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# Agenda

1. Welcome / Sign-in / Dinner / Administrative Items
2. Meeting Objectives and Process Objectives
3. Suburban Policy Area Place Types & Maps
4. Transition Policy Area Place Types & Maps
5. Revised General Plan Policy Carryover
6. Adjourn

# Outcomes of Meeting

- 1) Initial Recommendations for Suburban Policy Area Place Types and Map;
- 2) Initial Recommendations for Transit Station Mixed Use Place Types and Map;
- 3) Review, Modify, and Endorse draft Transition Policy Area Place Types; and
- 4) Develop an initial Transition Policy Area Place Types Map
- 5) Preliminary Results of Carry Over Policy Subcommittee

# Next Meetings/Where We Are Going

- Conduct testing based on initial Land Use decisions to demonstrate fiscal balance and transportation needs
- November Stakeholder Committee Meetings:
  - *Review Carry-over Policies*
  - *Redevelopment/Revitalization and Growth Management White Papers*
  - *Transportation Discussion*
  - *Public Facility Planning (Parks, Schools, etc.)*
- December Stakeholder Committee Meetings:
  - *Preliminary Fiscal Impact Analysis and Land Use Forecast Discussion*
  - *Modal Networks Draft*
  - *Pre-Public Policy Review and Public Outreach Format*
- Public Outreach begins January 29

# Stakeholders Committee Feedback

- More data regarding existing housing stock and future housing needs
- Review and Approval of Place Types for Transition Policy Area prior to Mapping them
- More place type options for TPA (e.g., lower density, village concept use)
- Not all properties in TPA are the Same – Different recommendation needed
- Need a better understanding of new development in the Suburban Policy Area (including around Silver Line Station Areas) prior to deciding about residential in TPA
- Better process at arriving at recommendations
- Role of Staff in Developing Recommendations

# Proposed Steps

1. Provision of data and information (existing and future housing, etc.)
2. Overview of Place-Types (distinguish SPA and TPA Place Types)
3. Understanding of Staff's Recommended Evaluation Criteria
4. Begin with SPA Place Type Review, Confirm/Modify Map Recommendations (Including Silver Line Area Recommended Approach)
5. Need to review and approve Place Types for Transition Policy Area (Any Additional Needed?)
6. Isolate Areas of Change in TPA and Decide Place Types

# Proposed Decision Process

1. Presentation of Staff's Recommendation and Reasoning
2. Stakeholders Committee Discussion (Ensure that Everyone Has an Opportunity To Engage)
3. Recording of Comments Received
4. Staff Facilitation of Consensus
5. Electronic Voting when appropriate (Agreement on the question)
  - *One initial opportunity for members to contribute, be concise, stay on topic, then come back*
  - *Respect differences*
  - *Voting on Initial Recommendations (future opportunity to change based upon testing/evaluation)*

# Existing and Future Housing Info

## 1. Existing Housing Stock

Unit Type	2017 Totals
SFD	67,812
SFA	41,340
MF	24,199
<b>Total</b>	<b>133,351</b>

## 2. Projected Housing Stock

**Forecasted 2017-2040 Housing Unit Permits, Revised General Plan and Entitlements**

	SFD	SFA	MF	Total
Approved Pipeline	5,294	4,934	17,622	27,850
Uncommitted/Underdeveloped/Redevelopment	8,806	2,391	2,328	13,525
<b>Total</b>	<b>14,100</b>	<b>7,325</b>	<b>19,950</b>	<b>41,375</b>



# Existing and Future Housing Info

## 3. Housing Needs Assessment

*193,680 (Projected Needed Units) – 175,380 (Revised General Plan Proj.)*

*= 18,300 Units*

# Residential Units by Year

- Average Annual Growth Last 5 Years: Approximately 3500 units
- Roughly 8.5 years to Build Out Units in Pipeline

Year	Suburban	Transition	Rural	Total
2000	3,962	32	386	4,380
2001	4,814	0	0	4,814
2002	4,186	61	434	4,681
2003	4,817	48	494	5,359
2004	4,813	92	595	5,500
2005	3,311	158	776	4,245
2006	2,058	320	490	2,868
2007	1,822	324	345	2,491
2008	1,776	151	149	2,076
2009	1,464	190	159	1,813
2010	1,315	252	246	1,813
2011	2,433	202	227	2,862
2012	2,903	371	268	3,542
2013	3,405	746	340	4,491
2014	2,124	852	304	3,280
2015	2,199	933	233	3,365
2016	1,928	848	207	2,983
<b>Total</b>	<b>49,330</b>	<b>5,580</b>	<b>5,653</b>	<b>60,563</b>

# Residential Place Types

Rural	Transition	Suburban/Urban
Northern Rural Southern Rural Villages	Transition Neighborhood 1 Transition Neighborhood 2 Transition Neighborhood 3 Transition Commercial Center	Neighborhood A Neighborhood B Neighborhood C Mixed Employment Community Commercial Center Regional Commercial Center Town Center Mixed Use Transit Station Mixed Use

# Staff Evaluation Criteria For New Growth

- 1) Achieve Board endorsed vision and goals*
- 2) Effective use Existing and Provision of Future Public Facilities*
- 3) Compatibility with Existing and Entitled Uses*
- 4) Proximity to employment, transportation, health care facilities and other critical uses*
- 5) Environment Consideration (Steep Slopes, Floodplain, etc.)*
- 6) Fiscal Responsibility (Balancing Growth with the provision of public facilities and services)*

# Ranking of Receiving Areas for New Growth

1. Areas Near Silver Line Stations
2. Suburban Infill Areas
3. Mixed Employment
4. Redevelopment/Revitalization Areas
5. Transition Policy Area

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