



Board of Supervisors
Strategic Planning Retreat
Meeting Materials

September 16, 2016



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Board of Supervisors Retreat

George Washington University, Discovery Hall - 44930 Knoll Square, Ashburn

Friday, September 16, 2016

Agenda

Note: All times are approximate and intended to provide a guide for managing the day.

- | | |
|-------------------|---|
| 8:30 a.m. | <i>Hot Breakfast</i> |
| 9:00 a.m. | Opening Remarks <ul style="list-style-type: none">• Host Welcome – Dr. Ali Eskandarian, Dean, George Washington University Virginia Science and Technology Campus• Phyllis J. Randall, Chair• Ralph M. Buona, Vice Chair• Christine Becker, Retreat Facilitator |
| 9:15 a.m. | Setting the Stage for Strategic Planning <ul style="list-style-type: none">• Retreat outcomes• Overview of the day• Process guidelines/facilitator's role• Overall approach to strategic planning• Recap on interview process and results |
| 9:35 a.m. | Confirmation of Strategic Focus Areas <ul style="list-style-type: none">• Transportation• Economic Development• Comprehensive Plan Update• Community Needs/Quality of Life• Growth Management |
| 9:55 a.m. | Developing the Plan: Overview <p>Review of each focus area to:</p> <ul style="list-style-type: none">• Clarify the focus area/identify major components• Identify desired outcomes (what will be achieved in four years)• Consensus to move ahead to the next area |
| 10:05 a.m. | Developing the Plan: Session 1 <ul style="list-style-type: none">• Transportation |

- Economic Development
- Comprehensive Plan Update

10:45 a.m. Break (time approximate)

11:00 a.m. Developing the Plan: Session 1 continued

11:55 a.m. Recap on Progress/Process Check/Plan for the Afternoon

Noon Lunch

1:00 p.m. Developing the Plan: Session 2

- Carryover from Session 1, if needed
- Community Needs/Quality of Life
- Growth Management

2:45 p.m. Break (time approximate)

3:00 p.m. Developing the Plan: Session 2 continued

3:45 p.m. Recap, Agreements, and Revisit Set-Aside Items

4:00 p.m. Moving Forward to Implement the Plan

- Reflections on the planning process
- Discussion of/consensus on actions to continue to strengthen Board effectiveness
- Working with staff

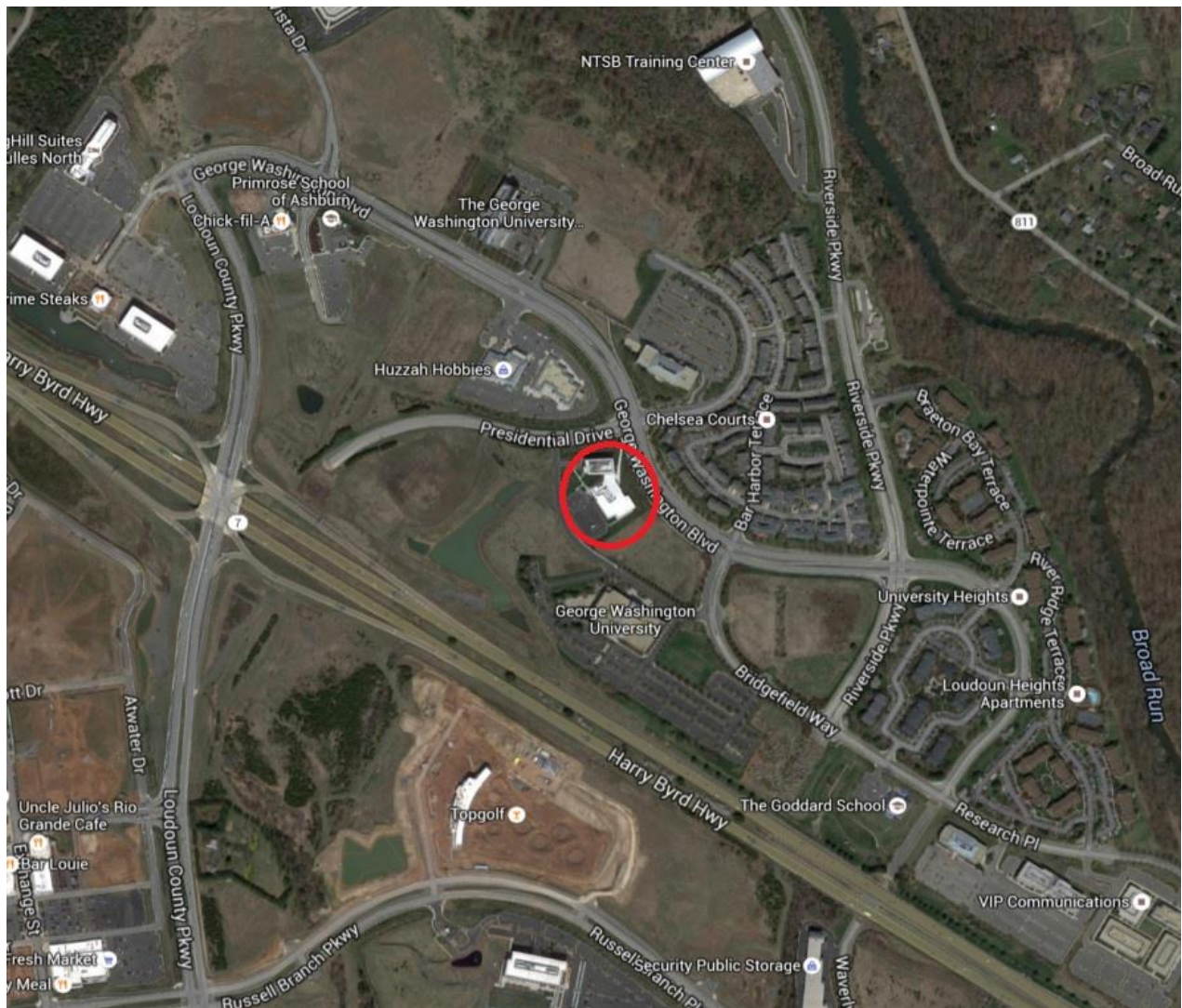
4:45 p.m. Next Steps

5:00 p.m. Adjournment

George Washington University – Discovery Hall

44930 Knoll Square
Ashburn, VA 20147

Exit Route 7 onto Loudoun County Parkway northbound. At the dead end and temporary signal, take a right on George Washington Boulevard. Take a right onto Presidential Drive just past the University Commerce Center and turn left onto Knoll Square. The building will be on your left.



Date of Meeting: June 7, 2016

I-4

**BOARD OF SUPERVISORS
BUSINESS MEETING
INFORMATION ITEM**

SUBJECT: **Preparation for the Board of Supervisors' June 24, 2016
Strategic Planning Retreat**

ELECTION DISTRICT: Countywide

STAFF CONTACTS: Christine Becker, Christine Becker Associates, Retreat Facilitator
Caleb Weitz, County Administration

PURPOSE: To provide the Board of Supervisors (Board) with a summary of the Board Member interviews in preparation for the Board's strategic planning retreat. The retreat will be facilitated by Christine Becker of Christine Becker Associates, who will be present at the June 7th Business Meeting to provide a brief presentation on the interviews and will be available for questions. Following the presentation, Board Members will be asked to provide feedback on the Chair and Vice Chair's recommended strategic focus areas for discussion at the retreat.

BACKGROUND: Every four years, the Board develops a strategic plan that puts into action the vision and goals of the Board during their term. Historically, the strategic plan has served as a work program, providing direction to staff on initiatives of importance to the Board. This work program has primarily focused on areas related to land use, zoning, and transportation. Accomplishments and status updates on the work plan are provided to the Board on a regular basis through staff reports. The strategic plan is grounded in the vision and goals of the Board, but changes as initiatives are completed and new initiatives are added.

The Board will hold a retreat on June 24, 2016 to discuss the strategic plan for the Board's term. The retreat will be held at Discovery Hall at George Washington University in Ashburn. The purpose of the retreat will be for the Board to identify their strategic goals for their term. Following the retreat, staff will bring to the Board a work plan outlining the steps to accomplish the strategic goals.

Board Member Interview Results

The Chair and Vice Chair have selected Christine Becker of Christine Becker Associates as the retreat facilitator. Between May 10 and May 27, 2016, she interviewed all Board Members in person or by phone to shape the content for the June 24 Strategic Planning Retreat. The following provides a summary of Supervisors' perspectives on the overall vision for the County, concerns, and Board strengths for the Board's work during this four-year term.

Vision:

The following areas of general agreement emerged from the conversations regarding the vision for the County's future:

- Maintaining the County's high quality of life in diverse settings – the rural west, small towns, suburban east, and emerging urban corridor – and preserving the County's unique identity, character, and history are important guiding principles for the next strategic plan.
- Loudoun County is a far more diverse place than it once was – racially, ethnically, culturally, economically, and politically. Understanding and embracing that diversity is important to shaping Loudoun's future.
- Looking 20 years ahead, Supervisors envision Loudoun County as a dynamic and safe place to live, work, raise a family, play, and visit with these characteristics:
 - A diverse population living in diverse settings.
 - Great schools, cultural resources, and recreation facilities.
 - Infrastructure that is capable of supporting and meeting the needs of a growing population.
 - Expanded transportation options (good roads, more transit, more walkable neighborhoods, less traffic).
 - A successfully developed Metrorail corridor providing a robust urban sector with mixed use/diverse housing and sustainable businesses.
 - A still-rural west (with potential for improved broadband coverage) and a modern eastern part of the County including revitalized older areas.
 - Opportunities for every resident to share in the County's success story.

Areas of Concern:

Several recurring areas of concern came up in the interviews:

- Preserving the character of the County as it continues to grow and change including keeping and respecting what Loudoun County has been, while celebrating what it is becoming.
- Getting a handle on continuing growth and its implications by being thoughtful, strategic, and proactive in planning for the future, particularly in relation to infrastructure needed to support sustained residential growth.
- Building out the Metrorail corridor in a way that works and provides economic, financial, and quality of life benefits to the County.
- Dealing with implementation of the proffer law and its impact on residential rezoning decisions.
- Maintaining the County's commitment to fiscal responsibility as a core principle.

Board's Collective Strengths:

The following themes emerged from conversations about the Board's collective strengths and effectiveness as a team:

- Its overall diversity – ethnic, gender, age, experience, perspectives, talents.
- The ability and willingness to communicate with each other, work together, and compromise when necessary.

- Compatible/collaborative personalities.
- Shared commitment to financial stability; maturity among Board members about the importance of strong finances.

Summary of Attachments:

Attachment 1 is the draft agenda framework for the retreat. Prior to the interview process, Board Members were provided two documents in an email on May 5, 2016 for background information. **Attachment 2** contains the Board's current Vision and Strategic Goals Statement which was adopted on January 2, 2013. **Attachment 3** is the Strategic Plan Update Item from November 4, 2015. This item provided an overview of the strategic plan items completed during the last Board's term.

ISSUES: As a result of the interview process, Chair Randall and Vice-Chair Buona are recommending that the Board consider discussing five strategic focus areas at the retreat. At the retreat, the strategic focus areas would be defined in terms of desired outcomes at the end of the Board's term. The proposed strategic focus areas are presented below in alphabetical order:

- Community Needs/Quality of Life
- Comprehensive Plan Update
- Economic Development
- Growth Management
- Transportation

At the June 7, 2016 Business Meeting, Supervisors will be asked to provide feedback on the potential retreat strategic focus areas.

ATTACHMENTS:

1. Agenda Framework - June 24, 2016 Retreat
2. Board of Supervisors' Vision and Strategic Goals Statement, adopted January 2, 2013
3. Strategic Plan Update, November 4, 2015

**Board of Supervisors
Strategic Planning Retreat**

June 24, 2016

9 a.m.- 5 p.m.

Preliminary Agenda Framework

Welcome/Opening Remarks

Setting the Stage for Strategic Planning

- Session outcomes
- Process guidelines/review of plan for the day
- Overall approach to strategic planning

Review/Confirmation of Strategic Focus Areas

Developing the Plan

Review of each focus area to:

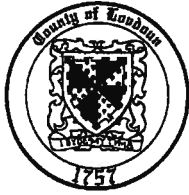
- Clarify the focus area/identify major components
- Identify desired outcomes (what will be achieved in four years)
- Consensus to move ahead to the next area

Recap, Agreements, and Revisit Set-Aside Items (if any)

Moving Forward to Implement the Plan

- Reflections on the planning process
- Discussion of/consensus on actions to continue to strengthen Board effectiveness

Adjournment



Loudoun County, Virginia

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Telephone (703) 777-0200 • Fax (703) 777-0325

At a business meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Wednesday, January 2, 2013 at 4:00 p.m.

IN RE: VISION AND STRATEGIC GOALS STATEMENT OF BOARD OF SUPERVISORS

Mr. York moved that the Board of Supervisors approve the Vision and Strategic Goals Statement as shown in this item and direct staff to display them in the Government Center lobby, on the Board's website, and in the Board's section of the Loudoun County Fiscal Plan.

Seconded by Mrs. Volpe.

Voting on the Motion: Supervisors Buona, Clarke, Delgaudio, Higgins, Letourneau, Reid, Volpe, Williams and York – Yes; None – No.

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DEPUTY CLERK FOR THE LOUDOUN
COUNTY BOARD OF SUPERVISORS

(10-VISION AND STRATEGIC GOALS STATEMENT OF BOARD OF SUPERVISORS)

Date of Meeting: January 2, 2013

**BOARD OF SUPERVISORS
ACTION ITEM**

10

SUBJECT: Vision and Strategic Goals Statement of Board of Supervisors

ELECTION DISTRICT: Countywide

STAFF CONTACT: Danny Davis, Chief of Staff, County Administration

RECOMMENDATION:

Staff: Staff recommends the Board of Supervisors adopt the proposed Vision and Strategic Goals Statements.

BACKGROUND:

The Board held its Strategic Planning Retreat ("Retreat") on September 24, 2012, and discussed an item at the November 7, 2012 Business Meeting regarding the Vision and Strategic Goals Statement and the Work Program for Land Use & Zoning. The Board affirmed the Work Program and did not take any action on the proposed Vision and Strategic Goals Statement.

Staff is recommending the Board endorse the Vision and Strategic Goals Statement. These statements will then be displayed in the Government Center, on the Board's website, in the Board's section of the Fiscal Plan, and in any other avenue in which the public may need to be aware of the Board's direction and goals.

Vision and Strategic Goals Statement

Vision: By honoring its rich heritage as well as embracing the robust opportunities of a new day, Loudoun County maintains the high quality of life it has achieved, shapes a future that represents the best of both worlds, and creates a place where its residents are proud to live, work, and play.

Based on feedback from the Board, specific strategies were identified that enable Loudoun County to achieve this vision. These are proposed to become part of a "Strategic Goals Statement," as follows:

The strategies that have enabled Loudoun County to achieve this success include:

- *accelerating economic development so that the tax burden to residents is lowered, job opportunities are increased, the commercial potential of the Dulles corridor is realized, and continued levels of business growth and affluence result;*

- *adopting fiscal responsibility as a core principle;*
- *developing an effective transportation network;*
- *maintaining high quality educational opportunities;*
- *preserving the best of Loudoun County's unique historical significance and heritage while positioning the County to be in the forefront of progressive enterprise;*
- *supporting the geographical and cultural diversity of small towns and rural economies (agriculture, vineyards, horse farms) in the west with planned urban neighborhoods and suburban housing, retail, and commercial infrastructure in the east;*
- *achieving a balance of the old and the new; of residential and commercial; of traditional values (family, community, environmental stewardship) and dynamic growth;*
- *streamlining County government to reduce waste, increase efficiency, and promote a positive climate for constituent interactions.*

Staff notes that Carole Napolitano has provided a follow-up letter offering additional feedback and recommendations for the Board to consider as it moves forward with the items discussed at the Retreat. This letter is provided as Attachment 1.

ISSUES:

There are no identified issues with adopting the Vision and Strategic Goals Statement as presented.

FISCAL IMPACT:

There is a nominal fiscal impact to update the publicly-displayed Vision and Strategic Goals statements that are in the Government Center. This can be accommodated in the County Administration budget.

DRAFT MOTIONS:

1. I move that the Board of Supervisors approve the Vision and Strategic Goals Statement as shown in this item and direct staff to display them in the Government Center lobby, on the Board's website, and in the Board's section of the Loudoun County Fiscal Plan.

OR

2. I move an alternate motion.

ATTACHMENTS:

1. Letter from Carole Napolitano

Date of Meeting: November 4, 2015

I-2

BOARD OF SUPERVISORS BUSINESS MEETING INFORMATION ITEM

SUBJECT: Strategic Plan Update

ELECTION DISTRICT: Countywide

STAFF CONTACTS: Charles Yudd, Assistant County Administrator
Kenny Young, Assistant County Administrator
Gwen Kennedy, County Administration

PURPOSE: Provide an overview of all strategic plan items completed over the last four years, a timeline outlining the work schedule for remaining initiatives, and a progress update on each remaining initiative.

BACKGROUND: Since 2012, the Board of Supervisors (Board) has prioritized its development and land use initiatives through a Strategic Plan. Staff has provided multiple updates on the status and progress of the Strategic Plan to the Board. The last update was provided on June 17, 2015. Strategic Plan Updates provided to the Board can be found online at www.loudoun.gov/strategicplan.

During the June 17 meeting, three different initiatives were placed in queue. These included the Comprehensive Plan Amendment to the Countywide Transportation Plan for Evergreen Mill Road, the Zoning Ordinance Amendment for covered decks and porches, and the Zoning Ordinance Amendment on the timeline to review commission permits. These initiatives were to be placed on the Strategic Plan as resources became available. During the September 16, 2015 Business meeting, the Board directed staff to prepare a Resolution of Intent to Amend the Revised 1993 Loudoun County Zoning Ordinance in order to add and define the manufacturing and sale of craft beverages as a separate use in non-residential zoning districts, excluding heavy industrial, in the suburban policy area. At the October 21, 2015 meeting, the Board requested the item be expedited and placed as a priority on the strategic plan.

This item provides an overview of all strategic plan items completed over the last four years, a timeline outlining the work schedule for remaining initiatives, and a progress update on each remaining initiative. The status and progress of remaining strategic plan initiatives related to land use can be found in Attachment 2. A timeline outlining the remaining land use initiatives can be found in Attachment 3. The status and progress of transportation related initiatives can be found in Attachment 4.

Accomplishments: Completed Strategic Plan Initiatives

The Board has completed five additional initiatives since the June 17 Strategic plan update. The Board approved amendments to the Revised 1993 Loudoun County Zoning Ordinance for fire and rescue temporary facilities (ZOAM-2014-008) and home occupations (ZOAM-2015-0002). The Board also approved a Comprehensive Plan Amendment (CPAM-2014-0002) to the Countywide Transportation Plan for Prentice Drive, and approved a revised Capital Intensity Factor (CIF) for age-restricted housing. The final report for the Dulles Community Outreach Project was presented to the Board on September 16, 2015. The recommendations of the Outreach effort are intended to be considered by the Board during its strategic work program and capital investment planning.

Over the last four years, the Board has completed 30 strategic plan initiatives. Completed strategic plan initiatives, found in the table below and in Attachment 1, include nineteen (19) Zoning Ordinance Amendments (ZOAMs), five (5) Comprehensive Plan Amendments (CPAMs), one Zoning Map Amendment (ZMAP), three sets of amendments to the Facility Standards Manual (DOAMs), the approval of the revised CIF for age-restricted housing, and the Dulles Community Outreach Project. Staff from the Departments of Planning and Zoning Staff, Building and Development Transportation and Capital Infrastructure led these initiatives. Staff worked with the Zoning Ordinance Action Group (ZOAG), the Facility Standards Manual Public Review Committee, and other stakeholders to complete each initiative.

Completed Strategic Plan Initiatives	Board Adoption Date
Phase 1 FSM Amendments	October 3, 2012
Commercial & Industrial Zoning Ordinance Amendment	January 16, 2013
Purcellville Urban Growth Area Management Plan Repeal	March 6, 2013
Zoning Ordinance Amendment regarding a10 Day Appeal Period for Short-Term Recurring Zoning Violations	March 13, 2013
Phase 2 FSM Amendments	May 8, 2013
Article 6 Zoning Ordinance Amendments	July 3, 2013
Route 28 Corridor Plan Zoning Implementation Zoning Ordinance Amendment	December 4, 2013
JLMA Utilities Requirement Zoning Ordinance Amendment	December 4, 2013
North Lower Sycolin Plan Amendment	December 11, 2013
Child Care Home Use Zoning Ordinance Amendment	January 2, 2014
Data Center Zoning Ordinance Amendments	April 2, 2014
Special Exception to Permitted Uses Zoning Ordinance Amendments	April 2, 2014
Reclassification of Public Schools Zoning Ordinance Amendment	April 16, 2014
Commercial Light Industry (CLI) District Zoning Ordinance Amendment	May 7, 2014
Bed & Breakfast Zoning Ordinance Amendments	May 21, 2014

Completed Strategic Plan Initiatives	Board Adoption Date
Countywide Transportation Plan Comprehensive Plan Amendment (CTP CPAM) Technical Updates	June 11, 2014
Route 28 Corridor Plan Implementation Zoning Map Amendment	June 11, 2014
Kennels/ Indoor Kennels Zoning Ordinance Amendment	October 8, 2014
Private Schools Zoning Ordinance Amendment	December 10, 2014
Breweries/Agricultural Processing Zoning Ordinance Amendment	January 21, 2015
Dog Parks Zoning Ordinance Amendment	December 10, 2014
FSM Phase 3 Amendment	February 11, 2015
HVAC Equipment in Required Yards and Setbacks Zoning Ordinance Amendment	April 8, 2015
Telecommunications Facilities in the Planned Development Housing (PD-H) and Residential (R) Zoning Districts Zoning Ordinance Amendment	May 13, 2015
Comprehensive Plan Amendment to the Countywide Transportation Plan for George Washington Boulevard and Route 7 Overpass	June 10, 2015
Capital Intensity Factor for Age-restricted and Continuing Care Retirement Communities	June 17, 2015
Comprehensive Plan Amendment to the Countywide Transportation Plan for Prentice Drive	July 1, 2015
Fire and Rescue Temporary Facilities Zoning Ordinance Amendment	July 8, 2015
Home Occupations Zoning Ordinance Amendment	July 8, 2015
Dulles Community Outreach Project	September 16, 2015

Beginning Steps

The inception of the Board's success with the land use and transportation initiatives contained in the strategic plan can be traced back to board initiated items from the January 3, 2012, business meeting.

At that time Chairman York brought forward an item requesting that the Board move forward with its mission to encourage a more business-friendly environment. The item noted that the County had recently taken great strides in its land planning efforts with the Route 28 Comprehensive Plan amendment, and that would be fully implemented via the Route 28 zoning amendments that were underway at that time. The item started the effort to review the Zoning Ordinance the purpose of advancing commercial development within the commercial and industrial use areas with attention to protecting core environmental and historic features. A fundamental element of that direction was to identify existing special exception uses with the goal of allowing them to be by-right subject to meeting adopted performance standards.

Also at that same business meeting, Chairman York also directed staff to prepare information addressing deficiencies and missing links in the Eastern Loudoun transportation network, including resource implications, a work plan, and the effort's timeline. This study became the

Eastern Loudoun Transportation Study and contained phased updates with respect to network deficiencies, cost estimates, development conditions, right-of-way issues and identification of potential funding sources. This effort served as a foundation and resource to the Boards strategic transportation project improvement initiatives. This project also received a Virginia Association of Counties (VACo) award in 2014.

The Board conducted a strategic planning work session on September 24, 2012 and focused on recommended projects to incorporate as part of a strategic planning program for the rest of the term. This was followed by a Transportation Summit in July of 2013 and transit summits in 2014 and 2015. This type of meeting structure and method allowed for the prioritization of projects and refinement of staff work plans. In terms of transportation initiatives this also allowed for priority statements developed at those work sessions to be used to emphasize the importance of projects to the County, when pursuing regional funding sources.

Stakeholder Engagement

The business friendly zoning ordinance amendment approach initially involved a stakeholders group empaneled to identify changes in the ordinance to facilitate business development and to include use changes and process improvements. This resulted in a central element of the strategic plan initiatives, otherwise known as ZOAM-2012-0002, Commercial and Industrial Zoning Ordinance Amendment, which was adopted by the Board on January 16, 2013. County staff prepared draft changes that were derived from language and proposals put forward by the Stakeholders Group, and from comments received from applicants in the past, and from issues identified by Staff.

A Stakeholders Group worked closely with Staff to develop issues of concern to the commercial and industrial community. This group consists of representatives from the following organizations: Chamber of Commerce, Dulles Area Association of Realtors, Dulles South Alliance, Economic Development Commission, Entitlement Process Volunteer Work Group, Loudoun County Design Cabinet, NAIOP, NVBIA (Northern Virginia Building Industry Association), the Loudoun County Planning Commission, and Rural Economic Development Council.

The Stakeholders Group met eight (8) times between March 27 and May 22, 2012 to identify, review, and prioritize a list of issues and concerns in regard to current County regulations and processes that hamper business development in the county. A summary of the approximately 250 identified issues were presented to the Board of Supervisors on June 19, 2012. Staff will provide an update regarding the 250 items, and how many have been completed as part of their overview comments on November 4, 2015.

On September 5, 2012 the Board of Supervisors established the Zoning Ordinance Action Group (ZOAG) for the purpose of supporting the Board of Supervisors, the Planning Commission, and County staff in identifying, reviewing, recommending, and preparing amendments to the Zoning Ordinance in order to correct errors and inconsistencies, clarify regulations, make the ordinance more user friendly, keep the ordinance current to reflect changes in market conditions and the

emergence of new uses and to notify the Board regarding an amendments consistency with the Comprehensive Plan. The ZOAG has played a large role in the overall strategic plan effort with respect to zoning ordinance amendments and their contribution is appreciated.

Observations on Project Deployment

This Strategic Plan is one of many achievements of the 2012-2015 Board of Supervisors as described in the summary document dated August 28, 2015 which outlined the accomplishments of the present Board. <http://lfportal.loudoun.gov/LFPortalinternet/0/doc/193387/Electronic.aspx>

The large volume of work completed in the strategic plan is remarkable and represents what can be accomplished given a solid framework of issue identification, prioritization, and follow-through. In the past, similar efforts were deployed as large components whereas this effort used discrete amendments to accomplish strategic plan goals. The current effort allowed for individual projects to proceed at the pace necessary for the specifics of the amendment. In the past some smaller efforts that could have been completed earlier were delayed because they were contained within one larger amendment package. The Board's practice of receiving regular updates on the initiatives and then selecting projects to be prioritized and enter the queue has proved to be an effective method to manage this type of workload volume.

Although the strategic plan has traditionally been focused on land use initiatives, the model can be used for implementation of initiatives on a broader basis for many other County initiatives. Staff could examine broadening the strategic plan based on future Board direction.

Acknowledgement of Efforts

Attachment 1 addresses initiatives that have been completed and identifies the individual project managers who led each component to successful completion. Staff is also grateful for the leadership of the Board of Supervisors, and the efforts of the Planning Commission, the ZOAG, the initial stakeholders group, and all other stakeholders and members of the public who have participated in the effort. Attachment 5 identifies participants in the process.

Staff from the Department of Transportation and Capital Infrastructure is also recognized for their assistance on the transportation initiatives, and gratitude is also extended to VDOT staff as well.

ISSUES: Attachment 3 outlines the timeline for completing strategic plan initiatives that the Department of Planning and Zoning (DPZ) and the Department of Building and Development staff are actively working on. Staff is currently working on the Silver line studies, one CPAM, six (6) ZOAMs, FEMA Map updates, ZOAG work plan items, and telecom amendments that may result in a CPAM and ZOAM. Staff anticipates completing the Silver line studies, the Mixed Use District ZOAM, the Evergreen Mill Road CPAM to the Countywide Transportation Plan (CTP), the Steep Slopes ZOAM, and Floodplain Overlay District ZOAM by the end of the Board's term. In addition to the strategic plan items, the DPZ is processing a variety of legislative and administration land use applications. As of October 28, there are 118 active rezonings, special exceptions, minor special exceptions, and concept plan amendments currently in

various stages of staff review or before the Board and Commission. Zoning staff is reviewing 103 active site plans and site plan amendments, as well as 30 variances, appeals, and Zoning Correspondence requests (zoning verifications, proffer determinations, vesting determinations). Since December 2012, the Board has acted on 266 legislative applications including 34 rezonings.

There are currently three items in queue: ZOAM on Covered Decks and Porches, ZOAM on CMPT Review Timeline, and ZOAM on Data Centers in the Commercial Light Industry (CLI) Zoning District. Staff anticipates beginning work on these in the first quarter of 2016. In addition to these items, staff recommends adding two additional items to the queue.

- **Variance ZOAM- Zoning Ordinance amendment to reflect amendments to the Code of Virginia regarding variances.** Amendments to the general Board of Zoning Appeals (BZA) statutes in the Code of Virginia were made during the 2015 General Assembly session by the adoption of HB 1849, and became effective on July 1, 2015. These amendments changed to the definition of variance and the standards for a variance, among other changes. Amendments to the Zoning Ordinance Section 6-200, *Board of Zoning Appeals*, and Section 6-1600, *Variances*, are necessary in order to reflect the adopted amendments to the Code of Virginia.
- **Temporary Signs ZOAM- Zoning Ordinance amendment to revise the regulations the maximum permitted size of temporary signs.** In June 2012, a Virginia Attorney General's opinion was issued addressing the local regulation of political signs. The Attorney General's opinion stated that "any zoning ordinance that places heavier burdens or greater restrictions on temporary political signs than are placed on any other classification of temporary sign is pre-empted by state law, thereby rendering any such ordinance invalid." The Zoning Ordinance's current regulations in regard to temporary signs do not conform to the Attorney General's opinion. For example, "temporary construction signs" are permitted to have a maximum size of up to 20 square feet, and other temporary signs, including political signs, are permitted to have a maximum size of 4 square feet. Based on the Attorney General's opinion, the County has stayed enforcement of temporary political signs that are in violation of the Zoning Ordinance's sign requirements. Although staff has stayed the enforcement of such signs, staff cannot issue sign permits for such signs because they still exceed the maximum size currently specified in the Zoning Ordinance. Staff recommends that an amendment to the Zoning Ordinance be initiated as soon as possible to address this issue.

The timeline for completing the remaining strategic plan items will be dependent on Board action and the availability of staff resources. Currently the Department of Planning and Zoning is experiencing a number of vacant case manager positions in the Application Review and Management program. While the department is making every effort to utilize existing resources to meet the current caseload demand and fill existing vacant positions as quickly as possible, staff availability to assist with strategic initiatives is presently constrained. The department will be challenged to take on additional new initiatives through the first quarter of 2016.

ATTACHMENTS:

1. Completed Strategic Plan Initiatives
2. Land Use Initiatives Update
3. Strategic Plan Initiatives Timeline
4. Transportation Initiatives Update
5. Participants

Completed Strategic Plan Initiatives

Phase 1 Facility Standards Manual (FSM) Amendments (DOAM-2012-0001)

Project Manager: Gary Clare, Department of Building & Development

Completion Date: October 3, 2012

Amendments to the FSM were split into two phases. In Phase One, the Facilities Standards Manual (FSM) Public Review Committee was tasked with identifying duplicative and burdensome regulations. On October 3, 2012, the Loudoun County Board of Supervisors adopted amendments to Chapters 6-8 of the Facilities Standards Manual (FSM), effective November 1, 2012. The amendments modified requirements associated with preliminary soils reviews and geotechnical reports, tree conservation plans, archaeology studies, wetlands, and tree conservation plans and removed obsolete plat requirements for certain subdivision applications. The Board voted 8-0-1 (Williams absent) to approve the DOAM.

Commercial and Industrial Zoning Ordinance Amendment (ZOAM-2012-0002)

Project Managers: Michelle Lohr and Theresa Stein, Department of Planning & Zoning

Completion Date: January 16, 2013

On February 14, 2012 the Board of Supervisors (Board) approved a work plan to review the Zoning Ordinance for the purpose of developing a ZOAM to advance commercial and industrial development throughout the County. The amendments to Commercial Light Industry (CLI) Zoning District were limited to those items specifically identified by Board members as having fewer issues and those that Staff believed could be accomplished with minimal impacts to the purpose of the zoning district and without broad-scale, adverse implications with respect to Comprehensive Plan policies. The passage of ZOAM-202-0002 should result in a reduction in time and cost to develop the identified uses that are currently SPEX, requiring legislative approval, and are proposed to be permitted uses that would only require administrative approval. Changes proposed to Section 5- 600 and Article 8, Definitions, would also serve to remove inconsistencies and update uses to reflect current trends. The Board voted 8-0-1 (Reid absent) to approve the ZOAM.

Purcellville Urban Growth Area Management Plan Repeal (CPAM-2012-0002)

Project Manager: Pat Giglio, Department of Planning & Zoning

Completion Date: March 6, 2013

On March 20, 2012, the Loudoun County Board of Supervisors initiated a Comprehensive Plan Amendment, CPAM 2012-0002, to amend the policies of the Revised General Plan in regard to the Purcellville Urban Growth Area Management Plan (PUGAMP) and the Town of Purcellville. This amendment was in response to a recommendation by the Purcellville Joint Policies Review Committee (JPRC) which called for the Town and the County to consider the repeal of the PUGAMP and Town/County Annexation Agreement. The JPRC's recommendation was affirmed by the Town Council of Purcellville at an August 14, 2012 Town Council Public Hearing by the adoption of a Resolution. The Board voted 9-0 to approve the CPAM.

Zoning Ordinance Amendment regarding a 10 Day Appeal Period for Short-Term Recurring Zoning Violations (ZOAM-2013-0001)

Project Manager: Keith Fairfax, Department of Planning & Zoning

Completion Date: March 13, 2013

Amendments to the VA Code Section 15.2-2311, which became effective July 1, 2010, required that upon issuance of a Notice of Violation, staff must wait until the end of the thirty (30) day appeal period prior to issuing civil penalty tickets for violations of the Zoning Ordinance. At this time, Staff must wait thirty (30) days after the issuance of a Notice of Violation to issue civil penalty tickets. Staff believes that this delay has caused both the public and alleged violators to perceive that the County is not taking a firm stance on the enforcement of its ordinances, and can result in the appearance of blight within communities. The Board of Supervisors amended the Zoning Ordinance, Section 6-1702, *When Appeals May Be Taken*, to reduce the appeal period for zoning violations classified as short-term, recurring zoning violations from thirty (30) to ten (10) days, and Article 8, Definitions, to establish a new definition for “short-term, recurring zoning violation”. The Board voted 9-0 to approve the ZOAM.

Phase 2 FSM Amendments (DOAM-2012-0002)

Project Manager: Laura Edmonds Department of Building & Development

Completion Date: May 8, 2013

On February 1, 2012, the Board adopted a Resolution of Intent to Amend the FSM in its entirety, with work split between two phases. The Phase 2 FSM amendments focused on restructuring and streamlining the FSM in order to consolidate all regulations applicable to each application type and create, as appropriate, matrices, illustrative examples, and references that will assist the public in the use of the regulations. The Board voted 5-0-4 (Buona, Clarke, Letourneau, and York absent) to amend Chapters 2, 3, 4, 6 and a portion of Chapters 5 & 8 of the FSM, effective July 1, 2013.

Article 6 Zoning Ordinance Amendment (ZOAM-2013-0002)

Project Manager: John Merrithew, Department of Planning & Zoning

Completion Date: July 3, 2013

On July 17, 2012, the Board of Supervisors (Board) adopted a Resolution of Intent to Amend the Zoning Ordinance with the objective of facilitating new business development in the County. The purpose the ZOAM was to improve the efficiency and timeliness of the legislative land development application process outlined in Article 6 of the Zoning Ordinance. The proposed changes did not alter the fundamental review process but revised staff and applicant deadlines, allowing certain amendments to occur administratively or without public hearings, and reduced applicant submittal requirements through changes to the application checklist and public notice requirements. One significant change addressed consistent processing of different types of rezonings. The ordinance amendment also addressed inactive applications by modifying the process for applications currently under review to require Board or Commission approval of a request for inactive status and by creating a process for new cases whereby applications that become inactive may be dismissed. The proposed ordinance amendments required changes to staff procedures, adoption of new Board procedures and modifications to the required application checklists associated with each type of legislative case. The Board voted 7-0-2 (Delgaudio and Higgins absent) to approve the ZOAM and Revised Checklists of Minimum Requirements for

Zoning Map Amendment, Zoning Concept Plan Amendments, Zoning Modifications, Special Exceptions, Minor Special Exceptions and Sign Development Plans.

Route 28 Corridor Plan Zoning Implementation Zoning Ordinance Amendment (ZOAM-2013-0005)

Project Manager: Miguel Salinas, Department of Economic Development

Completion Date: December 4, 2013

On June 5, 2013, the Board adopted a Resolution of Intent to Amend the Zoning Ordinance to adopt new or revised provisions (draft text amendments) to implement the recommendations of the Route 28 Corridor Plan. The draft text amendments propose to add a new Division D, Route 28 Corridor to Article IV, Special and Overlay Districts. This Division D would add the following new Route 28 Corridor districts: Route 28 CO (Corridor Office) Optional Overlay, Route 28 PD-CM (Planned Development - Corridor Mixed-Use) Planned Development District, Route 28 CB (Corridor Business) Optional Overlay, and Route 28 CI (Corridor Industrial) Optional Overlay. In addition, the amendments: 1) revised Article VIII, Definitions, to add and/or revise definitions for uses and # 15 Item 15 ZOAM 2013-0005, Rt. 28 Corridor Zoning Regulations Board of Supervisors Business Meeting December 4, 2013 Page 2 terminology used in the new Route 28 Corridor zoning districts and 2) amended such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to fully implement and maintain consistency with the foregoing draft text amendments and to correct typographical errors and update references. The Board voted 8-0-1 (Delgaudio absent) to approve the ZOAM.

Joint Land Management Area (JLMA) Utilities Requirement Zoning Ordinance Amendment (ZOAM-2013-0006)

Project Manager: Mark Stultz, Department of Planning & Zoning

Completion Date: December 4, 2013

On June 19, 2013, the Board approved a Resolution of Intent to Amend the Zoning Ordinance to amend the utilities requirement for development within the Joint Land Management (JLMA)-1, JLMA-2 and JLMA-3 Zoning Districts. The ZOAM proposed to: 1) change the authority for determining whether municipal facilities are available to serve a development site from the Town to the County Zoning Administrator, in consultation with the Town; 2) retain the requirement for Town approval for connecting to municipal facilities; 3) require the use of municipal facilities for public uses only if the existing utility lines are located within 300 feet of the property line of the parcel being developed and if the Town approves the connection; and 4) clarify that for existing lots that were established prior to January 7, 2003 (the date that the current JLMA utilities requirement was established), development that does not require any type of subdivision or site plan approval may also use an on-site well and/or sewage disposal system. The Board voted 7-1-1 (Reid opposed, Delgaudio absent) to approve the ZOAM.

North Lower Sycolin Plan Amendment (CPAM-2013-0001)

Project Manager: Pat Giglio, Department of Planning & Zoning

Completion Date: December 11, 2013

On November 7, 2012, the Board affirmed the September 24, 2012 direction on their strategic plan, which called for the initiation of a Comprehensive Plan Amendment (CPAM) for the North Lower Sycolin area of the Transition Policy Area (8-0-1, Supervisor Letourneau absent). The purpose of this CPAM was to amend the land use policies and revise the Planned Land Use

designation for the northern portion of the Lower Sycolin subarea of the Transition Policy Area in the Revised General Plan (the Plan), and consider the alignment of Cochran Mill Road (Route 653) in the 2010 Countywide Transportation Plan (CTP) to better reflect the emerging industrial character of the area. Specifically, the proposed CPAM adds text and policies as well as changes the Planned Land Use map in the Revised General Plan to permit Industrial uses in the northern portion of the Lower Sycolin subarea of the Transition Policy Area and amends the CTP to depict the alignment of Cochran Mill Road relocated further to the northwest to correspond with right-of-way reservation provided to the County through approved rezonings. The Board voted 7-0-2 (Higgins and Reid absent) to approve the CPAM.

Child Care Home Use Zoning Ordinance Amendment (ZOAM-2012-0005)

Project Manager: Val Thomas, Department of Planning & Zoning

Completion Date: January 2, 2014

On June 5, 2013, the Board adopted a Resolution of Intent to Amend the Zoning Ordinance to amend regulations related to Child Care Facilities. The purpose of the amendment was to address the inconsistencies between the Zoning Ordinance and State regulations and to add and revise additional use regulations to address potential impacts of the Child Care Home use. The Land Development Application Fee Schedule was also amended to modify fees association with Minor Special Exception (SPMI) applications to approve a Child Care Home use; 2) SPMI applications to modify the Additional Use Regulations for a Child Care Home use; and 3) Zoning Permit application for a Child Care Home use. The Board voted 7-1-1 (Volpe opposed, Reid absent) to approve the ZOAM.

Data Center Zoning Ordinance Amendments (ZOAM-2013-0003)

Project Manager: Amy Kresge, Department of Planning & Zoning

Completion Date: April 2, 2014

On June 5, 2013, the Board of Supervisors adopted a Resolution of Intent to Amend the Revised Zoning Ordinance to define “data center,” add the use to certain zoning districts, and develop performance standards to regulate the use. In addition, revisions were considered to increase the base building height in the PD-IP district and to increase and/or modify the maximum floor area ratio (FAR) in the PD-OP, PD-IP and PD-GI zoning districts. The Board voted 6-2-1 (Reid and Williams opposed, Clarke absent) to approve the ZOAM.

Special Exception to Permitted Uses Zoning Ordinance Amendments (ZOAM-2013-0004)

Project Manager: Rory Toth, Department of Planning & Zoning

Completion Date: April 2, 2014

Pursuant to a Resolution of Intent to Amend adopted by the Board on September 18, 2013, an amendment to the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance) was proposed to continue the County’s efforts to advance commercial and industrial development and proposes to: 1) reclassify certain uses in the Planned Development General Industry (PD-GI) zoning district from a SPEX use to a Permitted Use; 2) address SPEX uses and other zoning ordinance regulations identified by the Stakeholders and the Public; 3) address certain issues with SPEX uses brought forward in the Package 1 commercial Zoning Ordinance amendments that were forwarded to Package 2; 4) review and consider adding “Heavy Equipment Sale, Rental and Accessory Service” as a special exception use in the Planned Development-Industrial Park (PD-IP) zoning district; 5) correct the inconsistencies in the Tree Planting and Replacement

requirements regarding the years of maturity at which the tree canopy is calculated to be 20 years; and 6) address miscellaneous text changes to provide clarification and make the zoning ordinance easier to understand. The Board voted 7-1-1 (Reid opposed, Clarke absent) to approve the ZOAM.

Reclassification of Public Schools Zoning Ordinance Amendment (ZOAM-2012-0004)

Project Manager: Larr Kelly, Department of Planning & Zoning

Completion Date: April 16, 2014

On June 5, 2013 the Board of Supervisors adopted a Resolution of Intent to Amend the Zoning Ordinance to Permit Public Schools (Elementary, Middle or High) as Permitted Uses in Certain Zoning Districts, Subject to Additional Regulations (7-2, Letourneau and Clarke opposed). In conjunction with allowing public schools (elementary, middle or high) as permitted uses in certain zoning districts, this amendment adds specific “additional regulations” as performance standards that must be met by all public schools (elementary, middle or high), as well as added and/or deleted certain definitions necessary to implement the proposed changes and to ensure consistent terminology for both public and private schools throughout the Ordinance, and amended other sections of the Ordinance to avoid the creation of conflicting provisions. The Board voted 5-4 (Clarke, Higgins, Letourneau, and Williams opposed) to approve the ZOAM.

Commercial Light Industry (CLI) District Zoning Ordinance Amendment (ZOAM-2013-0007)

Project Manager: Theresa Stein, Department of Planning & Zoning

Completion Date: May 7, 2014

On October 16, 2013, the Board adopted a Resolution of Intent to Amend the Zoning Ordinance to revise the Commercial Light Industry (CLI) Zoning District Regulations (Section 3-900). The purpose of the ZOAM was to amend the regulations to encourage additional economic development opportunities in the Route 50 Corridor. The Board voted 8-0-1 (Letourneau absent) to approve the ZOAM.

Bed & Breakfast, County Inn, and Banquet/Event Facility Zoning Ordinance Amendment (ZOAM-2013-0008)

Project Manager: Mark Depo, Department of Planning & Zoning

Completion Date: May 21, 2014

This ZOAM amended the Zoning Ordinance (the “Zoning Ordinance”) to Establish the Bed and Breakfast Homestay Use; Create Additional Regulations (“Standards”) for the Bed and Breakfast Homestay; Rename the Bed and Breakfast Use to the Bed and Breakfast Inn; Revise Standards for the Bed and Breakfast (Inn); Revise the Standards for the Country Inn and Banquet/Event Facility Uses; and Revise the Standards for Special Events, Sketch Plan, and Road Access Standards. The Board voted 9-0 to approve the ZOAM. The approval included a friendly amendment to include language regarding building permits and waiver of landscaping, buffering and screening requirements.

Comprehensive Plan Amendment, County Transportation Plan (CTP) Technical Amendments (CPAM-2014-0001)

Project Manager: Marie Genovese, Department of Planning & Zoning

Completion Date: June 11, 2014

The CPAM amended the 2010 Countywide Transportation Plan (CTP) to reflect a new alignment for the Greenway Transit Connector from Moorefield Boulevard in Moorefield Station to Shellhorn Road (Route 643), including the Transit Connector Bridge over the Dulles Greenway (Route 267); extend Riverside Parkway (Route 7 North Collector Road) from Loudoun County Parkway (Route 607) west to Ashburn Village Boulevard (Route 2020 Extended); and remove Lexington Drive, a portion of Miller Drive, and segments of Shaw Road as planned CTP roadways. The Revised 2030 Countywide Transportation Plan Map as well as text and figures related to the changes in Chapter 2, Appendix 1, and Appendix 2 of the CTP were also amended. The Board voted 7-0-2 (Letourneau and Volpe absent) to approve the CPAM.

Route 28 Corridor Plan Implementation Zoning Map Amendment (ZMAP-2014-0001)

Project Manager: Joseph Carter, Department of Planning & Zoning

Completion Date: June 11, 2014

On June 5, 2013, the Board of Supervisors adopted a Resolution of Intent to Amend the Zoning Ordinance to adopt new or revised provisions (text amendments) to implement the recommendations of the Route 28 Corridor Plan. On December 4, 2013, the Board of Supervisors (Board) approved (8-0-1 Supervisor Delgaudio absent) ZOAM-2013-0005 to add the Route 28 Zoning Regulations to the Zoning Ordinance. The Board also directed staff to develop a zoning map delineating the proposed boundaries of the Optional Overlay districts adopted through the approval of the ZOAM. At their February 19, 2014 Business Meeting, the Board of Supervisors approved a resolution of intent to amend the zoning map and the work plan to complete the task. The ZMAP amended the County's Zoning Map to designate the portions of the County where the three Optional Overlay districts established by the adopted Route 28 Corridor Zoning Regulations would apply: Route 28 CO (Corridor Office) Optional Overlay, Route 28 CB (Corridor Business) Optional Overlay, and Route 28 CI (Corridor Industrial) Optional Overlay. Mapping of the Route 28 Optional Overlay districts was the final legislative step to implement the Route 28 Zoning Regulations and the Route 28 Corridor Plan. The Board voted 7-1-1 (Delgaudio opposed, Volpe absent) to approve the ZMAP.

Kennels/Indoor Kennels Zoning Ordinance Amendment (ZOAM-2014-0001)

Project Manager: Teresa Miller, Department of Planning & Zoning

Completion Date: October 8, 2014

On March 14, 2014, the Transportation and Land Use Committee voted 3-0-2 (Supervisors Clarke and Higgins absent) to recommend that 1) the Board repeal Chapter 808, Dog Kennels, of the Codified Ordinances of Loudoun County, and 2) the Board direct Staff to proceed with amendments to Section 5-606 of the Revised 1993 Loudoun County Zoning Ordinance, as scheduled in the approved strategic plan. At the June 11, 2014 Board of Supervisors Public Hearing, the Board voted (9-0) to repeal Chapter 808, Dog Kennels, of the Codified Ordinances of Loudoun County. The purpose of the ZOAM was to (1) delete references to Chapter 808, Dog Kennels, of the Codified Ordinances of Loudoun County, which the Board of Supervisors repealed on June 11, 2014, (2) revise the number of animals that constitutes a kennel to be consistent with the Code of Virginia and 3) delete the PD-GI zoning district from the list of

zoning districts that are subject to Section 5-606(C), which is intended to apply to non-suburban zoning districts and not Planned Development zoning districts. The Board voted 8-0-1 (York absent) to approve the ZOAM.

Private Schools Zoning Ordinance Amendment (ZOAM-2014-0002)

Project Manager: Bradley Polk, Department of Planning & Zoning

Completion Date: December 10, 2014

On July 2, 2014, the Board unanimously approved a Resolution of Intent to Amend the Zoning Ordinance to add or reclassify Private Schools (Elementary, Middle or High) as a Permitted Use, Minor Special Exception Use or Special Exception Use in certain zoning districts in order to be more consistent with how public schools are allowed with the recent adoption of the Public Schools Zoning Ordinance Amendment (ZOAM-2012-0004). The amendment provided a consistent distinction between private schools with 15 pupils or less and private schools for more than 15 pupils. In addition, the amendment added private high schools for 15 pupils or less to the use that currently includes only elementary and middle schools. The Board voted 9-0 to approve the ZOAM.

Dog Parks Zoning Ordinance Amendment (ZOAM-2014-0005)

Project Manager: Val Thomas, Department of Planning & Zoning

Completion Date: December 10, 2014

On July 16, 2014, the adopted a Resolution of Intent to amend the Zoning Ordinance and directed Staff to prepare amendments to Article 8, Definition of “Open space, common”, to specify that a non-commercial “Dog Park” is permitted on HOA owned common open space within the PD-H Zoning District. The amendment limited dog parks to HOA-owned common open space and to Planned Development - Housing zoning district to reduce the impact of the proposal and to ensure community sensitive management of the facilities. The Board voted 9-0 to approve the ZOAM.

Limited Brewery and Agricultural Processing Zoning Ordinance Amendment (ZOAM-2014-0003)

Project Manager: Mark Depo, Department of Planning & Zoning

Completion Date: January 21, 2015

On July 16, 2014, the Board adopted a Resolution of Intent to Amend the Zoning Ordinance to implement ZOAM 2014-0003. The purpose of ZOAM 2014-0003 was to identify zoning districts within the County that are suitable to allow breweries and the manufacturing of agricultural products; to establish corresponding regulations; and to comply with the Code of Virginia Amendments. The Board voted 8-1 (York opposed) to approve the ZOAM.

FSM Phase 3 Amendment (DOAM-2012-0003)

Project Manager: Laura Edmonds, Department of Building & Development

Completion Date: February 11, 2015

The purpose of DOAM-2012-0003 was to amend portions of Chapters 4, 6, 7 and 8 of the Loudoun County Facilities Standards Manual, as directed in a Resolution of Intent to Amend adopted by the Board of Supervisors on February 1, 2012, and as further directed by the Board of Supervisors on December 5, 2012 and July 17, 2013. Phase 3 completed the comprehensive review of Chapter 7, Environmental Design Standards and Chapter 8, Administrative Procedures. Phase 3 also included amendments to Chapter 4, Transportation, to update California Bearing

Ratio (CBR) road design values, consistent with Virginia Department of Transportation (VDOT) standards and the Chapter 8 amendments, and to require street extension signs consistent with the Countywide Transportation Plan. It also included edits to Chapter 6, Soils, Geotechnical, Geophysical, and Hydrogeological Studies, to correct typographical and formatting errors. The Board voted 9-0 to approve the DOAM.

HVAC Equipment in Required Yards and Setbacks Zoning Ordinance Amendment (ZOAM-2014-0007)

Project Manager: Joseph Carter, Department of Planning & Zoning

Completion Date: April 8, 2015

On October 15, 2014, the Board adopted a Resolution of Intent to Amend to revise the regulations regarding air conditioners permitted in the required yards and setbacks in the Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance") to: (1) revise the language permitting air conditioner condensers in required rear and side yards and setbacks, and (2) add a definition for air conditioner condenser to Article 8. The proposed change applied countywide and to all zoning districts. The Board voted 9-0 to approve the ZOAM.

Telecommunications Facilities in the Planned Development (PD-H) and Residential (R) Zoning Districts Zoning Ordinance Amendment (ZOAM-2015-0001)

Project Manager: Pat Giglio, Department of Planning & Zoning

Completion Date: May 13, 2015

On October 15, 2014, the Board adopted a Resolution of Intent to Amend the Zoning Ordinance to allow telecommunications monopoles and towers as a Special Exception Use on properties owned by a government entity or public utility in the Planned Development Housing (PD-H3, PD-H4 and PD-H6) and Residential (R-1, R-2, R-3, R-4, R-8, R-16 and R-24) zoning districts. Adoption of this ZOAM created consistency among residential districts within the Zoning Ordinance and permit the development of telecommunication facilities in more areas of the County to meet wireless network demands. The amendment limited monopoles and towers within the PD-H and R zoning districts to properties owned by government agencies, utilities or public service corporations by Special Exception. The Board voted 8-0-1 (Reid abstained) to approve the ZOAM.

Comprehensive Plan Amendment to the Countywide Transportation Plan for George Washington Boulevard and Route 7 Overpass (CPAM-2014-0003)

Project Manager: Kelly Williams, Department of Planning & Zoning

Completion Date: June 10, 2015

On November 5, 2014, the Board of Supervisors voted to initiate a Comprehensive Plan Amendment (CPAM) to the 2010 Countywide Transportation Plan relocating the Route 7 overpass at Riverside Parkway to George Washington Boulevard and Richfield Way; eliminate the portion of Riverside Parkway north of Route 7 to Broad Vista Terrace from the CTP; add traffic calming language for George Washington Boulevard and add a clerical edit to designate the segment of Cascades Parkway located between Church Road and Nokes Boulevard as a Major Collector roadway. The Board voted 9-0 to adopt the proposed amendments.

Capital Intensity Factor for Age-restricted and Continuing Care Retirement Communities

Project Manager: Dan Csizmar, Department of Transportation and Capital Infrastructure

Completion Date: June 17, 2015

On December 3, 2014 the Board voted (8-0-1, Higgins absent) to add a work item to the Strategic Plan to develop a Capital Intensity Factor (CIF) for age-restricted housing. During the February 18, 2015 strategic plan update, the Board agreed to add the work item to the Strategic Plan and assign staff resources as they became available.

On June 17, 2015, the Board voted 8-0-1 (Letourneau absent) to approve a revised CIF for age-restricted housing. The new CIF uses the conventional housing CIF formula with youth and school age children-related capital facilities costs removed when applied to age-restricted communities and the independent living components of continuing care retirement communities.

Comprehensive Plan Amendment to the Countywide Transportation Plan for Prentice Drive (CPAM 2014-0002)

Project Manager: Marie Genovese, Department of Planning & Zoning

Completion Date: July 1, 2015

At the Board of Supervisors' October 1, 2014 Business Meeting, the Board voted to approve the scope and schedule for the Prentice Drive Comprehensive Plan Amendment (CPAM). The change would amend the Countywide Transportation Plan (CTP) to reflect a new road segment for Prentice Drive from Shellhorn Road (at the intersection of Metro Center Drive) to Lockridge Road and to revise the alignment for Lockridge Road. The Board voted 7-2 (Delgaudio and Higgins opposed) to adopt the proposed alignments.

Fire and Rescue Temporary Facilities Zoning Ordinance Amendment (ZOAM-2014-0008)

Project Manager: Teresa Miller, Department of Planning & Zoning

Completion Date: July 8, 2015

The amendments allow for the immediate establishment of temporary F&R stations in order to provide basic emergency services in emergency situations and during scheduled renovations or while a permanent facility is built. The proposal also provides additional design flexibility for permanent stations. The Board public hearing was held on July 8, 2015 and the Board voted 9-0 to adopt the amendment as recommended by the Planning Commission.

Home Occupation Zoning Ordinance Amendment (ZOAM-2015-0002)

Project Manager: Brian Wegener, Department of Planning & Zoning

Completion Date: July 8, 2015

On March 18, 2015, the Board adopted a Resolution of Intent to Amend the Zoning Ordinance to permit Home Occupations as an accessory use to residential dwelling units in all zoning districts. The Board conducted a public hearing on July 8, 2015 and voted 9-0 to adopt the language as presented.

Dulles Community Outreach Project

Project Manager: Joe Griffiths, Department of Planning & Zoning

Completion Date: September 16, 2015

The Outreach project commenced in January with a series of staff meetings engaging organizations and stakeholders in the community. A series of focus groups and work sessions

were completed throughout the winter and springs months and concluded in May. Staff then assessed the results of the public input from the meetings, resident and business surveys, and interactive web-based applications. The final report was presented to the Board on September 16, 2015 and included recommendations arising from the community discussion that were arranged in a series of topics around the concept of a “complete community”. Connectivity, both physical in the form of better road, bicycle and pedestrian connections, and social in the form of inter-neighborhood communication, more activities, and community events was a key recommendation. Economic development building on the new StoneSprings Hospital and the Route 50 corridor, community design, and creating a sense of place were also key recommendations. The recommendations of the Outreach effort are intended to be considered by the Board during its strategic work program and capital investment planning.

Land Use Initiatives-Strategic Plan Update

ACTIVE PLANNING & ZONING INITIATIVES

Silver Line Scenario Planning Study and Market Analysis & Best Practices Study

At the September 17, 2014 Board Business Meeting, the Board initiated two projects in support of a potential Comprehensive Plan Amendment for the Silver Line/Metrorail Service District. The first part of the Silver Line project, a Market Analysis & Best Practices Study, was completed with a presentation to the Board on September 16, 2015 from HR&A Advisors Inc. and Kimley-Horn & Associates. The HR&A Team has conducted a market analysis for the planned Loudoun Gateway and Ashburn stations. The analysis includes an assessment of demographic and economic trends, current real estate market conditions, and trends in global airport-adjacent development. Principle recommendations include retaining the current zoning around the transit stations, identifying and potentially incentivizing the development of key anchor users such as national-scale shopping, convention centers or sports attractions to spur activity at the Stations; adding flexibility for “interim” uses and retaining current or higher protection for Dulles Airport.

The second part of the project is a Scenario Planning Study which is being conducted by Stantec. The project involves public engagement and development of scenarios to test land use impacts. The first public workshop was conducted on May 28 2015. The Second Workshop was held on August 26, 2015. Over 70 people participated in the workshops and provided feedback on desired land use patterns using a variety of tools including interactive mapping technology. On May 29 and August 27, following the public workshops, interested stakeholders and property owners were given the opportunity to present their visions for the area in scheduled interviews. The project team presented four scenarios and the criteria used to evaluate them to the Board on September 16, 2015. Following presentation of the scenarios, Staff met with several supervisors to solicit their feedback on the scenarios and had additional discussion with the Board at the October 7 Business Meeting. Stantec will take this feedback and develop a recommended scenario which is anticipated to be presented at the December 2, 2015 Board Business meeting.

Following presentation of the Scenario Planning Study final report, Staff will provide a recommend strategy for implementing its recommendations and the recommendations from the Market Analysis and Best Practices Study. At this time, Staff anticipates implementing these recommendations through an area plan which would provide a specific set of policies for lands surrounding the Ashburn and Loudoun Gateway Metrorail Stations.

ZOAM-2014-0006, Noise Standards

On July 16, 2014 the Board voted 8-0-1 (Higgins absent) to approve the scope of work to prepare draft amendments to the noise standards in the Zoning Ordinance and to authorize staff to proceed with the procurement process to hire a consultant to review and recommend revisions to the noise standards of the Zoning Ordinance. After working several months with a noise consultant and reviewing recommended changes with the Zoning Ordinance

Advisory Group (ZOAG), concerns have been raised about the impact of new noise measuring procedures and other details that may impact business uses. Several letters, including two from the Chamber of Commerce, were received by staff asking that the process be slowed to allow more review and more recently to express concern about the impact on businesses in both the rural and suburban communities. Staff held three (3) outreach meetings with the public in August 2015 to receive input on the draft amendment. Staff made several changes to the draft text to address the input received during the outreach. In addition, Staff met with several Data Center representatives and a representative from the Chamber of Commerce on September 15, 2015 and is conducting additional research and is making additional edits to the draft text to address the concerns expressed at that meeting. Staff is also meeting with the Nighttime Economy Ad-Hoc Committee in November to discuss the proposed amendment. In November 2015, Staff plans to meet with ZOAG and representatives from the Data Center and business community to provide an update on changes made to the draft Zoning Ordinance text to address concerns. A Planning Commission public hearing date is set for December 15, 2015. It should also be noted that the Sheriff's Office is working on a separate, concurrent effort with the County Attorney's Office to amend the noise regulations in the Codified Ordinance. Staff recommends, if possible, that the amendments to the noise standards in the Zoning Ordinance and the proposed changes to the Codified Ordinance be brought to the Board concurrently for action in early 2016.

Communications Commission Telecommunications Facility Amendments

At the June 17, 2015 Business Meeting, the Board received a report from the Communications Commission regarding the expansion of broadband in the County. The Board directed staff to provide additional information on proposed motions to: 1) change the Department of Building & Development's checklist and any other appropriate documents to include requirements for builders to consider easements and/or infrastructure support for broadband services and the inclusion of a check box on the appropriate development documents stating that broadband will be provided within their developments; 2) incorporate the Communications Commission Zoning Ordinance Amendment (ZOAM) changes into the BOS Strategic work plan for the rural ZOAM process and recommended changes that do not require a Comprehensive Plan Amendment (CPAM) be separated and made the first of the rural ZOAM's; and 3) identify process and procedural changes required to reduce County application and process fee financial barriers that discourage broadband and cellular connectivity expansion in Loudoun County. The Commission with assistance from County staff continues to research and develop ordinance language as it pertains to individual recommendations. The Communications Commission will provide the BOS with its recommendations in the first Quarter of 2016.

ZOAM 2015-0005, Mixed Use Districts

On June 3, 2015, the Board adopted a Resolution of Intent to Amend the Revised 1993 Loudoun County Zoning Ordinance Planned Development- Mixed Use Business District (PD-MUB) regulations and the Planned Development- Town Center (PD-TC) regulations. ZOAG completed language changes to the PD-MUB and PD-TC zoning districts, which were then sent out on referral from mid-June through mid-August. Based on a number of Staff concerns identified during the referral process, Staff and ZOAG have focused on working together to make additional edits to the PD-MUB district in an attempt to bring those proposed changes to

the Board for action by the end of 2015. The amendment to the PD-TC Zoning District will be postponed until 2016. The Planning Commission considered the Staff and ZOAG changes to the PD MUB Zoning District at its October 20, 2015 Public Hearing and forwarded the amendment to a work session on November 5, 2015. The amendment is tentatively scheduled for the Board public hearing on November 12, 2015.

CPAM 2015-0001, CTP Amendment – Evergreen Mills Road

At the May 20, 2015 business meeting, the Board directed staff to prepare an item for the Board's consideration initiating an amendment to the CTP that would widen Evergreen Mill Road east from future Northstar Boulevard. The amendment implements recommendations of the Western Dulles Access Study that was presented at the same meeting. Staff conducted a community meeting in September and the CPAM was heard by the Planning Commission at its hearing on October 20, 2015 and recommended for approval (9-0). The CPAM is scheduled to be heard by the Board on November 12, 2015.

ZOAM, Craft Beverages as a Use

On January 21, 2015 the Board approved (8-1, Williams opposed) ZOAM 2014-0003, Limited Brewery and Agricultural Processing Zoning Ordinance Amendment. The amendments were intended to establish "Limited Brewery" as a new use within the Agricultural Rural-1 (AR-1), Agricultural-Rural (AR-2), Agriculture-10 (A-10) and Agricultural-Residential (A-3) Zoning Districts and to establish additional regulations for such use. While this Zoning Ordinance Amendment addressed the agriculturally based breweries, it did not provide for a broader use and definition of the manufacture and sale of craft beverages (brewery, distillery, cidery). There is also no provision for this use to take place within other commercially zoned areas in the County. On September 16, 2015, the Board directed staff (9-0) to prepare a Resolution of Intent to Amend the Revised 1993 Loudoun County Zoning Ordinance in order to add and define the manufacturing and sale of craft beverages as a separate use. The Resolution of Intent to amend is to be limited to non-residential zoning districts, excluding heavy industrial, in the suburban policy area. On October 21, the Board directed staff to prioritize the processing of the Craft Beverage ZOAM to be completed as quickly as possible to allow for economic development in the Ashburn District. Staff has begun work on the ZOAM and anticipates it coming to the Planning Commission in January 2016.

ACTIVE BUILDING & DEVELOPMENT INITIATIVES

ZOAM-2014-0004, Steep Slopes

On September 17, 2014, the Board voted 8-0-1 (Clarke absent) to adopt a Resolution of Intent to Amend the Zoning Ordinance to update and clarify provisions within the Floodplain Overlay District, Steep Slopes Standards and the corresponding Definitions. Due to additional edits required by the Federal Emergency Management Agency (FEMA), the County separated the amendments to the FOD as part of this ZOAM and moved forward with the revisions of Section 5-1508, Steep Slope Standards. The Zoning Ordinance Action Group (ZOAG) continues to work with Staff as the amendment works its way through the public process. While there are numerous areas where Staff and ZOAG reached consensus, there are a

few areas where Staff does not support changes proposed by ZOAG. The draft text was reviewed by the Planning Commission (Commission) at a public hearing on November 18, 2014. The Commission conducted a series of committee work sessions to discuss the issues where ZOAG and Staff are not in agreement. At a work session on May 5, 2015, the Commission voted 8-0-1 (Ryan, absent), to recommend approval of the amendments as modified by the Commission. The Board conducted a public hearing on June 10, 2015 and voted to forward the amendment to the July 17, 2015, Transportation and Land Use Committee (TLUC) meeting. The TLUC discussed the amendment and directed Staff to conduct additional research, to work with ZOAG and representatives of the environmental community to propose additional edits, and voted to forward the amendment to the TLUC meeting on October 16, 2015. The TLUC continued its discussion of the amendment and the edits and options provided by Staff based on the input and direction provided by the TLUC at its last meeting. Following its discussion, the TLUC voted to forward the amendment to the November 20, 2015 TLUC meeting so that the Committee can review the final edits to the draft text before forwarding to the Board for action. The item is tentatively scheduled for December Board action.

ZOAM-2015-0003, Floodplain Overlay District (FOD)

A Resolution of Intent to Amend was adopted by the Board on June 17, 2015 to formally initiate amendments to the Floodplain Overlay District (FOD), ZOAM-2015-0003, to address deficiencies/inconsistencies identified by the Federal Emergency Management Agency (FEMA) as part of the Community Assistance Visit (CAV). These Zoning Ordinance revisions must be adopted by the end of 2015 in order for the County to remain eligible to participate in the National Flood Insurance Program. ZOAG has been involved throughout the amendment process and there are numerous areas where Staff and ZOAG reached agreement. However, there are several changes proposed by ZOAG that Staff does not support, mainly involving the proposal to add uses allowed by right, Special Exception or Minor Special Exception in the Major Floodplain portion of the FOD. The Planning Commission held a public hearing on the amendment on July 21, 2015 and discussed the issues where Staff and ZOAG did not reach agreement. At the conclusion of the hearing, the Planning Commission voted to forward ZOAM-2015-0003 to the Board with a recommendation to approve the draft text as amended by the Planning Commission. The Board of Supervisors held a public hearing for ZOAM-2015-0003 on October 14, 2015 and voted to forward the amendment to the November 20, 2015 Transportation and Land Use Committee meeting to discuss the outstanding issues where Staff did not support changes proposed by ZOAG. It should be noted that these amendments will require a subsequent Development Ordinance Amendment (DOAM) to be initiated with public hearings with both the Planning Commission and Board to update the Facilities Standards Manual (FSM). The amendments to the FSM are not required for the County to remain under the National Flood Insurance Program.

FEMA Maps

FEMA has issued a preliminary Flood Insurance Rate Map (FIRM) for Loudoun County and it is currently in a 90-day period, ending December 22, 2015, during which appeals to the mapping data may be submitted. Several forms of notice were issued to citizens and property owners prior to the start of the appeal period. After all appeals are resolved by FEMA, they

will finalize the FIRM. The County then has 6 months in which to amend the Ordinance and the Floodplain Overlay District Map to reflect the new information. Although dependent on when the appeal process is concluded, it is estimated that FEMA will finalize the FIRM in April 2016, thereby requiring that the County amendments to the Ordinance and Overlay District map be adopted by the Board by October 2016. Public Hearings by the Planning Commission and the Board of Supervisors, along with required notification of those hearings, must be conducted prior to adoption by the Board. Staff is currently meeting with the Facilities Standards Manual Public Review Committee on proposed updates to floodplain management sections of the FSM.

PENDING INITIATIVES

Zoning Ordinance Amendment to modify setback requirements for covered decks and porches. At the May 20, 2015 business meeting, the Board directed staff to research and initiate the appropriate ZOAM to allow covered decks and porches to encroach into the minimum required rear yard in certain zoning districts throughout the County. The impetus for the amendment comes from multiple Zoning Ordinance Modifications (ZMOD's) being requested by property owners.

Zoning Ordinance Amendment to extend the Planning Commission review time for Commission Permits. On January 21, 2015, the Board directed staff to bring forward a proposal to amend Article VI of the Zoning Ordinance to change the review period for certain Commission Permits to provide the Board a reasonable time for review.

Zoning Ordinance Amendment to reclassify Data Centers in the CLI Zoning District. On July 1, 2015, the Board voted 6-3 directing staff to prepare a Resolution of Intent to Amend in order to reclassify the use "data center" from a Permitted Use to a Special Exception Use in the Commercial Light Industrial (CLI) Zoning District.

THE ZONING ORDINANCE ACTION GROUP (ZOAG)

The Board agreed to direct staff to continue forward in completing the existing initiatives and prepare scoping/work plan documents, as need, for the initiatives in queue and new initiatives as directed at the October 15, 2014 Board Business Meeting. This included the following ZOAG work plan:

Work Plan Package 1 (4th Quarter 2014 – 1st Quarter 2015)

- **Mixed Use Districts** (Matrix of Issues items: 39, 81, 85, and 89): Review mixed use standards to allow on smaller sites, vertical integration, and flexibility to meet market conditions and demands. On June 3, the Board adopted a Resolution of Intent to Amend the PD-MUB and PD-TC mixed use zoning districts. Changes to the PD-MUB are scheduled for October 20 Planning Commission Public Hearing and are discussed in more detail for ZOAM-2015-0005 above.

- **Commercial FAR in TR Districts:** Review the Transitional Residential (TR) zoning districts to allow for a greater Floor Area Ratio (FAR).
- **FAR Averaging** (Matrix of Issues item: 57): Review FAR averaging in Planned Development- Office Park (PD-OP) and Planned Development- Industrial Park (PD-IP) to allow for greater flexibility to respond to market demands.

Work Plan Package 2 (4th Quarter 2014 – 1st Quarter 2015)

- **Rural Issues** (Matrix of Issues items: 1, 5, 6, 7, 8, 9, 11, 110, 111, 212, 220, 244): Review rural use classifications in Article 2 and specific uses, such as, equestrian, stable, rural recreation establishment, and rural resort/retreat. A Resolution of Intent to Amend the Zoning Ordinance regarding these amendments is on the Board's October 21, 2015 Business Meeting for Action. A Planning Commission public hearing is tentatively scheduled for December 15, 2015 to discuss the Phase 1 changes proposed by ZOAG (ZOAM-2015-0006).
- **Limestone Overlay** (Matrix of Issues item: 84): Review Section 4-1900 to remove technical requirements associated with boring depths, etc. and place in the Facility Standards Manual (FSM) with other like technical studies and associated requirements.
- **Historic Structures** (B&B ZOAM 2013-0008 Outstanding ZOAG Issue): Review regulations regarding exemptions for individual historic structures or properties similar to the Historic Site District or Historic and Cultural Conservation District exemptions. More specifically the ZOAG is looking at revisions to Historic Structures exemptions from additional regulation for the specific use of section 5-600. A structure existing prior to January 7, 2003 that is 1) located within a County designated Historic Site District or Historic and Cultural Conservation District as defined in Section 6-1803, 2) listed or eligible for listing in the Virginia Landmarks Register (VLR) or the National Register of Historic Places (NRHP), or 3) listed or eligible for listing as a contributing resource as defined in Section 6-1801 [see below] to a VLR or NRHP listed or eligible Historic District may be used as a Bed and Breakfast Inn and shall be exempt from the minimum lot area, yard and floor area ratio requirements specified above, provided that any expansion or enlargement of such structure shall not exceed 15% of the total floor area existing prior to January 7, 2003, unless a greater expansion is approved by Minor Special Exception, pursuant to Section 6-1300. Eligibility for listing in the VLR or the NRHP or eligibility for listing as a contributing resource is determined by the Virginia Department of Historic Resources (VDHR). A formal letter or supporting research documents such as a Preliminary Information Form or National Register Nomination for the eligible property is required to confirm the eligibility of properties that have not been listed in the VLR or NRHP. The initial amendment to address Rural Issues proposed by ZOAG and discussed above (ZOAM-2015-0006) includes proposed changes to increase the types of historic structures that may be exempt from certain Additional Regulations for Specific Uses in Section 5-600 of the Zoning Ordinance.

Work Plan Package 4 (2nd Quarter 2015 – 3rd Quarter 2015)

- **Parking Requirements** (Matrix of Issues item: 115): Review all parking and loading standards.

HOUSING STAKEHOLDERS GROUP UPDATE

A Housing Stakeholder Group update was provided to the Board on October 7, 2015. During the meeting, the Board authorized up to \$100,000 from the unallocated FY2016 General Fund appropriation for completion of the Housing Needs Assessment. They further directed staff to finalize the scope of services and cost estimates for a public sector and a private sector employee survey and report back to the Board for further direction. The Board also approved the residential build-out work plan which will provide a detailed County-wide estimate of remaining residential development potential and an assessment of the number of ADU's within that estimate. Over the next several months, staff will work on the goals, processes and identification of team members for the Affordable Housing Assistance Team. Staff also will hold a stakeholders meeting with HOAs to discuss the policy on judicial sale of affordable housing units, and will do further research on amending the County of Loudoun Housing Trust Agreement.

<u>PLANNING & ZONING (Active)</u>		
Silver Line District Development Patterns		
ZOAM- Noise Standards		
CPAM& ZOAM-Communication Commission Telecom Amendments		
ZOAM- Mixed Use Districts (PD-MUB; ZOAG Pkg #1)		
CPAM to CTP- Evergreen Mill Road		
ZOAM-Rural Uses and Historic Structures (ZOAG Pkg #2, Phase 1)		
ZOAM- Craft Beverages		
<u>Building & Development (Active)</u>		
ZOAM- Steep Slopes		
ZOAM-Floodplain Overlay District (FOD)		
FEMA Maps (ZMAP- Floodplain Overlay District)		
<u>(In Queue/Staff Development)</u>		
ZOAM- Covered Decks and Porches		
ZOAM- CMPT Review Timeline		
ZOAM- Data Centers in CLI		
<u>ZOAG</u>		
Pkg #1/ Mixed Use Districts (PD-TC)		
Pkg #1/ Commercial FAR in TR Districts & FAR Averaging		
Pkg #2 / Rural Issues, LO & Historic Structures (Phase 2)		
Pkg # 4/ Parking Requirements		
PHASE	PHASE DESCRIPTIONS	
Resolution of Intent to Amend/Board Direction	The Resolution of Intent to Amend or Board direction was provided to move forward with the item.	
Staff Development	Staff is conducting research, drafting and following through the steps as outlined in the work plan.	
Planning Commission (PC) Review	The PC is reviews the item as presented by staff. Staff conducts additional research and provides the PC with additional documentenation as requested. Staff further revises the item for final BOS approval. (Note: This may include additional work session and/or committee review).	
Pending Board Direction	BOS direction is pending for the strategic plan initiative.	
Board of Supervisors (BOS) Review	BOS reviews the item as presented by staff. Staff conducts additional research and provides the BOS with additional documentation as requested. Staff further revises the item for final BOS approval. (Note: This may include additionsal work sessions and/or committee review.)	
Procurement	Planning and Zoning (P &Z) staff work with Procurement staff to draft and develop the RFQ/RFP, interview consultants, and make final decision/selection.	
Zoning Ordinance Advisory Group (ZOAG) Review	ZOAG works on draft text to recommend to the Board. Staff provides administrative support and works with ZOAG to draft recommended text.	

Transportation Initiatives- Strategic Plan Update

Belmont Ridge Road – (Two segments from Gloucester Parkway to Hay Road and Truro Parish to Croson Lane) – This project provides for the design, right-of-way acquisition and construction of Belmont Ridge Road from Gloucester Parkway to Hay Road and Truro Parish to Croson Lane (Route 659). The project has been designed as a four-lane, urban major collector with a divided median, with associated turn lanes and a shared use path.

- **Segment One (Gloucester Parkway to Hay Road):** This is a County funded project being administered by the Virginia Department of Transportation (VDOT) under an agreement with Loudoun County. It is a design/build project based on bridging documents prepared in 2007, updated by VDOT in 2014 representing 30% design documentation. The project includes a bridge over the W & OD Trail.

Status: On September 16, 2015, the Commonwealth Transportation Board awarded a \$45.5M design/build contract to Dewberry/Shirley Contracting. Notice to Proceed was issued October 16, 2015; construction of this project is expected to begin in Fall 2016 and is scheduled to be completed by December 31, 2018.

- **Segment Two (Truro Parish to Croson Lane):** This is a County funded project being administered by the Department of Transportation and Capital Infrastructure. Dewberry was selected as the civil engineering consultant for the project. The Board of Supervisors (Board) awarded the design contract on September 17, 2014.

Status: A public information meeting was held on June 23, 2015. Sixty percent design plans were submitted on June 29, 2015. The Board of Supervisors endorsed the design on September 16, 2015. DTCI Staff has been meeting with affected property owners and HOA representatives of the adjacent communities to discuss the project. VDOT approved the Belmont Ridge Road/Croson Lane traffic signal design plans on August 11, 2015. It is anticipated the invitation for bid for this signal will be issued in November 2015. The anticipated start of construction for the signal is Spring 2016. Construction of the roadway widening portion of the project is anticipated to start in Fall of 2017, with the completion scheduled for the Spring of 2019. Note that the above dates are dependent upon the land acquisition and negotiation process.

Loudoun County Parkway Status (from Evergreen Ridge to Route 606) Status– This project provides for the design, right-of-way acquisition and construction of Loudoun County Parkway from Creighton Road to Old Ox Road (Route 606). The project has been designed as a four-lane, urban major collector with a divided median in a 200-foot ultimate right-of-way, with associated turn lanes and a shared use path.

Status: This road segment is proffered by two developers: Toll Brothers and Brambleton. The portion of Loudoun County Parkway between Evergreen Ridge Drive and Creighton Road has been constructed by Toll Brothers pursuant to the proffers of Loudoun Valley Estates II. The road improvement is substantially completed; a trail is being installed along with traffic signals.

Toll Brothers is not required to open this portion of Loudoun County Parkway until 60 days following the opening of the adjacent Brambleton segment. Loudoun County Parkway between Creighton Road and Shreveport Drive has been constructed by Brambleton. As required by the proffers of Brambleton Active Adult, which was approved by the Board of Supervisors on July 15, 2015, a plan revision is being made to add a second left turn lane from northbound Loudoun County Parkway onto westbound Shreveport Drive. This segment of Loudoun County Parkway is required to be open to traffic within 30 days of the installation/activation of a traffic signal at Belmont Ridge Road/Shreveport Drive, which is another Brambleton proffer obligation. Pursuant to Brambleton Active Adult, a plan revision has been submitted to the County and VDOT to include a 3 con-span bridge south of Shreveport Drive. This southern segment is required to be completed and open to traffic no later than 90 days prior to completion of construction of VDOT's Route 606 Widening project. The intersection improvements at Loudoun County Parkway and Route 606 will be constructed as a part of the VDOT administered Route 606 widening project including the leg of the intersection that will ultimately connect Route 606 and Loudoun County Parkway.

Route 606 Expansion – Please see Page 11-28 of the FY 2015 Capital Improvement Program (CIP). The Route 606 Widening Project is part of a three-party partnership between Loudoun County, VDOT and Metropolitan Washington Airports Authority (MWAA) to provide improved access to the Dulles Airport and the future Route 606 Metro Station. The project widens Route 606 to four lanes from Evergreen Mills Road north to the Dulles Greenway. This is a key component in moving traffic from the Dulles South area north into the Sterling and Ashburn areas to access the Dulles Greenway, the Dulles Airport, the Route 28 Corridor, and the future Route 606 Metro Station.

Status: VDOT is administering this project on behalf of the partnership. The Board of Supervisors approved the administration agreement with VDOT on July 17, 2013. MWAA has committed funding in the amount of \$24,450,000 plus the value of right-of way to be provided. The Board endorsed the project design with the recommended scope reduction on September 18, 2013. The design build contract was awarded to the Dewberry-Shirley team. The notice to proceed was issued on June 19, 2014. The contractor submitted final roadway construction plans on December 12, 2014; subsequent revisions were issued and the plans received final approval from VDOT on April 2, 2015. Loudoun County requested that VDOT incorporate a portion of Loudoun County Parkway and its intersection with Route 606 and Arcola Boulevard that have been proffered by Brambleton Active Adult. The cost of this change order is approximately \$11.2M; on June 17, 2015 the County approved funding in the FY2016-2020 capital improvement program budget using NVTAF funds. The County and VDOT are working with a consultant who is preparing a conceptual design for a future interchange at Route 606/Loudoun County Parkway/Arcola Boulevard. VDOT issued the notice to proceed for right of way acquisition for the Route 606 widening project on January 10, 2015. Offers have been presented to 95% of the property owners. Plan revisions were approved to address changes in property owners and recently recorded subdivision applications. Negotiations continue with a few commercial property owners who want the project to construct certain road improvements in exchange for right-of-way compensation. The National Oceanographic and Atmospheric Administration (NOAA) identified several concerns with the project including access to their compound and storm water management; the project team continues to work with NOAA to

address their issues. During the past quarter an archeological study was published which revealed the presence of artifacts that may be the remnants of enslaved African Americans. The project either needs to avoid the site or conduct a phase 2 study. Additionally, preliminary plans have been prepared to relocate NOAA's access road to be aligned with the existing signalized intersection at Ladbrook Drive. A ground breaking ceremony was held for the Route 606 project on July 16, 2015. The Department of Environmental Quality and the Army Corps of Engineers issued permits for the project on September 2, 2015. Construction commenced on September 16, 2015 with clearing at the Horsepen Dam area located on the eastern end of the project.

Braddock Road and Pleasant Valley Road Intersection Improvements – This project designs and constructs a roundabout at the intersection of Pleasant Valley Drive and Braddock Road in Fairfax County. VDOT is managing the project as a design/build project.

Status: This is a VDOT administered project which is partially funded through the Revenue Share program by Loudoun County. VDOT awarded the project to Ft. Myer /WBCM Design Build Team in June 2014. The Notice to Proceed was issued July 10, 2014 and the Project Initiation Meeting occurred July 16, 2014. Right of way has been acquired. Construction has begun and should be completed by May, 2016. Relocation of underground telecommunication utilities is completed. The Northern Virginia Electric Cooperative right-of-way issue has been resolved, utility relocation work will resume.

690 Interchange – This project provides preliminary design (30%), surveys, environmental and geotechnical due diligence, and an interchange justification report (IJR) for an interchange at Route 7 and Route 690 at the Town of Purcellville. The reports and design will be coordinated with VDOT, the Federal Highway Administration (FHWA), the Town of Purcellville, and local residents. FHWA involvement is required since Route 7 in this vicinity is part of the National Highway System (NHS) and is a limited access road. This project will also take into consideration any recommendations and outcomes from the Route 287 Corridor Study currently underway with VDOT. The Board appropriated \$1.5 million in Fund Balance in FY 2013 to provide funding for preliminary design for this interchange.

Status: A public meeting was held on July 24, 2013. Comments from the public meeting were received on August 31, 2013. Endorsement of the alignment was received from Board on December 4, 2013 and from Town of Purcellville on November 26, 2013. The Interchange Justification Report (IJR) was approved by VDOT Central Office and FHWA on June 1, 2015. The project is expected to be presented to the Commonwealth Transportation Board in early 2016 for approval. The 30% plans were submitted on September 14, 2015 and are scheduled for completion in 2016.

Waxpool Improvements – There are two Waxpool Road projects.

- **Waxpool Improvements (Unbridled Way to Faulkner Parkway)** – The first project designs and constructs a four-lane section of Waxpool Road between Faulkner Parkway and Unbridled Way in the Ashburn Planning Subarea of the County. The project also

includes the installation of a traffic signal at the intersection of Waxpool Road and Ashburn Village Parkway.

Status: The Board of Supervisors awarded a construction contract to Fort Myer Construction in June 2013. Construction west of Ashburn Village Boulevard on Waxpool Road has been completed and the traffic signal at Waxpool and Ashburn Village Boulevard has been operational as of September 30, 2014. Completion of the section of Waxpool Road east of Ashburn Village Boulevard has been delayed to Spring 2016 due to outstanding utility easements and weather dependent construction activities.

- **Waxpool Intersection Improvements (Pacific/Broderick)** – This project involves intersection improvements at the intersections of Waxpool Road and Pacific Boulevard, and Waxpool Road and Broderick Drive.

Status: The plans are being designed with option 1 which includes an additional right turn lane southbound on Pacific Boulevard toward Waxpool Road, and option 2 which includes an additional lane on Waxpool Road westbound from Pacific Boulevard to the bridge over Broad Run. These options will be bid as a bid alternate and the County will construct the additions that fall within our budget when the design is completed. The 30 percent complete plans were submitted to VDOT on August 9, 2013. The County received jurisdictional determination from DEQ indicating concurrence with our wetland delineation on September 17, 2013. A public information session was held on Monday, May 20, 2014 at Discovery Elementary School in Ashburn. A Utility Field Inspection meeting will be scheduled in October 2014 to outline utility relocation requirements. Meeting with the property owners, such as Boston Properties, Lerner and AOL were held in November 2014, and the design and layout of the storm water management facilities was modified per their request and sent to the property owners for review. 100% design plans were submitted for review to Building & Development and VDOT on March 31, 2015, plan revisions have been submitted to address comments, plan approval is expected by October 31, 2015. Dedication plats were submitted to B&D for review on May 13, 2015; final plats are expected following construction plan approval. Land acquisition discussions with property owners continue, offers will be made once the plats and deeds become final.

PARTICIPANTS

Board of Supervisors

Scott K. York, Chairman, At Large
Jim Bonfils, Broad Run District
Ralph Buona, Vice Chairman, Ashburn District
Janet Clarke, Blue Ridge District
Eugene Delgaudio, Sterling District
Geary Higgins, Catoctin District
Matt Letourneau, Dulles District
Ken Reid, Leesburg District
Suzanne Volpe, Algonkian District

Commercial & Industrial ZOAM Stakeholders Committee

Jean Brown, REDC
Lou Canonico, NAIOP
Packie Crown, Dulles South Alliance
Dave Culbert, NVBIA
Linda Erbs, Dulles Area Association of Realtors
Sally Hankins, NVBIA
Alan Hansen, Loudoun County Design Cabinet
Mark Hassinger, NAIOP
Milt Herd, Loudoun County Design Cabinet
Robert Klancher, Planning Commission
Joe Paciulli, Economic Development Commission
Pat Quante, EPVWG
J. Kevin Reudisueli, Planning Commission
Donna Rogers, REDC
Colleen Snow, Chamber of Commerce
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Tom Dunn, Leesburg District
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Eugene Scheel, Catoctin District
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Mark Hassinger, NAIOP
David Hubbuch, Rural Economic Development Committee
Georjan D. Overman, Loudoun County Bed and Breakfast Guild
Joseph Paciulli, Economic Development Commission
J. Kevin Ruedisueli, Planning Commission
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