



DEPARTMENT OF PLANNING AND ZONING

PLANNING COMMISSION UPDATE

SUBJECT:	CPAM 2016-0002, Silver Line Comprehensive Plan Amendment
ELECTION DISTRICT:	Broad Run and Dulles
CRITICAL ACTION DATE:	At the Pleasure of the Board
STAFF CONTACTS:	Chris Garcia, Program Manager, Community Planning Ricky Barker, Director, Planning & Zoning

III. PLANNING COMMISSION DISCUSSION ITEMS

On January 24, 2017, at Planning Commission's Public Hearing, the Department of Planning and Zoning Staff provided an overview of the Silver Line CPAM and received comments, points for future discussion and requests for information based on the Commission's questions. On February 9, 2017 the Department of Planning and Zoning Staff provided information and discussion on the items noted from the Planning Commission's Public Hearing. The results of those discussions and any additional information are noted below. Staff will report out on the changes to the Plan discussed at the first worksession and will report on additional information requests. Changes to the land use plan, a typology "cheat sheet" and other information requested at the meeting are included as attachments.

1. Address school facility size and cost implications.

Loudoun County Public Schools Planning Staff will be on hand at the Planning Commission(s) next Work Session to provide an update on rough estimated requirements of school clusters and potential sizing. However, Staff will be advising the Planning Commission that the Loudoun County Public School Board and LCPS Planning Staff are continuing to move forward with developing new student generation models and new urban school design(s) appropriate for Loudoun County. Loudoun County Planning and Zoning Staff will be presenting an overview of the planning and the planning process to the Loudoun County School Board on February 28, 2017.

2. Designate the Broad Run Flood Plain and areas adjacent to it for a park and explore the environmental implications for the use of this area.

Staff addressed the Commission's questions at the February 9, 2017 Work Session and will be presenting a map that will contain a more definitive delineation of the linear park concepts and the environmental constraints for the Broad Run floodplain are as requested by the Board of Supervisors.

3. Ensure community facilities policies capture co-location as a means to reduce land area requirements for public facilities.

At the February 9, 2017 Work Session, Staff addressed both the existing Revised General Plan policies and the additional policies written in the Silver Line CPAM documents that support co-location as a means to reduce land area requirements for public facilities within the planning area.

4. Examine the Urban Residential land use designation to determine the appropriate areas where the Mixed Use, Medium land use designation may be added or removed from the latest Proposed Land Use Plan.

The Board requested the Planning Commission and staff develop a recommendation that addresses this item. Staff has planned a land use mix and location of land uses that achieves the balance of the four primary objectives of the Silver Line CPAM. Based on the current proposed land use plan, Staff believes that an appropriate amount of both single family attached and multi-family are likely to come to fruition at a reasonable rate, total volume of units, and timeframes. However, it should be noted that the rates of production, total volumes of units and timeframes of development is highly dependent on unknown future market conditions. The Plan policies also offer a highly flexible set of land use typologies with variable densities, floor area ratios, and recommended unit sizes. Thus, the predictability of any land use scenario is susceptible to questioning due to the unknowns of the future market and variations of development possibilities due to the inherent flexibility of the plan.

Staff does not recommend an expansion of the Urban Residential designation. Staff will be introducing land use policies within both the Urban Residential and Mixed Use communities to manage housing development types and mixes, as well as better manage residual community facilities needs and impacts. However, in review of the Mixed Use, Medium Buildings and Urban Residential Land Use Typologies in comparison to current entitlements, Staff is recommending a revised Land Use Plan to include additional Mixed Use, Medium Buildings on a portion of the Moorefield Station development land area that is congruent with the current entitlements for that property. (See Attachment 2 for the Revised Planned Land Use).

5. The Board of Supervisors requested clarification of the townhome development capacity and locational distribution across the study area based on the proposed land use plan.

As a separate request distinct from Item 4, the Board of Supervisors requested that Staff elaborate on the distribution of housing units based on the latest version of the Silver Line CPAM Proposed Land Use Plan. There are several assumptions that are associated with the proposed land use pattern:

- a) Some land areas including those with existing entitlements may re-plan for higher densities;

- b) The planning estimates are based on mid-ranges of densities, recommended unit sizes/FAR, and street blocks / building characteristics. There are no policy limitations on the ratio of different residential uses within each typology.
- c) The Mixed Use, Medium land use topology allows for single family attached residential products as a secondary use at and 15% of residential units in the land use typology were forecast to be townhouses; and
- d) The Urban Residential land use topology also allows for multi-family residential products as a secondary use and were included in the unit estimates.

The Staff presentation will illustrate both multi-family and single family unit distribution by development area, including developments with existing approvals that are forecasted to continue as planned or with increased densities; and land development estimates for land areas with new land use topologies.

6. What does a smaller multi-family unit equate to? How was that determined?

Staff provided the background data and sources of the determination of unit sizing that was used for unit yields and fiscal impacts at February 9, 2017 Work Session.

7. What are the total acreages of available land contemplated by the Silver Line CPAM?

Staff is continuing to investigate the origins and calculations of differing land acreages available for development within the Silver Line CPAM planning area that were presented to the Planning Commission.

8. Reevaluate the land use typology for applicability and consolidation.

Planning Commission comments suggested the number of typologies or distinct communities was confusing and somewhat redundant. Staff has modified the proposed land use plan, with Planning Commission concurrence, by combining the Compact Walkable Employment typology and the Compact Walkable, Non-Residential typology as both possess similar characteristics in form and land use pattern (See Attachment 1). Staff is also eliminating the Urban Multi-family Typology in order to further reduce the plan complexity and due to the limited use of the designation in the planning area. This typology will be merged with the Mixed Use, Medium Buildings category (See Attachment 1). Staff is revising the land use typologies and associated policies based on the recommended consolidations in Chapter 3 of the CPAM document.

9. Discuss Land Use Typologies and what they will result in using regional examples.

The Silver Line CPAM Chapter 3 Land Use contains the descriptions and visual examples of the desired land use environments for each topology. Staff will provide additional visual examples of each topology during their presentation at the upcoming Planning

Commission Work Session(s).

10. If data centers are built on the Dupont-Fabros property east of Loudoun County Parkway, will Prentice Drive be built as planned?

At the February 9, 2017 Work Session, Staff addressed this potential outcome and alternative actions to achieve the goals of the Silver Line CPAM should the approved by-right development occur. Data Center uses, with significantly lower traffic generation could impact the need for segments of Prentice Drive. Should the alignment be needed in the future there may be opportunities to realign the road and accomplish the desired traffic solution.

11. Analyze impacts of signalization of Broad Run crossings at Route 606.

The Department of Transportation and Capital Infrastructure (DTCI) Staff presented the results of this modeling exercise at the Planning Commission Work Session on February 9, 2017 as an informational item. Additional information will be provided by DTCI Staff during the next Work Session.

12. Research EIS / Airport Noise Study Timelines.

Staff has not determined a timeline at this time and will report out at the worksession. However, Staff presented the rationale and policy origin that resulted in constraints applied to the Silver Line CPAM planning area.

13. How many dwelling units within LDN 60 and LDN 65 (actual / proposed) to date, include LDN 60 projections with Silver Line CPAM Area?

Staff previously represented a table illustrating the total of existing housing units and approved housing units within the Airport Impact Overlay District apportioned noise contours.

Existing Housing Units as of July 1, 2016				
	SFD	SFA	MF	Total
60 LDN	2,873	1,750	2,324	6,947
65 LDN	68	7	0	75
Total 60+ LDN	2,941	1,757	2,324	7,022
Residential Pipeline Projects 60 LDN: Housing Units Remaining to be Built as of July 1, 2016				
	SFD	SFA	MF	Total
Evermont Trace	35	55	0	90

Ashburn Village, Regency at Ashburn	8	25	98	131
Poland Hill	95	46	78	219
Arcola Center	0	373	285	658
Glascock Field at Stone Ridge	0	148	128	276
Moon Glade Farm	32	0	0	32
Lenah Mill (LDN 60 portion only)	59	0	0	59
Lenah Woods	42	0	0	42
Willowsford, The Grange	80	0	0	80
Brambleton (LDN 60 portion only)	11	14	0	25
Stone Ridge (LDN 60 portion only)	0	0	22	22
Total	362	661	611	1,634

14. Demonstrate / list planning assumptions for the Fiscal Impacts and Student Generation.

The Market Analysis and Best Practices Study and the Loudoun County Land Use Scenario Planning Study – Consultant Recommended Development Scenario, Technical Appendix possess numerous assumptions that were incorporated into the Silver Line CPAM. Attachment 4 of the Land Use Projections Memorandum authored by W-ZHA, LLC (June 2015) as presented by Stantec details the land use projection and assumptions that serve as one basis for the resultant land use plan. Student generation rates for the multi-family units were estimated through research of transit-oriented developments with higher densities to include developments in the region and in Loudoun County and resulted in a 0.15 student generation rate as recommended by Stantec. However, the student generation rates for single family attached units used the existing suburban standard rates as the research into modified (potentially reduced rates) were inconclusive and thus remained at the 0.54 rate for single family attached products.

As discussed, the calculation of student generation and land area required for schools is preliminary at this point in the planning process and Staff recommends that a key implementation item will be to perform a study on student generation from different housing types and to monitor student generation rates for the different housing types over time.

15. What was the history of the Metrorail Tax District(s)? How was 20 cent rate for the tax district set and can it be changed? Does the tax go away once a certain amount is paid off?

Three Metrorail tax Districts were adopted by the Board in December 2012 to fund the capital and operating costs of the Silver Line extension into Loudoun County. Each

district can have a maximum special levy (in addition to the general real property tax levy) of \$0.20 per \$100 of assessed value. The Board has the discretion to lower each district's tax rate – and may choose to do so when sufficient revenues are generated.

A special levy of \$0.20 has been in effect for the large Metrorail Service Tax District since January 1, 2013. This district helps pay the debt incurred by the County to fund its portion of the cost of constructing the Metrorail extension into Loudoun. The district will remain in effect as long as needed to pay off the debt.

To date, no special levies have been authorized for the Route 606-Airport Stations Service District or for the Route 772 Station Service District. However, revenues from these districts will help fund the County's ongoing annual payments to the Washington Metropolitan Area Transit Authority (WMATA).

16. Additional Items

a) Land Use Typology Work Sheet

The Planning Commission requested a worksheet consolidating the land use typologies for easy comparison of the each land use characteristics. Staff has provided a work sheet for side-by-side comparison (See Attachment 2).

b) Mid-term Development Yields and Fiscal Impact

Staff will present additional findings of mid-term development forecasts and forecasted fiscal impacts to 2030 as requested by the Planning Commission to illustrate potential interim conditions before 2040 based on the Board endorsed land use plan (See Attachment 1).

c) Retail flexibility in residential areas land uses

Staff has added additional land use policy language to facilitate development neighborhood serving retail use in Urban Residential Neighborhoods:

1. Retail development, limited to outlets and services that service the surrounding community such as restaurants, convenience stores, personal service shops and similar uses that can locate in urban residential neighborhoods as a ground floor use in a residential building or as small footprint shops framing a community park or square. Parking for such uses should be limited to on street and rear yard locations and be reduced to reflect the local customer base.

d) Policy for townhouse development in the Urban Mixed Use, Medium Buildings Typology

In order to better manage the residential land use mix within the Urban Mixed Use, Medium Buildings Typology, Staff has developed a plan policy to limit single family attached housing types through the following policy:

1. Each neighborhood should accommodate a long-term vision with an appropriate mix of residential and non-residential uses that fulfill daily and convenience

needs of its residents and employees. To this end, anticipated uses include both townhouse and multi-family residences and a range of commercial and employment uses. However, the combination of uses should be framed by a consistent focus on compact urban form and active streets and public spaces.

2. The predominant residential use should be multi-family units, either stand-alone or in vertically mixed buildings. Urban townhouses can be provided as a secondary use within a larger mixed use project, under the following conditions:
 - a. Townhouses are proposed as one component of a larger mixed use project;
 - b. Townhouses represent less than 15 percent of the project housing;
 - c. They are situated where they provide a transition between the higher density mixed use core and surrounding lower density uses or in close proximity to existing or planned schools and parks;
 - d. Their design reflects an urban scale, narrow widths, front doors at the sidewalk, no vehicular (garage) access through the front yard; and
 - e. They generally are not fronting on the active commercial streets or within commercial core areas.

III. ATTACHMENTS

1	Proposed Land Use Map endorsed by Board of Supervisors, November 29, 2016 with land areas for discussion of mixed use and urban residential land use designations
2	Proposed Land Use Map endorsed by Board of Supervisors, November 29, 2016 with changes resulting from Planning Commission discussion and Staff evaluation
3	Land Use Typologies Worksheet