

MEMORANDUM
COUNTY OF LOUDOUN

DATE: May 30, 2019

TO: Department and Agency Heads

FROM: Tim Hemstreet, County Administrator

SUBJECT: Action Report of the May 8, 2019, Board of Supervisors Loudoun 2019 Draft Comprehensive Plan Work Session

Link to meeting video:

http://loudoun.granicus.com/MediaPlayer.php?view_id=77&clip_id=5874&meta_id=159276

Listed below is a summary report of the Board of Supervisors (Board) Loudoun 2019 Draft Comprehensive Plan Work Session. Please work with your staff to follow through on the action as noted.

1. Loudoun County 2019 Comprehensive Plan – Suburban Policy Area

Chairman Randall moved that the Board of Supervisors as part of the implementation of the 2019 Comprehensive Plan prioritize as the top two priorities, the zoning ordinance and a review of all policies and regulations to develop an Unmet Housing Need Strategic Plan. Such plan should include but is not limited to down-payment assistance programs, utilization of housing trust funds, home purchase programs, prior to the approval of any zoning map amendments requesting higher densities planned in the urban policy area outside the metro tax district, suburban policy area, and the transition policy area. (Seconded by Supervisor Volpe.)

Chairman Randall and Supervisor Volpe did not accept Supervisor Buffington's Friendly Amendment to add "without increasing density in any policy area beyond that established in the adopted Loudoun County 2019 Comprehensive Plan" following "transition policy area."

Chairman Randall and Supervisor Volpe accepted Supervisor Letourneau's Friendly Amendment to add "and should be developed" before "prior to the approval of any zoning map amendment".

Chairman Randall and Supervisor Volpe accepted Supervisor Letourneau's Friendly Amendment to add "consistent with the adopted Loudoun 2019 Comprehensive Plan" following "Unmet Housing Need Strategic Plan."

The motion, as amended, passed 7-0-2: Supervisors Higgins and Umstadd absent for the vote.

Supervisor Letourneau moved that the Board of Supervisors direct staff to draft a new suburban place type called Suburban Commercial to include uses as suggested in Attachment 1 (provided at the conclusion of this report) and return to a future work session for review. (Seconded by

Supervisor Buffington. The motion passed 7-0-2: Supervisors Higgins and Umstatted absent for the vote.)

Vice Chairman Buona moved that the Board of Supervisors move Hotels from the Conditional Uses in the Suburban Mixed Use Place Type to the Core Uses in the Suburban Mixed Use Place Type. (Seconded by Supervisor Meyer. The motion passed 5-0-4: Supervisors Buffington, Higgins, Letourneau, and Umstatted absent for the vote.)

Vice Chairman Buona moved that the Board of Supervisors add Public and Civic to the description of Open Space in the Design Characteristics within the Suburban Mixed Use Place Type. (Seconded by Supervisor Meyer. The motion passed 7-0-2: Supervisors Higgins and Umstatted absent for the vote.)

Vice Chairman Buona moved that the Board of Supervisors revise the “Context” (Suburban Mixed Use) to state “A mix of uses which may be provided through mixed-use buildings, multi-story single-use buildings, and residential buildings that may be integrated in a walkable street pattern.” (Seconded by Supervisor Saines.)

Vice Chairman Buona AMENDED his motion to include and further move the last two sentences in the paragraph on page 2-54 be moved into the description of the place type on the first page to ensure sites develop with the intent or desired characteristic of the place type.

Vice Chairman Buona AMENDED his motion to remove “and residential buildings” from the motion.

The motion, as amended, passed 7-0-2: Supervisors Higgins and Umstatted absent for the vote.

Vice Chairman Buona moved that the Board of Supervisors add a note in the “Possible Ranges” within the “Preferred Mix of Uses” of the Suburban Mixed Use place type on page 2-53 clarifying the 5%+ Public/Civic may be comprised of either FAR or land, or a combination of both. (Seconded by Supervisor Volpe. The motion passed 7-0-2: Supervisors Higgins and Umstatted absent for the vote.)

Vice Chairman Buona moved that the 150+ acre policy (Suburban Mixed Use) be deleted with the exemption of the area surrounding Dulles Town Center. (Seconded by Supervisor Volpe.)

Vice Chairman Buona AMENDED the motion to delete the whole policy.

The motion, as amended, passed 7-0-2: Supervisors Higgins and Umstatted absent for the vote.

(Clarification provided to delete the whole sentence from the draft plan)

Vice Chairman Buona moved that the Board of Supervisors direct staff to delete the performance criteria that was added that exceeds the sole objective of requiring structured parking to exceed 1.0 FAR recommended by the Planning Commission. (Seconded by Supervisor Volpe.)

Vice Chairman Buona did not accept Supervisor Letourneau's Friendly Amendment to replace the verbiage with "Parking structures should be considered for projects exceeding 1.0 FAR."

The motion passed 6-1-2: Supervisor Letourneau opposed; Supervisors Higgins and Umstattd absent for the vote.

Chairman Randall moved that the Board of Supervisors remove the word "delightful" from the bullet: Create visually interesting and compatible buildings and site designs that use building forms, materials, fenestration, repetition, rhythm, color, and architectural variety resulting in blends of form, volumes, textures, and colors in the various neighborhoods. (Seconded by Supervisor Buffington. The motion passed 7-0-2: Supervisors Higgins and Umstattd absent for the vote.)

Chairman Randall moved that the Board of Supervisors place the sections labeled: Development Criteria; Building Orientation and Setbacks; Building Design; Sidewalks, Trees, and Plantings; Street Furnishings and Lighting; Parking, Circulation, and Loading, be placed in the appendix. (Seconded by Supervisor Volpe.)

Chairman Randall did not accept Supervisor Volpe's Friendly Amendment to direct staff that if any of these sections appear in the other policy areas, that they should be moved to the appendix.

The motion passed 7-0-2: Supervisors Higgins and Umstattd absent for the vote.

Supervisor Buffington moved that the Board of Supervisors change the Place Type for the land designated as "Area of Change" on the map titled "Suburban Policy Area Place Type Change Map #1" (provided at the conclusion of this report) and provided to the Board of Supervisors on May 8, 2019, from Suburban Compact Neighborhood to Suburban Neighborhood. (Seconded by Supervisor Letourneau. The motion passed 7-0-2: Supervisors Higgins and Umstattd absent for the vote.)

Chairman Randall moved that the Board of Supervisors add the word "learn" to the 2019 Comprehensive Plan wherever it says "Live, Work, Play" to read "Live, Work, Learn, Play" because it is now part of the county moto. (Seconded by Vice Chairman Buona. The motion passed 7-0-2: Supervisors Higgins and Umstattd absent for the vote.)

Supervisor Meyer moved that the Board of Supervisors create an overlay district to include the Suburban Mixed Use and Suburban Employment place type for the land designated "Dulles Town Center" on the map in Attachment 1 provided to the Board of Supervisors on May 8, 2019. (Seconded by Supervisor Buffington.)

Supervisor Meyer withdrew his motion.

Supervisor Meyer moved that the Board of Supervisors move "Data Centers" and "Warehousing" from Core Uses to Conditional Uses in the Suburban Employment place type. (Seconded by Supervisor Letourneau. The motion passed 7-0-2: Supervisors Higgins and Umstattd absent for the vote.)

Supervisor Saines moved that the Board of Supervisors direct that Strategy 1.1 in the Suburban Policy Area be deleted and replaced by Action “A” modified as follows:

“Update the County’s adopted Small Area Plans and create new Community Plans and other appropriate plans which address the particular needs and guide the remaining build-out, revitalization, and redevelopment of specific areas within the Suburban Policy Area, particularly federally designated Opportunity Zones, and ensure adequate public facilities, parks and trails, schools, roads and transit are available to support the quality of life of the residents.” (Seconded by Supervisor Meyer.)

Supervisors Saines and Meyer accepted Vice Chairman Buona’s Friendly Amendment to remove the word “delete” from the motion.

Supervisors Saines and Meyer accepted Supervisor Volpe’s Friendly Amendment to remove all verbiage after “Opportunity Zones.”

The motion, as amended, passed 7-0-2: Supervisors Higgins and Umstatted absent for the vote.

Vice Chairman Buona moved that the Board of Supervisors direct staff to substitute “Reinvestment” for “Revitalization” in the whole plan. (Seconded by Chairman Randall. The motion passed 7-0-2: Supervisors Higgins and Umstatted absent for the vote.)

Supervisor Saines moved that the Board of Supervisors direct staff to bring back a recommendation for a green infrastructure approach to residential and commercial place types where appropriate and be added as Action F under Suburban Policy Area #1, Strategy 1.1. This green infrastructure approach should include, but is not limited to:

- i. Community and neighborhood parks;
- ii. Green building standards;
- iii. Trails and/or linear path systems;
- iv. Community gardens; and
- v. Water features such as ponds and lakes and associated amenities such as gazebos, picnic areas, or walking paths.

(Seconded by Chairman Randall.)

Vice Chairman Buona moved a SUBSTITUTE MOTION that the Board of Supervisors direct staff to add a 1.1F that reads: Promote a green infrastructure approach to residential and commercial place types. (Seconded by Supervisor Buffington. The motion passed 7-0-2: Supervisors Higgins and Umstatted absent for the vote.)

Supervisor Volpe moved that on page 23 of the iPad under Policy Strategy and Action, it is Strategy 1.2: Enable Residents to Become More Involved in Their Neighborhoods to delete that strategy and actions A-E. (Seconded by Chairman Randall. The motion passed 7-0-2: Supervisors Higgins and Umstatted absent for the vote.)

Supervisor Letourneau moved that the Board of Supervisors designate the properties located south of Defender Drive between Elk Lick Road and South Riding Boulevard that are currently

proposed for Suburban Neighborhood as Suburban Mixed Use, specifically Property Identification Numbers 127168165000, 127170763000, 127171781000, 127172951000, and 128468888000. (Seconded by Supervisor Meyer. The motion passed 7-0-2: Supervisors Higgins and Umstatted absent for the vote.)

Chairman Randall moved that the Board of Supervisors add the word “environmental” after the word natural to read: “The County encourages the use of a design process when planning development in the SPA so that natural, environmental, and heritage resources are conserved and incorporates any such features into the site design.” (Seconded by Supervisor Meyer.)

Chairman Randall withdrew her motion.

Chairman Randall moved that the Board of Supervisors add the word “environmental” after the word natural everywhere in this document where natural and heritage appear. (Seconded by Supervisor Meyer. The motion passed 7-0-2: Supervisors Higgins and Umstatted absent for the vote.)

Supervisor Meyer moved that the Board of Supervisors add language that reads, “Due to this limited land availability, data centers which choose to locate along primary roads and near residential development should have enhanced design and landscaping standards” to page 21 after “future economic growth” of the May 8, 2019, Board of Supervisors Work Session item. (Seconded by Supervisor Saines.)

Supervisor Meyer AMENDED his motion that the language be moved to page 38 at the end of the paragraph titled “Transition.”

Supervisor Meyer did not accept Vice Chairman Buona’s Friendly Amendment to say this applies to the Suburban Industrial/Mineral Extraction place type.

Supervisor Meyer accepted Chairman Randall’s Friendly Amendment to change “near residential development” to “adjacent to residential development.”

Vice Chairman Buona requested that the amended motion be provided in writing.

Supervisor Meyer withdrew his motion.

Supervisor Meyer moved that the Board of Supervisors add language that reads, “Any industrial uses which choose to locate along primary roads and/or adjacent to residential development should have enhanced landscaping and design” to the end of the section titled “Transition” in the “Suburban Industrial/Mineral Extraction” place type on page 38 of the packet. (Seconded by Supervisor Buffington.)

Supervisor Meyer AMENDED his motion to reflect roads that appear on the Countywide Transportation Plan rather than primary road designation.

The motion, as amended, passed 4-3-2: Supervisors Buona, Letourneau, and Volpe opposed; Supervisors Randall and Umstatted absent for the vote.)

Supervisor Meyer moved that the Board of Supervisors change the designation of the dark blue “Suburban Industrial/Mineral Extraction” along Loudoun County Parkway, with the exception of the Loudoun Water property, to “Suburban Employment” place type designation. (Seconded by Supervisor Buffington.)

Supervisors Meyer AMENDED his motion to clarify North of Gloucester Parkway and East of Loudoun County Parkway.

Supervisor Meyer did not accept Supervisor Buffington’s Friendly Amendment to remove along the northern part of Loudoun County Parkway. (Buffington withdrew his Friendly Amendment)

Supervisor Meyer withdrew his motion.

Supervisor Meyer moved that the Board of Supervisors change Single Family Attached to a “Conditional” use within the Suburban Mixed Use designation. (Seconded by Supervisor Saines. The motion failed 2-6-1: Supervisors Buona, Higgins, Letourneau, Randall, Saines, and Volpe opposed; Supervisor Umstatted absent for the vote.)

Supervisor Meyer moved that the Board of Supervisors change Farmwell Road from a planned six-lane road to a planned four-lane road (between Smith Switch Road and Ashburn Road). (Seconded by Chairman Randall. The motion failed 4-4-1: Supervisors Buona, Higgins, Letourneau, and Volpe opposed; Supervisor Umstatted absent for the vote.)

Supervisor Meyer moved that the Board of Supervisors remove Moran Road bridge crossing of Route 28 off the CTP and to keep Moran Road at two lanes west of Route 28. (Seconded by Supervisor Saines. The motion passed 6-2-1: Supervisors Buona and Higgins opposed; Supervisor Umstatted absent for the vote.)

Supervisor Meyer moved that the Board of Supervisors remove Severn Way overpass and plan for an interchange at the intersection of Atlantic Boulevard and Nokes Boulevard. (Seconded by Supervisor Saines. The motion failed 4-4-1: Supervisors Buffington, Buona, Higgins, and Letourneau opposed; Supervisor Umstatted absent for the vote.)

Supervisor Letourneau moved that the Board of Supervisors amend the proposed Countywide Transportation Plan to reduce the planned ultimate condition of Route 606 (Old Ox Road) between but not including Loudoun County Parkway and the Greenway to six lanes.

Supervisor Letourneau further moved that the Board of Supervisors amend the Countywide Transportation Plan to remove planned interchanges, partial interchanges, and overpasses on Route 606 (Old Ox Road) between Loudoun County Parkway and Westwind Drive.

Supervisor Letourneau further moved that a note be added to the proposed Countywide Transportation Plan requiring that this be revisited at a time when traffic volumes cause a level of service requiring additional capacity or the County initiates a study on a dedicated bus lane corridor. (Seconded by Supervisor Meyer. The motion passed 8-0-1: Supervisor Umstatted absent for the vote.)

Supervisor Saines moved to remove the West Frederick Drive proposal between Potomac View Road and Sterling Boulevard from the Countywide Transportation Plan. (Seconded by Supervisor Meyer. The motion passed 8-0-1: Supervisor Umstatted absent for the vote.)

Chairman Randall moved that a note be added to the proposed Countywide Transportation Plan requiring that Farmwell Road be revisited at a time when traffic volumes cause a level of service requiring additional capacity. (Seconded by Supervisor Volpe.)

Chairman Randall withdrew her motion.

Chairman Randall moved that staff add a note to the Countywide Transportation Plan that the county will study Farmwell Road prior to expanding it to six-lanes. (Seconded by Supervisor Volpe.)

Chairman Randall ruled Supervisor Meyer's AMENDMENT as out of order to change Farmwell Road to four-lanes with the note following it.

The original motion passed 8-0-1: Supervisor Umstatted absent for the vote.

Board Requests:

Staff indicated that they would work with individual Board offices to identify areas for the new suburban place type called Suburban Commercial within their district/maps.

Supervisor Meyer asked staff how the additional Single Family Attached housing within the Suburban Policy Area was derived as well as which specific place types drove that number. Supervisor Meyer requested a breakdown of which place types are producing these projections within the Suburban Policy Area.

Staff Contacts: Alaina Ray, Planning and Zoning; Charles Yudd, County Administration

ATTACHMENTS:

1. Supervisor Letourneau's Motion – Suburban Policy Area – New Place Type
2. Supervisor Buffington's Motion – Suburban Policy Type Change Map #1