# Chapter 2 - Land Use

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# Chapter 2 - Land Use

### Vision

Loudoun will carry forth our successful land use and growth management policy while promoting the well-planned development of unique and appealing places providing a full spectrum of housing and employment options that are linked to supporting commercial, entertainment, educational, agricultural, and recreational activity.

### Introduction

Loudoun County has accommodated a high rate of growth over the past decades, concentrating new development in the eastern portion of the County where utilities and roadways have been constructed to serve the population efficiently. Much of Loudoun’s success is due to land use planning that has guided, managed, and directed growth to appropriate locations. Loudoun County’s growth management strategy has comprised an approach that 1) focuses the location and intensity of development in eastern Loudoun and around towns, which maintains the agricultural character, pastoral landscapes, and natural resources of the County’s rural areas; 2) uses service standards and development forecasting to plan the location and timing of investments in infrastructure, facilities and services; and 3) calculates a fair share contribution by new development towards associated capital facility impacts. This approach recognizes that more concentrated population centers better facilitate the provision of emergency response services, roads, utilities, and public facilities. Further, the location of such services and facilities often guides subsequent development patterns. By concentrating these services in the more developed areas of the county and appropriately scaling their availability and levels of service in the less developed areas, the County facilitates growth patterns that help achieve long-term land use, environmental, economic, and fiscal goals.

Loudoun will continue to be an attractive place for development given its geographic location, school system performance, business-friendly practices, and notable quality of life. However, new land use policies and approaches are needed to address a constrained land supply, the County’s connection to the regional Washington Metropolitan Area Transit Authority (WMATA) Metrorail network through the Silver Line extension in 2020, and the growing demand for new development options.

### Expected Growth and Development Patterns

Building upon the County’s successful planning policy, the land use policies of the *Loudoun 2040 General Plan* (Plan) are largely organized by geographic Policy Areas that serve to prioritize areas for new growth and development based on the availability of existing and planned infrastructure and public facilities. Accordingly, this chapter describes the four Policy Areas that provide the geographic framework for the County’s growth management and land use strategies. The *Loudoun 2040 General Plan* includes the Suburban Policy Area (SPA), Transition Policy Area (TPA), and Rural Policy Area (RPA) from the previous *Revised General Plan* and establishes new Urban Policy Areas (UPA) in eastern Loudoun County.

The UPAs are intended to accommodate living, working, shopping, and playing in a dense urban environment, creating complete communities that will serve as centers of activity for the county. The Plan designates two areas around the Silver Line Metro stations as UPAs, envisioning these areas to develop as dense urban centers. Both areas represent major growth opportunities for the County and are planned to provide for walkable mixed-use and transit-oriented development that will more efficiently absorb much of the County’s anticipated growth, offer a diversity of housing to meet changing housing needs, and offer flexible land use policies to allow for innovation and changing market demands.

The SPA continues to be planned for additional growth and development though at a lesser intensity than the Urban Policy Areas. However, rapid growth in the SPA in recent decades has significantly reduced the amount of developable land and subsequently reduced this area’s capacity to accommodate substantial growth. This represents a significant juncture in the County’s planning and development history as development efforts will be forced to increasingly prioritize infill development on the few remaining vacant parcels in the SPA as well as the redevelopment and adaptive reuse of existing buildings.

The TPA is intended to be visually distinct from the Suburban and Rural Policy Areas with a development pattern focused on retaining substantial open space within the context of an assortment of community designs. The open spaces serve as dominant landscape and development features that provide opportunities for public recreation and facilities interwoven through a land use pattern that is predominantly residential with limited commercial and industrial uses.

The RPA comprises nearly two thirds of Loudoun’s land area in the western portion of the County and contains twelve historic Rural Villages. This area is planned as an enduring rural landscape of working agricultural lands, rural economy uses, and limited residential development. Protection of the RPA helps to ensure the preservation of farmland, natural and heritage resources, open space, and vistas that are vital aspects of Loudoun’s identity.

### Place Types

While the four Policy Areas described in this chapter provide the geographic foundation for the County’s growth management and land use strategies, the Plan refines the County's policies to better adapt to rapid changes in technology, demographics, and market factors without losing sight of the County's vision and goals. Central to this more adaptable, enduring approach to land use is the “Place Type” concept.

The Place Type approach differs from the County’s previous approach to land use planning in that it provides a way to shape the future of Loudoun by concentrating on context – the look and feel of places, their form and their character – instead of focusing only on conventional land use categories and specific uses. Place Type categories define not only the basic expected land uses for specific areas in the County, but also preferred development patterns, streetscapes, and design features that make places and environments visually interesting and functional for people.

The Place Type approach is intended to create distinct and “complete” residential neighborhoods, employment centers, open spaces, and other areas. By providing greater flexibility in development

types and uses, Place Types can also facilitate more dynamic, livable neighborhoods and allow for established areas to evolve and improve. Through the use of Place Types in the *Loudoun 2040 General Plan*, the County aims to achieve Loudoun’s vision for a prosperous and inclusive community consisting of great places in a variety of settings.

#### What Makes a Place?

Many characteristics of the natural and built environment contribute to an area's "sense of place," or the impression a particular place leaves on residents and visitors. These factors include:

* The size and scale of the buildings and the spaces between them,
* The uses in the buildings (although these may change over time),
* The patterns of activity in the spaces between buildings,
* Views to and from the buildings and spaces, and
* Special details such as historic structures, attractive landscape elements, and public artwork.

All these elements help to define a place in our minds and give it a distinct identity. It is this human dimension of Place Types – their relationship to the way we experience our environment – that makes them such a useful tool in describing the type of development desired in Loudoun County.

#### Using Place Types

The Place Types described in this chapter have been carefully chosen to complement the current built and natural environment of the County, while fulfilling the land use patterns and community characteristics envisioned for each policy area. Place Types emphasize form and function as well as expected land uses. This makes Place Types especially useful tools to guide future decisions regarding growth and development in each community, taking into account variable priorities such as: economic development, land preservation, protection of natural and heritage resources, efficient transportation options, and the provision of public facilities and services.

Each of Loudoun's Policy Areas is divided into distinct Place Types that reflect their unique form and character. Collectively, the defined elements of each Place Type help to ensure that future development creates the desired character and function. Each Policy Area section in the Plan provides a detailed description of each corresponding Place Type, including:

* A summary of the general development pattern, scale, form, function, and how it complements or fulfills the larger visions or policies described elsewhere in the Plan;
* The categories of uses expected in the area, including predominant uses and complementary secondary uses that will fulfill the intent of the Place Type;
* The expected physical form of each place type in terms of street pattern, block size and type (e.g. orthogonal or curvilinear), setbacks, design amenities, parking facilities, and open or civic space;
* The expected development intensity in terms of floor area ratio (FAR) and/or density to better define the anticipated massing, scale, and level of activity expected; and
* A discussion of how design elements, variations in land use, and changes in density can be applied to ease transitions among different Place Types, ideally minimizing the need for intrusive screening or other structural mitigation measures.

Place Type Implementation

Place Types are not meant to directly parallel use-based zoning districts; they are simply a direct way of connecting the day-to-day experiences and preferences of the community with the more specialized and technical world of land use planning. The *Loudoun 2040 General Plan*’s Place Types are:

1. Used to describe the desired future condition and environment of our community’s places;
2. Mapped similarly to a traditional future land use map and used to determine change; and
3. Linked to a future comprehensive Zoning Ordinance revision, which will create a new set of zoning districts and enhanced development standards that better align with the desired character of place.

## Quality Development

### Introduction

Loudoun County has consistently focused on promoting a high quality of life for its residents by establishing standards that encourage high-quality developments. Quality Development is the term that the *Loudoun 2040 General Plan* will use to refer to a broad area of topics that are related to the desired visual and physical qualities of new development. These qualities include:

* Sensitive integration of the natural and built environments,
* Context-sensitive site and building design between adjacent developments and land uses,
* Architecture that promotes visual appeal and interest,
* Sustainable energy technology,
* Pedestrian and bike-friendly environments that promote activity and connectivity in spaces between buildings and developments, and
* Accessible and connected parks and open spaces.

The use of high-quality design, siting, landscaping, architecture, signage, sustainability, and other design elements can help create communities with distinctive identities that create lasting impressions on residents and visitors. Loudoun County encourages compact patterns with an emphasis on high-quality design, walkability, and public spaces that can be integrated into the evolution of existing places and in the design of new developments. These basic elements are integral components to the concept of Quality Development.

Quality Development is a complex topic that touches upon many aspects of daily life. It helps define where and how we live, work, and play. The vision for the *Loudoun 2040 General Plan* identifies quality of life as a key piece of Loudoun County’s future. The County has consistently focused on promoting a complementary mix of land uses and project designs that ensure the long- term sustainability, or environmental and economic health, of both the individual development and the broader community which is evident in past planning efforts. The *Strategic Land Use Plan for Telecommunication Facilities, Loudoun County Heritage Preservation Plan,* and *Route 50 Corridor Design Guidelines* all provide guidance for Quality Development through design guidelines for large areas, specific uses, or concentrated areas in the County. To maintain and improve the quality of life in Loudoun County, this chapter presents countywide policies that will allow the County to address future growth and change. More specific information on multimodal transportation, complete streets, infill development, sustainability, and conservation is provided in the *Loudoun 2040 Countywide Transportation Plan*, the Infill and Redevelopment section of this chapter, and the Natural and Heritage Resources chapter of this Plan.

The *Loudoun 2040 General Plan* streamlines its presentation of design concepts, providing specific design guidelines for each Policy Area section. Loudoun County’s zoning regulations will continue to support Quality Development through a variety of interrelated provisions. Fundamentally, the lot and building standards applicable in each zoning district are intended to ensure the proportionality of new development to the surrounding community with the integration

of open space as a design component in all geographic settings. The County’s zoning regulations also enhance the quality of new development through requirements for minimum tree canopy, buffer landscaping and screening, and increased setbacks from major road corridors. Future implementation of the design policies in this Plan will require revisions to the zoning regulations to better accommodate the flexibility and adaptability of the Place Type approach to land use planning. In addition to the *Loudoun County Zoning Ordinance*, the County will continue to accept proffered design guidelines as a component of the rezoning or legislative application process to help ensure quality design of buildings, development sites, and civic/public spaces.

The intent of Quality Development is to:

* Make a great place through development that complements, strengthens, and benefits surrounding communities.
* Encourage a mix of complementary land uses and project designs that ensure the long-term sustainability, or environmental and economic health, of both the individual development and the broader community.
* Foster places with distinctive identities through the use of high quality design, siting, landscaping, architecture, signage, sustainability, and other design elements.
* Integrate land use and transportation policies that prioritize development first at the Metrorail Stations and provide the most compact and accessible development.

The following Policies, Strategies, and Actions aim to achieve this intent.

### Policies, Strategies, and Actions

Unless otherwise specified, the following Policies, Strategies, and Actions apply countywide.

##### QD Policy 1: Provide flexible design guidelines in all Policy Areas and in priority areas of the County to create more specific design guidelines that encourage innovation and appropriate architectural, site, and landscape design in all development.

Strategy

* 1. Identify and prioritize areas in the County for more specific design guidelines.

Actions

* + 1. Develop user-friendly, illustrative design guidelines. Promote an overall sense of place through design elements that relate to block size, circulation and connectivity, streetscape and street sections, building form, placement (setbacks), orientation, articulation, Parks and Open Spaces, Public and Civic uses, landscaping, and sustainability.
    2. Develop a user-friendly, illustrative design guideline handbook for nonresidential/commercial development in priority areas.
    3. Create incentives that provide the opportunity to implement design guidelines.
    4. Consider incorporating the design guidelines of this plan into the Zoning Ordinance.

Strategy

* 1. Encourage the submission of site development and architectural guidelines for new developments, where applicable.

##### QD Policy 2: Create compact, walkable development patterns characterized by smaller blocks, shorter distances among uses, inter-parcel connectivity, greater diversity of uses on the same street, and connected open spaces that facilitate social interaction and offer affordable and convenient lifestyles.

Strategy

* 1. Ensure related County guidelines and regulations encourage this compact, walkable development pattern.

Action

* + 1. Update County regulations to support this compact, walkable development pattern.

##### QD Policy 3: Development should provide diverse environments and experiences.

Strategy

* 1. Ensure development considers its context and development potential by integrating uses and the natural environmental features from site to site.

Actions

* + 1. Develop flexible guidelines and regulations that support diverse environments and experiences.
    2. Create incentives to ensure a mix of environments and experiences within a development.
    3. Use the Conservation Design process in order to integrate natural environmental features into the development. *(see Chapter 3 for more information on Conservation Design)*

##### QD Policy 4: Design spaces to maximize pedestrian and bicyclist activity, comfort, and convenience.

Strategy

* 1. Development must ensure pedestrian and bicyclist connectivity and safety while pursuing high-quality design.

Actions

* + 1. Create guidelines and regulations that ensure bike lanes, shared spaces, and paths of travel.
    2. Create guidelines and regulations that ensure innovative traffic calming designs.

##### QD Policy 5: Development should encourage greater interaction between activity inside buildings and the public realm.

Strategy

* 1. Ensure that design guidelines emphasize the quality of experience in public spaces.

Action

* + 1. Develop eye-level design guidelines, regulatory features, and additional design elements that contribute to the quality of the human experience of space and the built environment.

##### QD Policy 6: Developments should possess a high-quality of design and a mix of uses to encourage activity and longer stays in spaces, in order to create vibrant areas and a sense of place.

Strategy

* 1. Inviting areas will have high-quality design elements that encourage longer stays which increase the vibrancy of areas such as public/civic gathering spaces, outdoor rooms, public art spaces, and passive/active recreation spaces.

Action

* + 1. Create guidelines that ensure the siting of public seating, art, landscaping, outdoor rooms, safety, and other innovative elements that maximize public life opportunities.

## Infill and Redevelopment

### Vision

A community where careful public investment in services, facilities, and growth management can maintain neighborhood vitality, revitalize underused areas, and facilitate complete, connected, and distinct communities.

### Introduction

Loudoun County is a maturing community. For the last several decades, the approach to planning and zoning focused on managing and directing rapid suburban growth to primarily undeveloped land, or greenfields, in eastern Loudoun County – areas designated for growth in the *Revised General Plan*. Today, much of eastern Loudoun County, known as the Suburban Policy Area (SPA), has been developed and there is a limited supply of land remaining for new greenfield development, creating new planning challenges and opportunities in this area.

Some existing neighborhoods, commercial developments, and employment centers are aging, underutilized, and at risk for disinvestment and decline. Development efforts will begin placing a greater focus on redevelopment in aging areas, infill development on the few remaining vacant parcels, and adaptive reuse of existing buildings, complimented with revitalization initiatives as needed. These types of development bring unique challenges and opportunities inherently different from greenfield development. The following policies and implementation steps are intended to support these development types.

### Opportunities

With redevelopment, infill development, and adaptive reuse comes opportunities. Redevelopment offers communities the opportunity to reimagine underutilized or underperforming sites, create unique places, and include amenities desired by residents. Infill development can maximize the use of public investments and existing infrastructure, create opportunities to achieve more cohesive development patterns, encourage reinvestment, and better connect neighboring developments. Adaptive reuse projects can support historic preservation goals, generate activity within vacant buildings and underutilized areas, and preserve iconic or prominent buildings exemplifying community character while maintaining compatibility with the surrounding neighborhood. Each can also provide opportunities to diversify housing stock. These projects result in upgrading or retrofitting older or substandard infrastructure for the site and surrounding area, which generally increases the value of a property and contributions to the tax base.

### Revitalization Needs Emerging

Most of Loudoun County’s suburban development is relatively new, but as Loudoun’s communities continue to age, County policies and initiatives to support and enhance these neighborhoods and commercial centers will be increasingly important.

The Potomac and Sterling communities are two of the oldest and most diverse communities in Loudoun County. With neighborhood development beginning in the 1960s, the communities are

mostly built-out. Housing stock has been in place for approximately 50 years and a need for revitalization has emerged. The 2007 recession also significantly affected Potomac and Sterling. The largest concentration of foreclosures and subsequent vacancies in the County occurred in these communities, compounding the area’s challenges.

Recognizing the need for revitalization in Potomac and Sterling, the Loudoun County Department of Planning and Zoning undertook a community outreach project in 2008. During the outreach, residents identified needs and desires to improve community vitality through redevelopment, infill development, and adaptive reuse. They sought initiatives to help revitalize areas of the community. Community members expressed concerns that poor neighborhood maintenance created blight conditions and contributed to an increase in crime. Furthermore, residents worried that their neighborhoods lacked law enforcement personnel, neighborhood volunteer watch groups, and teen programming.

In recent years, Loudoun County undertook certain recommendations originating from the Potomac and Sterling community outreach project. To address the foreclosure issue and the deterioration of housing, the County made considerable investment of Community Development Block Grants (CDBG), tax dollars, and Neighborhood Stabilization funds; provided grants to non- profit housing providers to purchase and renovate homes to sell to low and moderate income families; and provided direct loans and grants to qualified residents through several programs. The County also revised the Zoning Ordinance to address community aesthetics, began proactive code enforcement, and established a full service Eastern Loudoun Sherriff’s Substation in Sterling Park.

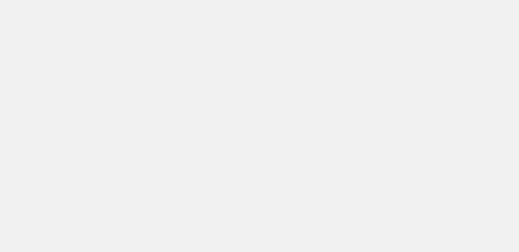
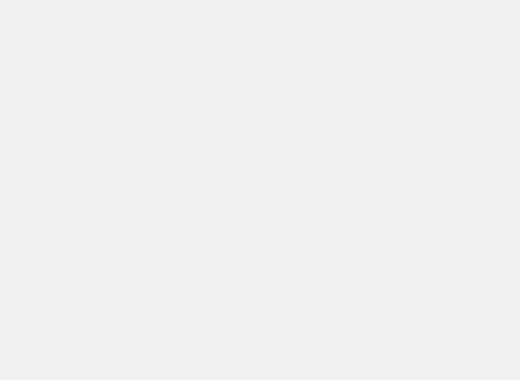
### Challenges

Redevelopment, infill development, and adaptive reuse projects also face particular challenges that are different from the challenges of greenfield development. Common challenges include:

* Land development regulations that are generally designed to guide greenfield development and lack the flexibility needed to facilitate redevelopment or infill development projects.
* Redevelopment sites and adaptive reuse projects are often in need of infrastructure improvements and experience other fiscal challenges that result in costlier projects than greenfield development.
* Sites that are often owned or leased by multiple entities, making it difficult to craft a unified vision and project.
* Redevelopment projects that may displace populations because market-provided affordable housing is demolished or rents and property taxes increase due to the new development.
* Potential opposition from the community for redevelopment, infill development, and adaptive reuse projects.

Considering the complexity of challenges related to these projects, developing a community vision that anticipates redevelopment, infill development, and adaptive reuse projects is critical. The County should take a leading role in developing this community vision by identifying and prioritizing areas that would benefit from redevelopment and revitalization, and by conducting

proactive planning efforts to establish this vision. In addition, Loudoun County should require developers to consider and include community input for infill projects. A community vision endorsed by the locality provides assurances to both developers and the community. It also identifies the locality’s role in advancing such projects.



*Lucketts Community Center. Loudoun*

*County has adaptively reused several historic schools for community centers in rural villages, providing gathering places while protecting iconic buildings and community character.*

*development is an example of infill*

*development in Brambleton. Two parcels, each with a residence, and totaling approximately 7 acres will be developed with 39 townhouses surrounding a village green and will be annexed into the neighboring Homeowners Association (HOA).*

*residential*

*McDonald*

*Addison*

Redevelopment, infill development, adaptive reuse, and revitalization projects within the County should result in great places that complement, strengthen, and benefit surrounding communities. Such projects should enhance the quality of life and help build a strong sense of community, where people feel connected to each other and to places that are expressions of community character. The following Policies, Strategies, and Actions of the *Loudoun 2040 General Plan* will foster this vision of compatible infill development within existing neighborhoods, and quality redevelopment and revitalization of aging or underutilized commercial and employment areas. They encourage efficient use of land and maximizing the use of existing infrastructure, public facilities, and community amenities, while benefiting established communities and alleviating development pressure outside of planned growth areas.

### Policies, Strategies, and Actions

Unless otherwise specified, the following Policies, Strategies, and Actions apply countywide.

##### IR Policy 1: Ensure revitalization initiatives and redevelopment, infill development, and adaptive reuse projects will enhance quality of life and neighborhood character, fulfill community needs, and improve economic opportunities.

Strategy

* 1. Facilitate community engagement for redevelopment, infill development, adaptive reuse, and revitalization initiatives to build County and community support for future projects.

Actions

* + 1. Develop criteria to identify and prioritize areas for redevelopment, infill development, adaptive reuse, and revitalization, with the Priority Commercial Redevelopment Areas Map serving as the source for initial areas of focus.
    2. Create a common vision and objectives for areas identified for redevelopment, infill development, adaptive reuse, and revitalization through a public process.
    3. Address redevelopment, infill development, adaptive reuse, and revitalization as part of community and small area plans. Pay particular attention to a community’s historic assets and function in areas with underrecognized historic resources or limited historic resources protections, such as Old Ashburn and Old Sterling.
    4. Identify methods for ensuring developers will follow through on commitments to communities that are products of a facilitated engagement process between the developer and the surrounding neighborhoods and developments.
    5. Evaluate the creation of overlay districts to encourage revitalization and convey community support and buy-in for investment in priority/targeted areas.

Strategy

* 1. Support projects that provide community amenities, fulfill community needs, and benefit the surrounding communities.

Actions

* + 1. Conduct analysis of local market demands to determine what is needed to foster successful redevelopment.
    2. Evaluate the appropriateness of mixed use development for projects through the small area plan process.
    3. Ensure projects increase and diversify housing opportunities when in conformance with other Plan policies.
    4. Require redevelopment projects to replace, at a minimum, market-provided affordable units lost through a redevelopment process.
    5. Develop strategies to address displacement and housing affordability, when redevelopment occurs.
    6. Require the provision of comparable community amenities to any lost through a redevelopment process.
    7. Encourage annexation of residential projects into adjoining homeowners’ associations (HOAs) to make the provision of amenities more economical.
    8. Develop criteria, such as site constraints, important resources, and community amenity gaps, to identify infill sites appropriate for use as park, civic, and open space rather than private development.
    9. Endorse the development of interim uses on underutilized properties that are compatible with the surrounding development pattern.

Strategy

* 1. Enhance established residential communities specifically in need of revitalization through methods that will not involve a redevelopment project.

Actions

* + 1. Identify and prioritize neighborhoods with an emerging need for revitalization and reinvestment, and work with these communities to identify needs and desires and build support for revitalization.
    2. Identify strategies to preserve and enhance a community’s sense of place, social fabric, and historic assets and functions.
    3. Identify, and include in the Capital Budget, capital facilities improvements necessary to support revitalization in targeted areas.
    4. Identify and utilize funding sources for community revitalization strategies.
    5. Educate the community about funding sources for home improvement and repair.
    6. Provide incentives and resources for the provision of community amenities, such as pedestrian/bicycle facilities, sidewalks, traffic calming, street lighting, bus stops, cultural centers, and community gathering places.
    7. Develop incentives that encourage the private sector to improve retail and commercial establishments in targeted areas.
    8. Provide resources for community-based initiatives, such as neighborhood volunteer watch groups and teen programming.

Strategy

* 1. Facilitate redevelopment, infill development, and adaptive reuse projects through technical assistance, an improved regulatory framework, and streamlined review processes.

Actions

* + 1. Provide general project guidance, such as best practices, tool kits, examples of “approvable” development types, and profiles of successful projects.
    2. Provide development process support, planning and zoning support services, and technical assistance for specific projects located within the priority areas for redevelopment identified on the Priority Commercial Redevelopment Areas Map.
    3. Develop and maintain a redevelopment webpage with information and resources for residents and developers.
    4. Develop zoning regulations and design standards that acknowledge the need for flexibility, existing conditions and constraints, and previous development standards; allow for innovative design and emerging development types; and provide certainty and clear direction for developers.
    5. Develop incentive programs for projects located within the priority areas for redevelopment identified on the Priority Commercial Redevelopment Areas Map and other qualifying projects, such as increases in permitted density where infrastructure is available, reduced fees, or expedited review processes.

Strategy

* 1. Incentivize redevelopment, infill, and adaptive reuse projects, and revitalization efforts in priority areas to be established by the County, using the Priority Commercial Redevelopment Areas Map to determine initial priority areas.

Actions

* + 1. Evaluate and implement the use of fiscal tools to incentivize redevelopment, such as tax increment financing (TIF), public improvement districts (PID), or utility upgrade financing.
    2. Evaluate entering into public-private-partnerships to initiate redevelopment and adaptive reuse efforts and reduce development risks in priority areas.
    3. Direct public investment and resources to priority areas to facilitate redevelopment.
    4. Establish programs to assist in business retention, expansion, and recruitment when commercial redevelopment projects occur.

Strategy

* 1. Achieve unified site design, efficient use of existing infrastructure, and maximum land development potential through the consolidation of small, adjacent, underutilized properties.

Actions

* + 1. Facilitate redevelopment of multi-ownership sites through a planning process that engages owners and the larger community in the creation of a shared vision for the area.
    2. Create incentives for parcel assembly and funding opportunities for infrastructure improvements associated with redevelopment projects to alleviate private sector risk and costs.

##### IR Policy 2: Recognize adaptive reuse of existing unused or underutilized buildings as an opportunity to establish or reinforce a community’s identity and sense of place.

Strategy

* 1. Support adaptive reuse projects that provide cultural activities and community gathering places.

Actions

* + 1. Use the *Heritage Preservation Plan* to guide the adaptive reuse of historic resources.
    2. Establish collaborative programs and partnerships for adaptive reuse projects to foster entrepreneurship and encourage innovative ways to reuse buildings and sites.

Strategy

* 1. Prioritize adaptive reuse of existing buildings with historic significance or importance to a community over demolition.

Action

* + 1. Consult with communities to ensure all unused or underutiltied buildings representing their history and character are identified, protected, and adaptively reused.

##### IR Policy 3: Promote redevelopment and infill projects that balance compatibility and integration with new housing choices and innovative designs.

Strategy

* 1. Redevelopment and infill projects will be evaluated based on compatibility and the integration of the development within the context of the surrounding development patterns.

Actions

* + 1. Ensure redevelopment and infill development is consistent with the Place Types land use structure and furthers the goals and objectives of the *Loudoun 2040 General Plan*.
    2. Ensure residential development on infill sites is designed to fit into the surrounding context.

### Guidelines

Evaluate redevelopment and infill development projects using the following criteria to determine if the proposal is compatible with the surrounding development and will improve the site and its surroundings:

1. Place type designation;
2. Size of the subject parcel relative to surrounding parcels;
3. Relationship to established development pattern;
4. Compatibility of site design with or without buffering from adjoining properties;
5. Transition to adjoining properties;
6. Residential densities on adjacent parcels, projects, or land bays;
7. Range of proposed housing types and choices;
8. Intensity of proposed uses;
9. Mix of uses provided;
10. Building form and scale;
11. Vehicle, bicycle, and pedestrian connectivity;
12. Provision of community green spaces and other amenities;
13. Protection of environmental resources and restoration of degraded resources on the site;
14. Amount and location of open space and impervious surface;
15. Adequate public facilities and services, transportation facilities, and infrastructure; andEffect of noise, light, and traffic generated on the site.