 2016, the Board referred the Silver Line Area Comprehensive Plan Amendment (CPAM) item to the TLUC to develop a work program that will initiate a Small Area Plan.

Staff is seeking TLUC's feedback on its recommended work program that consists of the plan boundary, expected outcomes, process, and schedule.

1. Small Area Plan Boundary - Staff has prepared a map showing a preliminary Small Area Plan Boundary that extends beyond the Scenario Planning Study Area (Attachment 1). This study area was developed based on an overall desire to carefully plan for an area of approximately one mile beyond the Ashburn and Loudoun Gateway Metrorail Stations while recognizing existing natural boundaries, manmade boundaries, and neighborhood boundaries. Examples of these boundaries include natural boundaries like the Broad Run, manmade boundaries like major roads including Waxpool Road and Pacific Boulevard, and neighborhood boundaries like lines between existing Home Owners Associations or specific uses. The reason for this proposed study area is to develop a larger planning area that connects certain areas to Metrorail. This staff-proposed planning area is intended to explore connectivity to adjacent areas and to plan for an appropriate transportation network around the Metrorail Stations.

2. Outcome – Planning and Zoning staff believes that a Small Area Plan is the best approach for defining the County’s land use vision around the future Metrorail Stations. Staff recommends the Small Area Plan be drafted as a standalone document with a specific set of policies for the area surrounding the County’s Metrorail Stations. The Small Area Plan would recognize the unique set of circumstances and needs for the Metrorail area and provide policies that address those specific conditions rather than relying on somewhat more generic countywide policies. A Small Area Plan has the advantage being incorporated into the new comprehensive plan while allowing current Revised General Plan deficiencies to be more quickly addressed. Staff also believes that the Small Area Plan for the Metrorail area can be updated and amended more quickly in the future should that need arise.

The Small Area Plan would take into account the recommendations and concepts presented in the Market Analysis and Best Practices and Scenario Planning Studies, but specific details like road networks, alignments, and specific land uses will be refined during the planning process. At this time, Planning and Zoning Staff anticipates having the Small Area Plan reflect Shellhorn Road alignments endorsed by the Board of Supervisors on October 7, 2015. Recommended roadway alignments other than Shellhorn Road will be evaluated during the study process. Planning and Zoning staff anticipates the Small Area Plan taking on a highly graphic format to guide the overall design and sense of place that is desired for the Metrorail area and establish specific policies to guide development.

Based on market conditions, information ascertained during previous studies, staff recommends that the Small Area Plan provide guidance for achieving a long-term vision for the Metrorail Area and ensure that an ultimate vision can be met. By using graphics, the Small Area Plan can set an ultimate desired form, pattern, and character of development and guide project designs, while allowing land uses and market conditions to evolve over time.

Staff will also monitor the progress of pending proffer legislation and apply strategic guidance to impacted areas such as the Metro service districts. Discussions of potential densities in these areas and their relationship to existing planned land use and proximity to the airport will need further evaluation.

3. Process– Staff believes that the Small Area Plan with the above described outcomes can be achieved using an eight phase process:

- Phase 1 – Intra-departmental Staff In-depth Review of Consultant’s Recommendations
- Phase 2 – Development of a Preliminary Land Use Plan and Policies
- Phase 3 – Intra-departmental Review and Refinements
- Phase 4 – Public Outreach
- Phase 5 – Planning Commission Review and Recommendation
- Phase 6 – Board of Supervisors Preliminary Review and Recommendation
- Phase 7 – Virginia Department of Transportation (VDOT) Review and Board refinement
- Phase 8 – Board Adoption of Plan

Throughout all of these phases, Planning and Zoning staff recommends periodic updates to the Board and/or the TLUC. Planning and Zoning Staff has developed a proposed timeframe for development of the Small Area Plan, based on work completed to-date, planning tasks required and the desire to implement a holistic, transparent, and community-based process.

4. Schedule - This process and resultant plan document, which will be adopted by the Board as a component of the County’s New Comprehensive Plan, is expected to take ten (10) months to complete. The Code of Virginia requires that comprehensive plan amendments meeting certain criteria be submitted to VDOT for review. Staff anticipates a VDOT review period of 100 days.

Tentative Small Area Plan Schedule:

February 2016	TLUC Briefing and Discussion
March 2016	Board Approves Work Program Intra-departmental Staff In-depth Review of Consultant’s Recommendations
April 2016	Development of Preliminary Small Area Plan Intra-departmental Review and Refinements
May/June 2016	Completion of First Draft and Public Outreach
July 2016	Planning Commission Review of Staff Recommended Plan Planning Commission Public Hearing and Recommendation
August 2016	Refinement of Plan
September 2016	Board Endorsement of Draft Plan VDOT Review of Plan
October 2016	Board Refinement of Plan
November 2016	VDOT Completes Review Board Adopts Small Area Plan

ALTERNATIVES: Extend TLUC’s development of the Small Area Plan work program until its March 2016 meeting.

FISCAL IMPACT: On September 17, 2014, the Board approved funding for the market analysis and best practices study (6-2-1, Reid, Delgaudio opposed, Clarke Absent) and a land use scenario planning study (7-1-1, Delgaudio, Opposed, Clarke Absent). Staff anticipates completing the Small Area Plan using existing inter-departmental Staff resources. Staff will evaluate the need for outside services during the process, which may require additional funds.

DRAFT MOTIONS:

1. I move that the Transportation and Land Use Committee (TLUC) forward staff’s proposed Small Area Plan work program, identified in the February 12, 2016 Action Item, for the Silver Line Area, with recommended changes by the TLUC, to the Board for action.

OR

2. I move an alternate motion.

ATTACHMENT:

1. Preliminary Study Area Boundary

