

MEMORANDUM
COUNTY OF LOUDOUN

DATE: June 3, 2019

TO: Department and Agency Heads

FROM: Tim Hemstreet, County Administrator

SUBJECT: Action Report of the June 1, 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=5917

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.

Loudoun County 2019 Comprehensive Plan – Transition Policy Area

Chairman Randall announced that the May 29, 2019 Comprehensive Plan – Transition Policy Area Work Session was reconvened.

Chairman Randall moved that the Board of Supervisors designate Land Bays M1, M2, and M3 as Transition Large Lot Neighborhood Place Type as presented in Staff Recommendation 14 as presented in the May 29, 2019 Board Work Session Staff Report. (Seconded by Supervisor Letourneau. The motion passed 9-0.)

Vice Chairman Buona moved that the Board of Supervisors approve the Development Phasing provisions as presented in Staff Recommendation 15 in the May 29, 2019 Board Work Session Staff Report, as may be amended by Board motions. (Seconded by Saines. The motion passed 9-0.)

Supervisor Letourneau moved that the Board of Supervisors move Land Bays R1, R1:A, L. from Phase 3 to Phase 1 in the Transition Policy Area development phasing sequence. (Seconded by Supervisor Buffington. The motion passed 9-0.)

Vice Chairman Buona moved that the Board of Supervisors approve the Water Quality Protection provisions as presented in Staff Recommendation 15 and reflected in the redlined version of the TPA section, included as Attachment 1, in the May 29, 2019 Board Work Session Staff Report, as may be amended by Board motions. Seconded by Saines.)

Vice Chairman Buona accepted Supervisor Saines' Friendly Amendment that the Board of Supervisors consider the adoption of reservoir protection overlay districts which provide adequate

buffering and storm water quality controls and continue to perform watershed management plans to determine appropriate water quality and quality controls.

The motion, as amended, passed 9-0.

Supervisor Volpe moved that the Board of Supervisors retain the Planning Commission Plan recommendation to place the Water Quality Protection provisions as outlined in Action 1.1.F. of Staff's May 29 TPA Draft policies in the Design Guidelines. (Seconded by Supervisors Saines.)

Supervisor Volpe and Supervisor Saines accepted Supervisor Umstadd's Friendly Amendment to place the water quality provisions in both the Transition Policy Area and the Design Guidelines.

The motion, as amended, passed 9-0.

Supervisor Saines moved that the Board of Supervisors reconsider the following motion made at the May 29, 2019 Comprehensive Plan Work Session.

Vice Chairman Buona moved that the Board of Supervisors move Land Bay Q1 into the Transition Policy Area with a designation of Transition Compact Neighborhood Place Type as presented in Staff Recommendation 6 in the May 29, 2019 Board Work Session Staff Report. (Seconded by Supervisor Volpe.)

Vice Chairman Buona accepted Supervisor Meyer's Friendly Amendment to change the Place Type designation from Transition Compact Neighborhood to Small Lot Neighborhood. (The motion passed 5-4: Supervisors Buffington, Higgins, Randall and Umstadd opposed.)

(Seconded by Supervisor Buffington. The motion passed 7-2: Supervisors Buona and Volpe opposed.)

Vice Chairman Buona moved a SUBSTITUTE motion that the Board of Supervisors move Land Bay Q1 into the Transition Policy Area with a designation of Transition Large Lot Neighborhood place type. (Seconded by Supervisor Letourneau. The motion FAILED 4-5: Supervisors Buffington, Higgins, Randall, Saines and Umstadd opposed.)

Supervisor Saines moved a SUBSTITUTE motion that the Board of Supervisor retain Land Bay Q1 in the Rural Policy Area. (Seconded by Supervisor Buffington. The motion passed 6-3: Supervisors Buona, Letourneau, and Volpe opposed.)

Vice Chairman Buona moved that the Board of Supervisors extend the Utility Growth Boundary to include land Bays P1, and P2, as presented in Staff Recommendation 16 in the May 29, 2019 Board Work Session Staff Report. (Seconded by Supervisor Volpe. The motion passed 7-2: Supervisors Buffington and Umstadd opposed.)

Vice Chairman Buona moved that the Board of Supervisors extend the Small Area Plan boundaries to include the entirety of the Transition Policy Area, including Land Bays P1 and P2, and the Leesburg Joint Land Management Area, as presented in Staff Recommendation 17 and in the May 29, 2019 Board Work Session Staff Report. (Seconded by Supervisor Randall. The motion passed 8-1: Supervisor Buffington opposed.)

Supervisor Higgins moved that the Board of Supervisors approve Staff Recommendation 18, regarding a change to CTP page 2-19, as presented in Staff Recommendation 18 in the May 29, 2019, Board Work Session staff report. (Seconded by Chairman Randall. The motion passed 8-0-1: Vice Chairman Buona absent for the vote.)

Supervisor Higgins moved that the Board of Supervisors approve changes to roadway segments as presented in Staff Recommendation 19 in the May 29, 2019, Board Work Session staff report. (Seconded by Supervisor Buffington. The motion passed 8-0-1: Vice Chairman Buona absent for the vote.)

Super Buffington moved that the Board of Supervisors approve Staff Recommendation 20, regarding a change to CTP page 3-25 as presented in the May 29, 2019, Board Work Session staff report. (Seconded by Supervisor Letourneau. The motion passed 9-0.)

Supervisor Letourneau moved that the Board of Supervisors add a note to the Countywide Transportation Plan regarding Northstar Boulevard south of Route 50 requiring a study to determine level of service and traffic volumes prior to initiating any project that would widen this section of Northstar Boulevard to six lanes. (Seconded by Supervisor Buffington. The motion passed 7-0-1-1: Chairman Randall abstained and Supervisor Meyer absent for the vote.)

Supervisor Buffington moved that the Board of Supervisors direct staff to include language which restricts primary entrances and exits to main road corridors for the Transition Community Center place type. (Seconded by Supervisor Higgins.)

Supervisor Buffington and Supervisor Higgins accepted Supervisor Volpe's Friendly Amendment to add the "and not residential streets," as follows: direct staff to include language which restricts primary entrances and exits to main road corridors **and not residential streets** for the Transition Community Center place type.

The motion, as amended, passed 9-0.

Chair Randall moved that the Board of Supervisors replace the reference to square footage of retail and service uses in the Transition Compact Neighborhood, and replace it with "appropriately sized to serve the surrounding community." (Seconded by Supervisor Saines. The motion passed. 9-0.)

Supervisor Buffington moved that the Board of Supervisors direct staff to remove language referring to drive-throughs, from the Transition Community Center place type description. (Seconded by Higgins.)

Supervisor Buffington and Supervisor Higgins accepted Supervisor Letourneau's Friendly Amendment to leave auto-oriented uses and to also remove language referring to gas stations and car washes.

The motion, as amended, passed 9-0.

Chairman Randall moved that the Board of Supervisors replace the lot sizes reference of 10,000 square feet and replace it with no minimum lot size. (Seconded by Supervisor Volpe.)

Chairman Randall withdrew her motion.

Supervisor Buffington moved that the Board of Supervisors remove the portion of Dulles West Boulevard located west of Northstar Boulevard, from the Countywide Transportation Plan (CTP), subject to proposed Trailhead Drive remaining on the CTP as a 2-lane roadway and further subject to Route 50 remaining on the CTP as a 4-lane road as far west as Trailhead Drive. (Seconded by Letourneau. The motion passed 9-0.)

Board Request:

Supervisor Umstadd asked how long the easement is reserved for on Dulles West Boulevard.

Chairman Randall moved that the Board of Supervisors add a new Action G, under TPA Policy 2, Strategy 2.1: "Pursue connected linear trails, parks and open space accessible to the public when considering development applications." (Seconded by Supervisor Saines. The motion passed 9-0.)

Supervisor Buffington moved that the Board of Supervisors revise the Vision Statement for the Transition Policy Area in Chapter 2, Page 68, to read: "The Transition Policy Area (TPA) is visually distinct from adjoining policy areas, providing expansive open space with **publicly accessible** recreational opportunities, while accommodating a **limited residential** development pattern, that promotes environmental protection, housing diversity, quality design, economic growth, and **protection of natural and heritage resources.**" (Seconded by Supervisor Higgins.)

Supervisor Buffington accepted Supervisor Higgins Friendly Amendment revise as follows: Supervisor Buffington moved that the Board of Supervisors revise the Vision Statement for the Transition Policy Area in Chapter 2, Page 68, to read: "The Transition Policy Area (TPA) is visually distinct from adjoining policy areas, providing expansive open space with **publicly accessible** recreational opportunities, while accommodating a **limited residential** development pattern **consistent with the appropriate place type** that promotes environmental protection, housing diversity, quality design, economic growth, and **protection of natural and heritage resources.**"

The motion, as amended, passed 7-2: Supervisors Letourneau and Meyer opposed.

Chairman Randall moved that the Board of Supervisors replace Transition Policy Area design guideline 11 in the May 20, 2019 redline version of Chapter 2 with "Encourage designs where

building facades have differentiated surfaces and design elements consistent with surrounding development.” (Seconded by Supervisor Saines.)

Chairman Randall and Supervisor Saines accepted Supervisor Volpe’s Friendly Amendment to add the following: “Encourage designs where building facades have differentiated surfaces and design elements consistent with surrounding development **that follows natural contours.**”

The motion, as amended, passed 9-0.

Supervisor Buffington moved that the Board of Supervisors retain a 50-70% open space requirement for the Lower Bull Run subarea of the Transition Policy Area (TPA). (Seconded by Supervisor Meyer.)

Supervisor Buffington withdrew his motion.

Supervisor Buffington moved that the Board of Supervisors retain a 70% open space requirement for the Lower Bull Run subarea of the Transition Policy Area (TPA). (Seconded by Supervisor Meyer. The motion passed 8-0-1: Supervisor Volpe abstained.)

Supervisor Meyer moved that the Board of Supervisors change the density of the Transition Small Lot Neighborhood place type to a maximum of two dwelling units per acre (2du/1 acre). (Seconded by Supervisor Buffington. The motion FAILED 4-5: Supervisors Buona, Letourneau, Randall, Saines and Volpe opposed.)

Loudoun County 2019 Comprehensive Plan – Rural Policy Area

Supervisor Higgins moved that the Board of Supervisors add the following language to Strategy 3.3 as Action G. Develop an update to the Loudoun County Economy Business Development Strategy. (Seconded by Supervisor Umstatt.)

Supervisor Higgins and Supervisor Umstatt accepted Supervisor Letourneau’s Friendly Amendment to add the following: Strategy 3.3 as Action G. Develop an update to **ensure** the Loudoun County Economy Business Development Strategy **is updated on a regular basis.**

The motion, as amended, passed 9-0.

Chairman Randall moved that the Board of Supervisors delete the term “Small Area Plans:” from Strategy 1.1 Action B. (Seconded by Supervisor Buffington.)

Dan Galindo, Department of Planning & Zoning, clarified that “small area plan” was intended to represent any small area, with the exception of the Proffer Bill Small Area Plan, and staff would like to replace the general reference with community plan.

The motion, as clarified, passed 9-0.

Board Request:

Supervisor Volpe requested that the use of “Small Area Plan” be searched on throughout the document and corrected if necessary.

Supervisor Higgins moved that the Board of Supervisors direct staff to add language “such as existing tree stands along existing roadways” in Action A so that the section reads “Evaluate and revise zoning regulations and design standards to improve the design of subdivisions and clustered residential development by incorporating natural features such as existing tree stand along existing roadways and maintaining usable open space.” (Seconded by Supervisor Umstattd. The motion passed 9-0.)

Supervisor Buffington moved RPA Policy 2 Strategy 2.1 Action A be changed to “Evaluate and revise zoning regulations and design standards to improve the design of subdivisions and clustered residential development by incorporating natural features, **buffering from byways, and developing an open space management and maintenance plan.**” (Seconded by Supervisor Umstattd. The motion passed 9-0.)

Supervisor Buffington and Supervisor Umstattd accepted Vice Chairman Buona’s Friendly Amendment to combine Supervisor Higgins’ and Supervisor Buffington’s revisions to read as follows: “Evaluate and revise zoning regulations and design standards to improve the design of subdivisions and clustered residential development by incorporating natural features, **and buffering from byways.**”

The motion, as amended, passed 9-0.

Chairman Randall requested that the following motion be divided:

Supervisor Higgins moved that the Board of Supervisors direct staff to add language to Rural Historic Rural Villages section discussing the history of community schools to Loudoun’s Rural Historic Villages. (Seconded by Supervisor Umstattd.)

Supervisor Higgins withdrew this portion of his motion.

Supervisor Higgins further moved that the Board of Supervisors direct staff to add the following language to Strategy 1.1 that includes community uses along with residential and commercial uses. (Seconded by Supervisor Umstattd. The motion passed 9-0.)

Supervisor Higgins moved that the Board of Supervisors direct staff to add a Rural Broadband section to the Rural Policy Area. (Seconded by Supervisor Meyer. The motion passed 9-0.)

Supervisor Higgins moved that the Board of Supervisors direct staff to develop more appropriate language relating to Route 15 as a Principal Arterial – Non Freeway that does not include language referencing highly-controlled at-grade access or other roads such as Route 7 in Sterling or the Loudoun County Parkway. (Seconded by Supervisor Meyer.)

Supervisor Meyer moved that the Board of Supervisors table the motion for a future work session. (Seconded by Supervisor Saines. The motion passed 8-1: Supervisor Higgins opposed.)

Supervisor Meyer moved that the Board of Supervisors create the option to widen Route 15, north of the Leesburg Bypass to the Maryland border, to four (4) lanes in the Countywide Transportation Plan (CTP). The motion died due to lack of a second.

Supervisor Buffington moved that the Board of Supervisors direct staff to amend the Rural Historic Village Policy 1 Strategy 1.1 to add action to develop a map of the boundaries to add the villages of Unison and Willisville. (Seconded by Supervisor Volpe.)

Supervisor Buffington and Supervisor Volpe accepted Chairman Randall's Friendly Amendment to also add Howardville.

The motion, as amended, passed 9-0.

Loudoun County 2019 Comprehensive Plan – Towns and Joint Land Management Areas

Staff provided the Board with a presentation regarding the Towns and JLMAs. Motions regarding this section were deferred to the June 5, 2019 work session.

Board Request:

Supervisor Umstattd requested that staff meet with the Town Mayor's early next week to go over their concerns regarding JLMAs.

Loudoun County 2019 Comprehensive Plan – Chapter 3: Natural, Environmental and Heritage Resources

Staff provided the Board with a presentation regarding Chapter 3: Natural, Environmental and Heritage Resources. Motions regarding this section were deferred to the June 5, 2019 work session.

Board Requests:

Supervisor Buona suggested striking the word "all" in supporting all efforts of COG and adding the words "as appropriate."

Supervisor Volpe requested that certain phrases such as "climate change" and "social equity" be removed from plan.

Loudoun County 2019 Comprehensive Plan – Chapter 4: Housing

The staff presentation and Board motions on this section were deferred to the June 5, 2019 work session.

Loudoun County 2019 Comprehensive Plan – Suburban Policy Area

Staff provided the Board with a presentation regarding the Suburban Policy Area.

Supervisor Letourneau moved that the Board of Supervisors create the Suburban Commercial Place Type, as described in Section 6 of the June 1, 2019, Board Work Session staff report.

Supervisor Letourneau further moved that the Board of Supervisors approve the revision to the Suburban Mixed-Use Place Type to state that residential use is optional, as described in Section 6 of the June 1, 2019, Board Work Session staff report. (Seconded by Chairman Randall. The motion passed 8-1: Supervisor Umstattd opposed.)

Additional motions related to the Suburban Policy Area are anticipated.

Loudoun County 2019 Comprehensive Plan – Urban Employment Place Type Options

The staff presentation and Board motions on this section were deferred to the June 5, 2019 work session.