Silver Line Comprehensive Plan Amendment (CPAM)

June 22, 2017
Board of Supervisors Business Meeting

Presented by the Department of Planning and Zoning
Purpose

• Present Silver Line CPAM 2016-0002 specific PC and staff recommendations
  – Receive Board’s direction on each item

• Seek the Board’s endorsement of the CPAM with any directed changes; and

• Receive direction to forward the CPAM to (VDOT) for evaluation and testing.
Approach for Developing Board Recommendations

- Items requiring Board discussion and direction
  - Complex land use issues
  - Transportation issues
  - Responses to Board requests for information
- Other items requiring Board direction
Issues Requiring Board Discussion & Recommendation

1) Implementation measure to consider a new noise study
2) Horsepen Run Connector crossing the Broad Run
3) Mixed Use east of Loudoun Gateway Station
4) Mixed Use on the east side of Loudoun County Parkway
5) Single family attached in Mixed Use typology
6) Transportation impacts of Prentice Drive and Shellhorn Road
Other Issues Requiring Board Direction

7) Urban Residential land use typology changes
8) Merging Compact Walkable Employment into Compact, Walkable Non-residential typology
9) Linear park provisions along the Broad Run
10) Address school facility size and cost implications
11) Add cultural and performing arts venues into land use typologies
12) Data centers under current zoning
Other Issues Requiring Board Direction

13) Urban Multi-family Residential typology
14) Urban school design
15) Public facilities and amenities
Board Recommended Planned Land Use
Staff Recommended Planned Land Use
1) Add noise study as implementation step

- **PC Recommendation**
  - “Request an analysis of the Dulles Airport noise contours that reflect the alignment of the Airport runways; and should the study identify changes in the contours, initiate an amendment to Section 4-1400 of the Zoning Ordinance to reflect the new contours.”

- **Staff Recommendation**
  - Recommends the implementation step containing language indicating consideration of this step
  - CPAM be re-evaluated with any Zoning Ordinance (AIOD) updates
1) **Add noise study as implementation step**

- **Staff Response to Board Request for Information**
  - Potential study options
    - Preliminary consultations without scoping / formal direction
    - Baseline and future conditions (~ $300,000 - $500,000+)
    - Time to conduct study ~ 8 – 9 months

- **Board Options**
  1) Accept staff and PC recommended language
  2) Remove the language from the CPAM
2) Horsepen Run Connector crossing of the Broad Run

- PC and staff recommendation:
  - Remove connector from planned network
  - Retain as future option with map note
  - Retain Westwind Connector as currently planned

- Board Options
  1) Retain PC and staff recommendations
  2) Revert to original Board direction to include the connector
3) Mixed Use East Side of Loudoun Gateway Station

- PC Recommendation
  - Designation of Mixed Use, Medium Buildings

- Staff Recommendation
  - Retain designation of Route 28 Business

- Board Options
  1) Accept PC recommendation for Mixed Use, Medium Buildings
  2) Retain Board and staff recommendations for Route 28 Business
3) Mixed Use East Side of Loudoun Gateway Station

Planning Commission Recommended Land Use

Board and Staff Recommended Land Use
4) Mixed Use East Side of Loudoun County Parkway

- PC and Staff Recommendation
  - Retain Compact, Walkable Non-Residential

- Staff Response to Board Request for Information
  - Fiscal
  - Transportation
4) Mixed Use East Side of Loudoun County Parkway

• Board Options
  1) Accept PC and staff recommendation for Compact, Walkable Non-Residential
     • Multiple use options
     • Office uses/complex
     • Research and development
     • Supportive retail
     • Light flex industrial
  2) Designate area Mixed Use, Medium Buildings
4) Mixed Use East Side of Loudoun County Parkway

PC and Staff Recommended Land Use

Planning Commission Land Use Discussion Item
5) Single family attached as an option in Mixed Use, Medium typology

- PC and staff Recommendation
  - Approximately 15% of units may be SFA in Mixed Use, Medium Buildings typology

- General Criteria
  - Project of 25+ acres
  - Transition between higher and lesser intensities
  - Adjacent to parks, schools, open space
  - Design to fit urban environments
5) Single family attached as an option in Mixed Use, Medium typology

- Board Options
  1) Accept PC and staff recommendations, land use mix, and criteria
  2) Designate a different SFA criteria
    a) Up to 15% townhomes age restricted, or
    b) Up to 5% townhomes with another 10% SFA units authorized
      - With Smaller, urban formatted units required
6) Transportation Impact related to Prentice and Shellhorn

- **PC Recommendation**
  - No PC recommendation
  - Board requested information

- **Staff Recommendation**
  - Staff recommends endorsement Shellhorn alignment

- **Staff Response to Board Members Request for Information**
  - County acquisition of ROW
  - Prentice and Shellhorn alignments
  - Shellhorn alignment through airport land
6) Transportation Impact related to Prentice and Shellhorn

- Board Options
  1) Endorse network with revised Shellhorn Road alignment
  2) Alternative motion
Refined Shellhorn Road Alignment
Shellhorn Road through Dulles Airport

Shellhorn Road is planned to travel through Dulles Airport, connecting to Loudoun Gateway Station on MWAA property

- Through airport, roadway would travel along an MWAA easement, not VDOT ROW
- Staff has been working closely with MWAA to identify an alignment that supports land use and travel patterns
- Continued coordination needed
Other Issues Requiring Board Direction

7) Urban Residential land use typology changes

8) Merging Compact Walkable Employment into Compact, Walkable Non-residential typology

9) Linear park provisions along the Broad Run

10) Address school facility size and cost implications
Other Issues Requiring Board Direction

11) Add cultural and performing arts venues into land use typologies
12) Data centers under current zoning
13) Urban Multi-family Residential typology
14) Urban school design
15) Public facilities and amenities
Other Issues Requiring Board Direction

• Board Options
  1) Accept PC and staff recommendations for Items 7 – 15
  2) Alternatives to each item
Next Steps

• VDOT Review

• Board adoption

• Plan Implementation
VDOT Review Rough Timeline

• June 23 - July 6 Staff Preparation of VDOT Submission

• July 7 Final plan package ready for submission to VDOT

• July 12 Submission meeting with VDOT
  - Review Timeline Starts
    • First Review - 90 Days
    • Staff Changes - 30 Days
    • Second Review - 30 Days
Staff Recommendations

• Staff recommends the Board endorse CPAM 2016-0002 with any Board-directed modifications and affirmations.

• Staff also recommends the Board forward CPAM 2016-0002 to VDOT for review and evaluation.
Questions and Discussion