

MEMORANDUM  
COUNTY OF LOUDOUN

DATE: May 1, 2019

TO: Department and Agency Heads

FROM: Tim Hemstreet, County Administrator

SUBJECT: Action Report of the April 3, 2019, Board of Supervisors Loudoun 2040 Draft Comprehensive Plan Work Session

Link to meeting video:

[http://loudoun.granicus.com/MediaPlayer.php?view\\_id=77&clip\\_id=5843](http://loudoun.granicus.com/MediaPlayer.php?view_id=77&clip_id=5843)

Listed below is a summary report of the Board of Supervisors (Board) Loudoun 2040 Draft Comprehensive Plan Work Session. Please work with your staff to follow through on the action as noted.

**Staff Update**

Charles Yudd, Deputy County Administrator, introduced Planning and Zoning staff and consultants from Kimley-Horn & Associates and explained that three presentations would be given to the Board related to development forecasting, travel demand modeling completed by Kimley-Horn, and the fiscal impact analysis conducted by TischlerBise. Mr. Yudd summarized the process for the upcoming work sessions and stated that questions from the Board should be submitted to Caleb Weitz and Alaina Ray by April 19 for the next work session on May 1. He provided a brief overview of the process to-date from the Stakeholders Committee through the Planning Commission's current draft of the plan. Mr. Yudd explained that, based on Board direction, there had been no changes to the rural area, other than in-depth discussion by both the Stakeholders Committee and Planning Commission about adding portions of the rural area into the transition area (land bays P1, Q1 and P2, as discussed in the forecasting presentation). Mr. Yudd further noted that numbers for the Suburban Policy Areas and Urban Policy Areas had been included together, to enable comparison to the Revised General Plan, because the Urban Policy Area does not currently exist.

Alaina Ray, Planning Director, directed the public and the Board to the following for additional information:

**Public Access to Planning Commission Recommended Plan**

- [www.Loudoun.gov/loudoun2040](http://www.Loudoun.gov/loudoun2040)
  - Digital Version of Plan
  - Upcoming Meeting Dates
  - Public Input Process
- Loudoun County Public Libraries

- Printed Copy of Plan
- Internet Access to [www.Loudoun.gov/loudoun2040](http://www.Loudoun.gov/loudoun2040)

Public Access to Envision Loudoun Process

- [www.Loudoun.gov/3298/Envision-Loudoun-Process](http://www.Loudoun.gov/3298/Envision-Loudoun-Process)
  - Plan Charter Adopted by Board April 2016
  - Stakeholders Committee Packets
  - Public Outreach Workshop Materials
  - Public Input Reports
- [www.Loudoun.gov/5117/Prior-Planning-Commission-Work-Sessions](http://www.Loudoun.gov/5117/Prior-Planning-Commission-Work-Sessions)
  - Planning Commission Packets
  - Stakeholders Committee Recommended Plan (located at bottom of page)

### **Development Forecast Presentation**

Ms. Ray provided an overview on the development forecast contained in the draft Comprehensive Plan which reflected projected residential and non-residential development from 2021-2040; and included residential units and non-residential square footage currently allowed under the Revised General Plan.

#### **Board Requests:**

Supervisor Letourneau requested additional information related to job growth and housing supply in the jurisdictions immediately to the west of Loudoun County (what is in their General Plans, what processes are they in and what type of growth are they anticipating?).

Supervisor Umstatted requested that staff provide a breakdown of COG's projections, including Loudoun's population relative to the region's population.

Supervisor Volpe requested that staff provide a breakout of the Revised General Plan's buildout and pipeline by policy area, and by unit type as compared to the Stakeholders Committee and Planning Commission's recommendation.

Chairman Randall requested that staff provide the difference in the recommendation of non-residential square footage between the Stakeholders Committee and the Planning Commission.

### **Transportation Modeling Presentation**

Lou Mosurak, Department of Transportation and Capital Infrastructure, introduced consultants from Kimley-Horn who presented the travel demand modeling results for the performance of the planned transportation network, based on the proposed land use plan.

Board Requests:

Supervisor Letourneau requested that staff provide current baseline D.C. data under existing conditions, and Supervisor Volpe added that if possible, to include transportation projects that are already included in the current CIP.

Chairman Randall requested that a detailed comparison be provided for the difference in the number of homes in the Transition Policy Area recommended by the Stakeholders Committee versus the Planning Commission.

**Fiscal Impact Modeling Presentation**

Erin McLellan, Director of Management & Budget, introduced department staff and consultants from TischlerBise who presented the fiscal impact analysis for the draft Comprehensive Plan.

Board Requests:

Supervisor Higgins asked that if areas zoned for light industrial or data centers were removed from the Transition Policy Area and replaced with residential, would it be net positive or net negative.