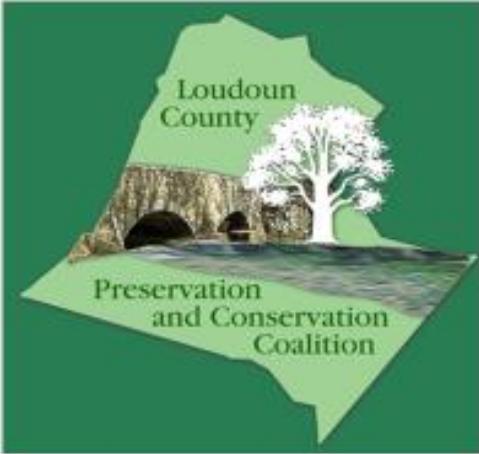
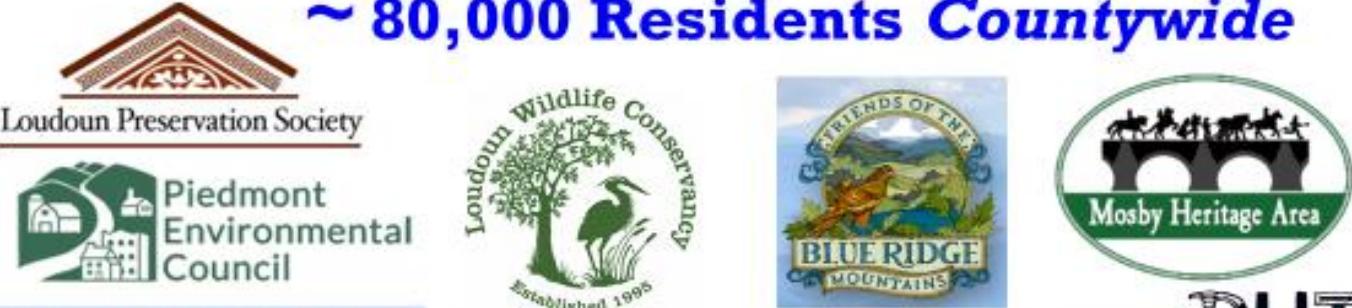


LOUDOUN 2040 CONSOLIDATE INPUT



COALITION, TOWN & COMMUNITY PLAN REVIEW / DIRECT INPUT

~ 80,000 Residents Countywide



Transition Area Alliance



COLT

Coalition of Loudoun Towns:



The following worksheets contain the Policies, Strategies & Actions (PSAs) from the most current Loudoun 2040 Comprehensive Plan chapter DRAFT dated March 13, 2019.

An expanded group of Loudoun Coalition Member Organizations, including the Coalition of Loudoun Towns (COLT) Mayors and principals from ~30 other member organizations representing an estimated 80,000 residents county-wide, reviewed and analyzed the PSAs through the following multi-step process:

ACTION STEP 1:

REVIEW all Policies, Strategies & Actions (PSAs)

COMPARE all PSAs with 2002 RGP-like chapter/policies, then

CODE using the following number guidelines

1. **GOOD** (as is, no change required)
2. **BENIGN** (not an issue)
3. **STRENGTHEN** (rewrite or clarify language/text)
4. **DELETE** (not acceptable)
5. **ADD** (e.g., "go/no-go decision criteria," missing PSAs, input from organization documents to BOS, etc.)

ACTION STEP 2:

REVISE/RE-WRITE text for all PSA's coded with a "3" (Strengthen).

WRITE/INSERT text for any PSA's your organization determines should be ADDED ("5"), and/or

INSERT any Policies, Strategies, Actions that have already provided to the BOS under separate submission.

After all PSAs were coded, they were totaled within each chapter to identify, quantify and prioritize only those PSA's requiring additional work by the BOS and/or County Staff.

With the cooperation and direct input from the expanded group of Loudoun Coalition Member Organizations, this consolidated summary provides:

1. Revised Vision statements
2. Specific, recommended text changes for the Loudoun 2040 Comprehensive Plan presented to the Board of Supervisors on March 21, 2019.
3. Summary quantification of the consolidated PSA review.

Prepared for LCPC by

GENERAL COMMENTS

1. There are many PSA's that are nearly repeats and add only a small nuance that could be combined into a single broader statement. This is particularly true for Policies that are then nearly word for word repeated as "Strategies."
2. There are many "Actions" which refer to the County providing "incentives" (over 40 actions) to encourage private sector response.
 - a. If the County can require the "action" we should not need the "incentives."
 - b. There is no definition tied to the "incentives" as to whether it is a "cash incentive," "in-kind incentive (waiver of fee etc.), fast processing of application; a bonus density or some other waiver of existing regulations.

Since applicants will want to take advantage of "incentives" there should be some definition of the incentive proposed, and the County should understand the fiscal impact of offering these various incentives.

3. Many "Actions" are declarative statements (i.e. The County will.), *but the "action" proposed has not been analyzed and its ramifications worked out. Therefore it would be prudent to make the action "conditional" upon further study.*
4. The PSA for the Transition Policy Area ***assumes that proffer policies will be extended to cover the area*** . But if there is a court challenge or other reason proffers are not available will the same proposed 14,000 SFD and SFA be proposed. ***Should the PSA reflect this situation?***
5. The PSA in Chapter 5 Economic Development are almost entirely related to "***process***" whereby economic development will be pursued. There are few PSA's related to an actual Economic Development Strategy. For example there are no PSA's related to Data Centers and their effect on the rest of the potential for economic development in the other clusters (which are not even listed in the PSA).

PSA AS PART OF IMPLEMENTATION CHAPTER 7

The proposal to repeat all of the PSA material in the Implementation Chapter 7 should be reconsidered given the vastly uneven weight of the various Policies, Strategies, and Actions and the need to bundle them up into meaningful implementation elements with different priorities, costs, and time constraints.

Also needed is the insertion of base line data reflecting the current situation, and data base should be added as an appendix in order to create potential "metrics" to measure progress on implementation. This should be in the form of an **Annual Report** to the Board of Supervisors.

QUANTIFICATION OF POLICY, STRATEGY & ACTION REQUESTED CHANGES

CH	CHAPTER TITLE	TOTAL PSAs						PRIORITY	
			1 Good	2 Benign	3 Strengthen	4 Delete	5 Add	HIGH	HIGH+
1	Introduction	38	25	4	8	1	0	1	0
			65.8%	10.5%	21.1%	2.6%	0.0%		
2	Infill-UPA-SPA	211	84	84	25	9	9	10	4
			39.8%	39.8%	11.8%	4.3%	4.3%		
2	Transition Policy Area	57	6	20	28	3	0	6	1
			10.5%	35.1%	49.1%	5.3%	0.0%		
2	Rural Policy Area	52	21	4	16	3	8	6	
			40.4%	7.7%	30.8%	5.8%	15.4%		
2	Villages-Towns-JLMA	121	53	37	29	0	2	4	
			43.8%	30.6%	24.0%	0.0%	1.7%		
3	Natural/Heritage Resources	360	193	42	62	5	58	8	2
			53.6%	11.7%	17.2%	1.4%	16.1%		
4	Housing	67	4	33	17	12	1	6	1
			6.0%	49.3%	25.4%	17.9%	1.5%		
5	Economic Development	49	2	32	11	4	0	8	
			4.1%	65.3%	22.4%	8.2%	0.0%		
6	Fiscal & Public Facilities	202	41	119	34	5	3	3	
			20.3%	58.9%	16.8%	2.5%	1.5%		
	TOTALS	1119	404	371	222	41	81	52	8
			36.1%	33.2%	19.8%	3.7%	7.2%		
			69.3%						

VISION STATEMENTS -- MARCH 13, 2019 DRAFT	CODE	RECOMMENDED / REQUIRED CHANGES	
VISION: CHAPTER 1 - INTRODUCTION			
Loudoun County continues to flourish as a prosperous and inclusive community with a well- deserved reputation for great places – natural and built, as well as, historic and new – in a variety of settings. The County will foster economic innovation, fiscal strength, and sustainability.		Loudoun County will be an inclusive community with great places – natural and built, historic and new – with a vibrant economy, fiscal strength, and sustainability to provide a high quality of life to its residents.	
VISION: CHAPTER 2 - QUALITY DEVELOPMENT			
Quality Development 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.		Loudoun will successfully utilize land use and growth management policy to develop sustainable, well-planned, unique and appealing places with a full spectrum of housing and employment options linked to supporting commercial, entertainment, educational, agricultural, recreational activity, and residents' needs and desires multi-modal transportation options.	
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.		Loudoun County will utilize infill, revitalization, and redevelopment policies to maintain vibrant communities, revitalize underused areas, with planned public investment in services and facilities, through public/private partnerships.	
Urban Policy Areas - VISION The Urban Policy Areas (UPA) will be complete communities that accommodate living, working, shopping, learning, and playing in dense urban environments of walkable mixed-use and transit-oriented development. These areas will possess high-quality public environments with accessible and connected spaces, and a rich mix of uses that establish a distinctive sense of place. UPA communities are envisioned to support development types, patterns, and densities that will create jobs, grow the tax base, and be fiscally sustainable.		The Urban Policy Areas (UPA) will be the target area for most of Loudoun's future growth through 2040, with complete communities that accommodate living, working, shopping, learning, and playing in dense urban environments of walkable/bikeable mixed-use and transit-oriented development. These areas will possess high-quality public environments with accessible and connected spaces, and a rich mix of uses that establish a distinctive sense of place. UPA communities are envisioned to support a range of residential options for all income levels, development types, patterns, and densities that will create jobs, grow the tax base, reduce additional traffic and be fiscally sustainable.	
Suburban Policy Area- VISION The Suburban Policy Area (SPA) contains self-sustaining communities that offer where one can live, work, and play. The SPA will have a mix of residential, commercial, and employment uses; a full complement of public services and facilities; amenities that support a high quality of life; and a design that incorporates a holistic approach to maintaining and improving community character through compatible development.		The Suburban Policy Area (SPA) is a mix of residential, commercial, and employment uses where one can live, work, and play with a full complement of public services and facilities; amenities that support a high quality of life. The SPA will include designs that incorporate a holistic approach to maintaining and improving community character through compatible development, selective mixed-use in-fill projects which includes meeting Loudoun's "un-met" housing needs, responding to major traffic congestion, and over-coming public facility deficits.	
Transition Policy Area - VISION The Transition Policy Area (TPA) is visually distinct from adjoining policy areas, providing expansive open space with recreational opportunities while accommodating a development pattern that promotes environmental protection, housing diversity, quality design, and economic growth.		The Transition Policy Area (TPA) is enduring, visually and spatially distinct from adjoining policy areas, utilizing green infrastructure policies to provide 50% or more open space that supports and protects public drinking water source watersheds, natural and historic assets. The TPA ensures abundant trails, parks, and recreational space while accommodating limited residential development with housing diversity, quality design and economic growth.	
Rural Policy Area - VISION The Rural Policy Area (RPA) is an enduring rural landscape that is characterized by a unique composite of natural and man-made environments, rural economy uses, working agricultural lands, open space, and a limited residential base.		The Rural Policy Area (RPA) will continue to be a permanent Countywide asset, with an enduring rural landscape characterized by limited residential development, a unique composite of natural and historic assets, rural economy and equine uses supporting tourism, working agricultural lands and open space. Its continued success requires a range of land management tools and performance standards to maintain long-term economic, environmental and social sustainability.	
Rural Villages - VISION Rural Villages are important historic settlements that possess significant heritage, cultural, social, and economic assets that contribute to the character of the Rural Policy Area.		Rural Villages will continue to be vibrant communities that reflect historic settlement patterns that preserve and enhance Loudoun's social and cultural heritage, while contributing to the tourism economy, maintaining small schools, and ensuring development in scale and compatibility to the Village and the overall character of the Rural Policy Area.	

VISION STATEMENTS -- MARCH 13, 2019 DRAFT	CODE	RECOMMENDED / REQUIRED CHANGES	
Towns and JLMAs - VISION The western Towns will continue to be hubs of economic and cultural activity in western Loudoun.		The western Towns will continue to be hubs of economic and cultural activity in western Loudoun.	
VISION: CHAPTER 3 - NATURAL & HERITAGE RESOURCES			
Protect and enhance the County's natural and heritage resources, which are fundamental to the health, safety, welfare, sustainability, and enjoyment of current and future generations.		Protect and enhance a connected network of irreplaceable natural and heritage assets by partnering with organizations, towns, state and federal agencies to provide health, safety, economic and social well-being, biodiversity, sustainability, and enjoyment for current and future generations. The County will enhance the Green Infrastructure role in providing a	
VISION: CHAPTER 4 - HOUSING			
Provide housing options that can accommodate a variety of lifestyles, households, ages, cultures, market preferences, incomes, and needs.		Maintain and increase the County's commitment to existing housing programs while requiring the private and non-profit housing providers to diversify the range of housing options to include: workforce housing; "unmet housing needs" for present and future residents in areas selected for planned growth; where adequate infrastructure, schools and public facilities are in place.	
VISION: CHAPTER 5 - ECONOMIC DEVELOPMENT			
A diverse and globally competitive Loudoun Economy.		A diverse and globally competitive economy that creates high value employment opportunities, is fiscally sustainable, is sensitive to protecting clean water, air and the environment and maintains a high quality of life for residents.	
VISION: CHAPTER 6 - FISCAL MANAGEMENT & PUBLIC INFRASTRUCTURE			
Provide high quality, efficient, and environmentally sensitive infrastructure systems supporting growth management goals and delivering innovative services to the community.		Employ a sustainable fiscal revenue strategy to provide high quality, efficient, and environmentally sensitive infrastructure systems supporting growth management goals and delivering balanced growth of housing, commercial sites, parkland, open space, utilities and social and community services to benefit our current and future citizens.	
COUNTYWIDE TRANSPORTATION PLAN			
Efficient infrastructure networks that safely connect people to places within the community, to the region, and to the world.		Efficient infrastructure networks that safely connect people to places within the community, to the region, and to the world.	

Chapter 1 - INTRODUCTION -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
1	Vision:			3.0
2	Loudoun County continues to flourish as a prosperous and inclusive community with a well- deserved reputation for great places – natural and built, as well as, historic and new – in a variety of settings. The County will foster economic innovation, fiscal strength, and sustainability.		Loudoun County will be an inclusive community with great places – natural and built, historic and new – with a vibrant economy, fiscal strength, and sustainability to provide a high quality of life to its residents.	3.0
3				
4	Loudoun County 's Planning Approach			
5	<i>Loudoun 2040</i> builds upon the County's strong foundation of growth management practices. The Loudoun County Board of Supervisors adopted the County's first zoning ordinance in 1942 and its first comprehensive plan in 1959. The County's 1991 General Plan, <i>Choices and Changes</i> , was written when the County was largely undeveloped with an abundance of greenfield development opportunity in the eastern part of the County. By 2001, when the <i>Revised General Plan</i> was adopted, the County was feeling the effects of a 97 percent population increase since the adoption of <i>Choices and Changes</i> .			1.0
6	For decades, the County has supported the protection of its rural and agricultural areas to the west and focused development in suburban areas to the east. The County has accommodated growth near existing infrastructure to support development in a fiscally sound manner, and near Washington Dulles International Airport and Washington, D.C. , where the market forces have been strongest for new residential and employment development. Loudoun's growth management policies have resulted in some of the most highly valued residential communities in the region, while also encouraging new business development.			1.0
7	The framework for land planning in Loudoun County consists of four types of policy areas – Urban, Suburban, Transition, and Rural – and several smaller planning areas designated as Joint Land Management Areas and Rural Villages. These Areas represent distinct planning communities with specific policies, strategies, and actions tailored to address the needs of each area.			2.0
8	Urban Policy Areas			
9	The Urban Policy Areas represent a new planning area concept in Loudoun, encompassing approximately 2,600 acres in areas around the Silver Line Metrorail Stations. The two Urban Policy Areas represent major growth opportunities for the County with mixed-use and transit- oriented place types and development intensity not previously contemplated in Loudoun. <i>Loudoun 2040</i> calls for complete urban communities that accommodate housing, employment, retail, education, and entertainment in close proximity to Metrorail. These areas will facilitate opportunities for significant job creation and expansion of the County's tax base.			1.0
10	Suburban Policy Area			
11	The 48,000-acre Suburban Policy Area comprises the eastern third of the County and is where most of the residential and commercial growth has occurred since the 1960's. The Suburban Policy Area developed in a traditional suburban pattern with predominantly single-family neighborhoods. From 1990 to 2017, 102,905 housing units were built throughout Loudoun County and over 70 percent of those were built in the Suburban Policy Area. Route 28 and Loudoun County Parkway (Route 607) form the County's "data center alley," having evolved into an international leader for global data management, technology, and communications industries. More than 70 percent of all internet traffic is routed through data centers in this policy area. The area around Washington Dulles International Airport is also expected to continue to be a major factor as a key location for industrial uses, airport-related businesses, and data center development.			1.0
12	Transition Policy Area			

Chapter 1 - INTRODUCTION -- MARCH 13, 2019 DRAFT	CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
13 The Transition Policy Area is a 24,000-acre area along the western edge of the Suburban Policy Area and is intended to be visually distinct from the Suburban and Rural Policy Areas. The area is planned for a diversity of clustered housing with limited commercial uses to support residents and some industrial spaces focused on quarry activity and energy infrastructure. Public utilities are available in the Transition Policy Area, though the transportation network is limited in certain places at present time. Large amounts of open space, trails, and parks provide recreational opportunities for residents of the entire County and help to maintain a visual distinction between the more densely populated east and the rural west.			3.0
14			
15 Rural Policy Area			
16 The western 230,000-acre Rural Policy Area comprises nearly two-thirds of Loudoun's land area and contains twelve historic Rural Villages (see Chapter 2). This area is planned for limited residential development and supports a robust rural economy. <i>Loudoun 2040</i> includes policies that protect the landscape, economy, and the existing community character of the Rural Policy Area, emphasizing the preservation of farmland, natural and heritage resources, open space, and vistas that are vital aspects of Loudoun's identity.			2.0
17 Towns and Joint Land Management Areas			
18 Loudoun County's seven towns exercise planning and zoning controls within their corporate limits. In addition to the four policy areas, the County has partnered with several of its towns to develop Joint Land Management Areas (JLMA) around the edges of the towns. A JLMA is a planning area where Loudoun and each respective town set the limits for municipal water and sewer extension. These JLMA planning areas effectively serve as a growth boundary for each town and are intended to manage new growth and expansion outward from the towns.			1.0
19 Loudoun County: Trends and Influences			
20 Loudoun County has rapidly transformed from a farming community to one of the fastest growing counties in the nation, ranking fifth in the country for growth between 2000 and 2010. This growth has slowed somewhat as the eastern part of the County has approached build out, but the County's proximity to Washington, D.C., will continue to drive market demand. <i>Loudoun 2040</i> identifies a number of trends and influences, including population diversity, housing affordability, and land availability that will affect future demand for both residential and nonresidential products.			2.0
21 People			
22 Loudoun County's population has risen over the decades as the Washington, D.C., Metropolitan Area has grown and as Loudoun County has captured more of this regional growth. In 1940, the County's population was just over 20,000 people. Fifty years later, the population had quadrupled, totaling just over 86,000 people in 1990. Since 1990, the population quadrupled again with an estimated 373,000 people in 2016. However, this exponential growth is projected to slow as Loudoun continues to mature, a trend that may already be occurring. From 2000-2010, Loudoun was the 5th fastest growing county in the nation but dropped to the 20th fastest growing county from 2010-2015. Even with this slowdown, Loudoun's population is projected to increase to almost 489,000 by 2040. ¹			1.0
23 As Loudoun's population has grown, the community has also diversified. Between 2000 and 2016, the percentage of Loudoun's population identifying as Hispanic or Latino increased from 6.0 percent to 13.7 percent. During the same time period, the percentage of people identifying as Asian grew from 5.6 percent to 18.7 percent. The percentage of residents identifying as Black or African American is also growing, though at a much slower rate, increasing from 7.0 percent to 7.7 percent. Overall, Loudoun's foreign-born population has increased from 11.3 percent in 2000 to 23.9 percent in 2016. ² This growth has led to greater diversity in service demands, expanded retail and entertainment opportunities, changes in housing needs, and overall expanded economic growth of the community.			1.0
24 Housing			

Chapter 1 - INTRODUCTION -- MARCH 13, 2019 DRAFT	CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
25 As of 2017, Loudoun ranked number one in the country for the highest median household income for the tenth straight year, yet housing affordability and attainability remain a significant challenge in the County and the region. Limited housing supply and high demand present difficulties for employers in attracting employees and contribute to workforce instability, especially in lower paying industries.			1.0
26 Over 82 percent of Loudoun's existing housing stock consists of traditional suburban single-family detached and single-family attached dwellings. Most of the housing stock is also considered large, with 80 percent of all dwellings containing three or more bedrooms. Conversely, studio and one-bedroom housing make up less than six percent of all housing in Loudoun. National trends show that smaller households, such as aging seniors, couples without children, and single persons, may demand different housing types, public services, and lifestyle options than provided in the past.			1.0
27 There is also a general national trend toward more people living in multigenerational households, where extended family lives together. This trend can be attributed to several factors including housing affordability and cultural traditions as more foreign-born residents settle in the region. Multigenerational households may require different types of housing options, with larger common areas, accessory apartments, in-law suites, or other attributes that help accommodate the needs of multiple generations living together.			1.0
28 <i>Loudoun 2040</i> provides a renewed opportunity for the County to adopt a policy direction that promotes an inclusive, diverse, and flexible housing environment that aligns with the community's larger land use and community development goals. <i>Loudoun 2040</i> anticipates that new approaches to planned land use policies will facilitate market-driven increases in the variety of housing types developed, help fulfill the demand for market rate sales and rental units, and temper rising housing costs overall. A variety of existing and planned County, state, and federal initiatives and programs will continue to provide housing options for more vulnerable population groups.			3.0
29 The County anticipates continued high demand for new residential units over the next several decades. Without commensurate increases in housing supply, this could compound challenges related to both availability and affordability. Based on estimates of unconstrained market demand from the January 2018 Market Analysis conducted in support of the <i>Envision Loudoun</i> process and assuming a moderate growth scenario, there will be a projected demand for 60,120 new housing units over the <i>Loudoun 2040</i> planning horizon (see Table 1). With limited land available for residential development in the Suburban Policy Area and the County's desire to protect the character of the Rural Policy Area, <i>Loudoun 2040</i> emphasizes new opportunities to create places that will meet the needs of the growing and diversifying community.	High	The Loudoun County Equine Alliance disputes the concept that it is the goal of a Comprehensive Plan to fulfill market demand for housing. We have VERY serious concerns about increased density in the Transition Policy Area. We contend+D34 that accommodating high demands for housing does NOT support Loudoun's economic development goals and has the potential for negative economic impacts. Increased density in the TPA will drive away remaining agricultural businesses from the area (including equine) and damage the rural activities in the areas of the RPA along the border of the TPA, the Rt. 15 corridor south of Leesburg in particular. This is an area where horse businesses still thrive but are threatened by encroaching development, traffic, noise and the incompatibility of suburban density with rural agribusiness.	3.5
30 The amount of land available for new residential development also affects housing affordability and availability. In keeping with the Board of Supervisors' direction from the beginning of the <i>Envision Loudoun</i> planning process, <i>Loudoun 2040</i> does not change the planned residential densities of the Rural Policy Area, which encompasses approximately 67 percent of the County's total land area. <i>Loudoun 2040</i> also does not change planning policies related to the Towns within the County or the related JLMAs. As a result, approximately 9,560 residential units are forecast across these three areas during the planning horizon. In contrast, the designation of new Urban Policy Areas in <i>Loudoun 2040</i> aims to provide high quantities of new housing in active, mixed- use, transit-oriented settings proximate to the planned Silver Line Metrorail stations. <i>Loudoun 2040</i> also reimagines areas of the Suburban Policy Area and aims to provide more housing options through new opportunities for mixed-use development, compact neighborhoods on infill parcels, and innovative approaches to redeveloping maturing neighborhood centers. As Table 1 demonstrates, these new approaches in the Suburban Policy Area and Urban Policy Areas are forecasted to result in approximately 27,660 residential units during the planning horizon.			3.0

Chapter 1 - INTRODUCTION -- MARCH 13, 2019 DRAFT	CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
31 However, the large number of housing units forecast for the Suburban and Urban Policy Areas is still less than half of the estimated market demand, and remains far short of demand even when combined with the number of units forecasted for the Rural Policy Area, Towns, and JLMAs. Thus, <i>Loudoun 2040</i> plans for a mix of compact single-family housing products in targeted parts of the Transition Policy Area to help fulfill much of the remaining deficit. While the housing forecasts for <i>Loudoun 2040</i> do not meet the anticipated housing demand in full, this multifaceted approach is intended to promote housing availability and affordability, increase the diversity of housing choices, and create new places that meet the County's evolving needs without compromising the quality of life for which Loudoun is known.			1.0
32 Transit			
33 The County's connection to the regional Metrorail network through the Silver Line extension signals a new era for Loudoun, with significant impacts on transit options available to Loudoun's residents, workers, and visitors. Two Metrorail stations in Loudoun provide a gateway to Loudoun County from Washington, D.C., while also providing Loudoun's residents with an alternative method of commuting to the east. Access to the Silver Line creates the opportunity to develop vibrant, transit-oriented, mixed-use, urban environments around the Metrorail stations, where people can live and work in close proximity to regional transit.			1.0
34 The Washington Dulles International Airport will also continue to serve as a major transportation gateway to the country and the world. It provides a critical economic engine for leisure and business travel as well as cargo transport for the County and the larger Washington, D.C., region. In 2017, 265,025 flights operated out of Washington Dulles International Airport, serving nearly 22,800,000 passengers, including 7,744,586 international travelers. ³ With its close proximity to the Metrorail stations and Urban Policy Areas, Washington Dulles International Airport is well positioned to grow moving into the future, operating currently at approximately one-third of its ultimate capacity.			1.0
35 Economy			
36 The <i>Loudoun 2040 General Plan</i> acknowledges that local, regional, and national economic factors have changed significantly in the last two decades and includes new policies and strategies to continue Loudoun's remarkable success as an economic leader in the region. Employment in Loudoun County increased nearly 77 percent from 2000 to 2015, adding over 67,000 new jobs in a 15-year period. ⁴ Momentum in Loudoun's job base is influenced by activity in the surrounding region, proximity to Washington Dulles International Airport, a growing information and communications sector, agritourism, and a robust increase in households requiring a wide array of services.	-	... and <i>the rapid</i> [a robust] increase in <i>the number of</i> households requiring a wide array of services."	2.0
37 Loudoun's economy continues to diversify and <i>Loudoun 2040</i> provides growth opportunities for this evolving economy. Employment uses adjacent to the future Metrorail Stations will also present new opportunities to attract employers who seek to locate in dynamic, urban communities with access to mass transit.			1.0
38 Elements of Loudoun 2040			
39 The <i>Loudoun 2040 General Plan</i> begins with an overarching vision and goals; then sets forth policies, strategies, and actions for five elements: Land Use; Natural and Heritage Resources; Housing; Economic Development; and Fiscal Management and Public Infrastructure. An Implementation matrix is provided to prioritize and track the execution of the <i>Loudoun 2040 General Plan</i> action items. In addition to this Introduction, the <i>Loudoun 2040 General Plan</i> includes chapters associated with each of the five elements and the Implementation matrix:			1.0
40 · <i>Land Use</i> . Chapter 2 lays out the vision for Loudoun's future land uses, growth management, and built environment. It includes specific policy guidance for Quality Development, Infill and Redevelopment, and each geographic policy area. Place Types guide the intent, form, character, and anticipated uses within each policy area.			1.0
41 · <i>Natural and Heritage Resources</i> . Chapter 3 provides guidance for the protection, maintenance, and enhancement of the County's abundant natural and heritage resources. The policy approach is applicable at multiple geographic scales, from initiatives that may affect these resources countywide, to management of specific watersheds and waterways, to site-level development considerations.			1.0

Chapter 1 - INTRODUCTION -- MARCH 13, 2019 DRAFT	CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
42 · <i>Housing</i> . Chapter 4 analyzes the current and anticipated housing environment in Loudoun County and includes policies aimed at ensuring the provision of a full housing continuum for the varied lifestyles, households, ages, cultures, market preferences, incomes, and abilities of Loudoun’s residents.			1.0
43 · <i>Economic Development</i> . Chapter 5 examines the many challenges and opportunities facing Loudoun County in maintaining and advancing the County’s diverse and globally competitive economy. The policies focus on targeted industries, investments, and County initiatives that contribute to Loudoun’s world-class business environment and ties in land use considerations to sustain a diverse, adaptable, and dynamic County economy.			1.0
44 · <i>Fiscal Management and Public Infrastructure</i> . Chapter 6 acknowledges the interrelatedness of land use, growth management, fiscal management, and facilities planning. The policy approach ensures the provision of public facilities and utilities, high- quality telecommunications networks, and passive and active recreational amenities in accordance with the County’s larger planning and fiscal policies.			1.0
45 · <i>Implementation</i> . Chapter 7 compiles the individual Policies, Strategies, and Actions described throughout the <i>Loudoun 2040 General Plan</i> and provides an Implementation matrix that prioritizes, assigns responsibility, and tracks progress for each action item.			1.0
46 In addition to the Place Types in Chapter 2, <i>Loudoun 2040’s</i> guidance is established through:			
47 · Policy statements for each element that provide the approach to decision-making for specific topics or issues,			
48 · Strategies providing more focused, measurable guidance for decision-making relative to each policy, and			
49 · Actions that target specific steps to realize the Policies and Strategies and intent of the			
50 <i>Loudoun 2040 General Plan</i> .			
51 The five elements of the <i>Loudoun 2040 General Plan</i> are interrelated and complementary, and Policies, Strategies, and Actions from multiple elements may apply when evaluating individual proposals or initiatives. The Policies, Strategies, and Actions are organized hierarchically; however, each category carries equal weight. As such, Strategies may apply to different Policies and Actions to different Strategies than those under which they are nested.			1.0
52 Policy and Regulatory Context			
53 Statutory Basis for the Comprehensive Plan			
54 The basis for the <i>Loudoun 2040 Comprehensive Plan</i> is rooted in the Code of Virginia §15.2-2223. The County’s Planning Commission is responsible for preparing and recommending elements of the County’s Comprehensive Plan to the Board of Supervisors, which adopts the Comprehensive Plan. Within statutory limitations afforded by the Dillon Rule, the County can manage development in accordance with the policies of its Comprehensive Plan.			1.0
55 Relationship to Other Planning Documents			
56 The <i>Loudoun 2040 Comprehensive Plan</i> serves as the “umbrella” document for the County’s planning efforts and consists of the <i>Loudoun 2040 General Plan</i> and the <i>Loudoun 2040 Countywide Transportation Plan</i> . The <i>Loudoun 2040 Comprehensive Plan</i> supersedes the previous <i>Revised General Plan</i> (2001), the <i>Revised Countywide Transportation Plan</i> (2010), the <i>Bicycle and Pedestrian Mobility Master Plan</i> (2003), <i>Greenways and Trails Plan</i> (1994), the <i>Toll Road Plan</i> (1995), and the <i>Countywide Retail Policy Plan Amendment</i> (1997). <i>Loudoun 2040</i> also supersedes area management plans for Dulles North (1993), Dulles South (1993), Cub Run (1989), and Eastern Loudoun (1980).			1.0

Chapter 1 - INTRODUCTION -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
57	The County will continue to apply the adopted area plans for the communities of Hamilton (1995), Leesburg (1982), Round Hill (1990), and Waterford (1988). The <i>Heritage Preservation Plan</i> (2009), <i>Route 50 Corridor Design Guidelines</i> (2007), and <i>Strategic Land Use Plan for Telecommunication Facilities</i> (1996) as amended, also remain in effect. The policies and guidelines in the <i>Loudoun 2040 Comprehensive Plan</i> will supersede any conflicting policies and/or guidelines contained in any of the plans mentioned above. Additional information regarding the relationship between the <i>Loudoun 2040 Comprehensive Plan</i> and other planning documents can be found in [a future Appendix].			1.0
58	The <i>Loudoun 2040 Comprehensive Plan</i> anticipates the need for additional detailed planning efforts, such as small area plans and village plans, to address the County's complex and evolving planning challenges and to better realize the County's long-range community development goals.		"... such as small area plans , village plans, and design and building standards for quality development, to address ..."	3.0
59	Relationship to Regulatory Documents			
60	The <i>Loudoun 2040 General Plan</i> sets forth the community-based vision for Loudoun's future and is a policy document that provides guidance to the County's decision-makers regarding land development, capital improvements, and public programs. Loudoun County's zoning ordinances are regulatory documents that establish the rules governing the use of land. The zoning ordinances' regulations specify permitted uses on properties, establish the density and intensity of development, and establish design parameters for developments. These regulations also provide "entitlements" or certain rights of property owners to develop their property.			3.0
61	Revisions and amendments to the current zoning ordinance will implement many of the Policies, Strategies, and Actions described in the <i>Loudoun 2040 General Plan</i> . Parts of the <i>Loudoun 2040 General Plan</i> also refer to other documents that regulate the County's use mix, land management, and development patterns, including the <i>Loudoun County Facilities Standards Manual</i> and the <i>Loudoun County Land Subdivision and Development Ordinance</i> . Although <i>Loudoun 2040</i> provides guidance for potential revisions and amendments to various regulations, it does not replace or supersede the County's existing codes and ordinances, all of which will continue to apply as standalone regulatory documents.			3.0

Chapter 2 - QUALITY DEVELOPMENT -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
	Quality Development 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.		Loudoun will successfully utilize land use and growth management policy to develop sustainable, well-planned, unique and appealing places with a full spectrum of housing and employment options linked to supporting commercial, entertainment, educational, agricultural, recreational activity, and residents' needs and desires multi-modal transportation options.	3.0
	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.		Loudoun County will utilize infill, revitalization, and redevelopment policies to maintain vibrant communities, revitalize underused areas, with planned public investment in services and facilities, through public/private partnerships.	3.0
	Urban Policy Areas - VISION The Urban Policy Areas (UPA) will be complete communities that accommodate living, working, shopping, learning, and playing in dense urban environments of walkable mixed-use and transit-oriented development. These areas will possess high-quality public environments with accessible and connected spaces, and a rich mix of uses that establish a distinctive sense of place. UPA communities are envisioned to support development types, patterns, and densities that will create jobs, grow the tax base, and be fiscally sustainable.		The Urban Policy Areas (UPA) will be the target area for most of Loudoun's future growth through 2040, with complete communities that accommodate living, working, shopping, learning, and playing in dense urban environments of walkable/bikeable mixed-use and transit-oriented development. These areas will possess high-quality public environments with accessible and connected spaces, and a rich mix of uses that establish a distinctive sense of place. UPA communities are envisioned to support a range of residential options for all income levels, development types, patterns, and densities that will create jobs, grow the tax base, reduce additional traffic and be fiscally sustainable.	3.0
	Suburban Policy Area- VISION The Suburban Policy Area (SPA) contains self-sustaining communities that offer where one can live, work, and play. The SPA will have a mix of residential, commercial, and employment uses; a full complement of public services and facilities; amenities that support a high quality of life; and a design that incorporates a holistic approach to maintaining and improving community character through compatible development.		The Suburban Policy Area (SPA) is a mix of residential, commercial, and employment uses where one can live, work, and play with a full complement of public services and facilities; amenities that support a high quality of life. The SPA will include designs that incorporate a holistic approach to maintaining and improving community character through compatible development, selective mixed-use in-fill projects which includes meeting Loudoun's "un-met" housing needs, responding to major traffic congestion, and over-coming public facility deficits.	3.0
1	Policies, Strategies, and Actions			
2	Unless otherwise specified, the following Policies, Strategies, and Actions apply countywide.		<i>Please see proposed new policy, at the bottom of this tab.</i>	3.0
3	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.		SUBSTITUTE QD Policy 1: Provide design guidelines in all policy areas with more specific guidelines in priority areas of the County that encourage innovation and appropriate architectural, site, and landscape design in all development. <i>Note--new county language is better than what was there before.</i>	2.6
4	<u>Strategy</u>			
5	1.1. Identify and prioritize areas in the County where more specific design guidelines are desired.			2.2
6	<u>Actions</u>			
7	A. Develop user-friendly, illustrative design guidelines. Promote an overall sense of place through design elements that in-part 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.		<i>"Promote an overall sense of place through design elements that in-part 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." [Note: the items in brackets are not relevant to some parts of the county.]</i>	1.9
8	B. Create incentives that provide the opportunity to implement design guidelines.		Delete	4.0
9	C. The County will consider the development of zoning regulations and design standards that incorporate the design guidelines of this plan and any design guidelines that may be created in the future.			2.6
10	<u>Strategy</u>			
11	1.2. Encourage the submission of site development and architectural guidelines for new developments, where applicable.		SUBSTITUTE Require the submission of site development and architectural guidelines for new developments, where applicable.	2.7

	Chapter 2 - QUALITY DEVELOPMENT -- MARCH 13, 2019 DRAFT	CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
12	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.			2.2
13	<u>Strategy</u>			
14	2.1. Ensure related County guidelines, zoning regulations, and design standards encourage a compact, walkable development pattern.			1.6
15	<u>Action</u>			
16	A. Consider the development and implementation of zoning regulations or design guidelines that support a compact, walkable development pattern.		SUBSTITUTE A. Develop and implement zoning regulations and design guidelines that support a compact, walkable development pattern.	2.5
17	QD Policy 3: Provide diverse environments and experiences in all development.			2.7
18	<u>Strategy</u>			
19	3.1. Ensure that context and development potential are considered by integrating uses with the natural environmental features from site to site.			1.2
20	<u>Actions</u>			
21	A. Develop flexible guidelines, regulations, and design standards that support diverse environments and experiences.		Develop detailed guidelines, regulations and design standards that provide guidance for the types and intensity of mixed environments and experiences that are appropriate for various types of development (residential, mixed use, commercial, etc.)	2.6
22	B. Create incentives to ensure a mix of environments and experiences within a development.	High	DELETE	4.0
23	C. Use the conservation design process in order to integrate natural environmental features into the development. (see Chapter 3 for more information on conservation design)			1.4
24	QD Policy 4: Design spaces to maximize pedestrian, bicyclist, and other multimodal activity, comfort, and convenience.			1.1
25	<u>Strategy</u>			
26	4.1. Development must ensure pedestrian and bicyclist connectivity and safety while pursuing high-quality design.			1.1
27	<u>Actions</u>			
28	A. Create guidelines, zoning regulations, and/or design standards that ensure bike lanes, shared spaces, and paths of travel are created.			1.1
29	B. Create guidelines, zoning regulations, and/or design standards that ensure innovative traffic calming designs.			1.3
30				
31	QD Policy 5: Ensure greater interaction between activity inside buildings and the public realm.		SUBSTITUTE: Internal and external public spaces must be considered holistically to support building use, pedestrian flow and functionality of the spaces for the public benefit.	2.6
32	<u>Strategy</u>			
33	5.1. Ensure that design guidelines emphasize the quality of the pedestrian experience in public spaces.			1.5
34	<u>Action</u>			
35	A. Develop design guidelines, zoning regulations and/or design standards, and additional design elements that contribute to the quality of the human experience in the built environment.			1.5
36	QD Policy 6: Promote high-quality 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.			1.8
37	<u>Strategy</u>			

Chapter 2 - QUALITY DEVELOPMENT -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
38	6.1. Ensure the development of inviting public spaces that encourage longer stays and increase the vibrancy of the area, such as public/civic gathering spaces, outdoor rooms, public art spaces, and passive/active recreation spaces.			1.5
39	<u>Action</u>			
40	A. Create guidelines that address public seating, art, landscaping, outdoor rooms, safety, and other innovative elements that can maximize opportunities for the public.			1.7
41	QD Policy 7: Ensure high quality development where the natural and built environment contribute to an area's "sense of place."		QD Policy 7 needs more specific actions since none of the actions define how the place types would complement or support the natural environment, i.e. Integration of LID practices to support stormwater management, groundwater recharge, utilization of native plants.	3.0
42	<u>Strategy</u>			
43	7.1. Ensure the place types complement the current built and natural environment of the County, while fulfilling the land use patterns and community characteristics envisioned for each policy area.			1.6
44	<u>Actions</u>			
45	A. The density and use intensity of a place type will be defined by gross area. Structured parking and open space is not included within the floor area ratio of a place type.			2.1
46	B. The open space requirement for each respective place type will be measured as a percentage of gross area regardless of the use, use mix, residential density, or floor area ratio of a project.		Need to discuss suggestion.	2.1
47	C. The three use lists of a place type are a guide where: core uses are most prevalent in the place type, complementary uses support the core uses, and conditional uses are to be considered on a case-by-case basis.			1.9
48	D. Follow the preferred mix of uses for each place type which is an approximate amount that would be needed to achieve the full intent of the place type. The appropriate use mix of a development may differ from the preferred mix within the ranges noted in the place type as justified on a case-by-case basis depending on street and open space network, project size, and/or surrounding context.		<i>As written, this strategy is extremely problematical. It assumes that Loudoun 2040's primary planning goal is to maximize development.</i>	2.6
49	E. Amend zoning regulations and design standards to implement place types. It may be necessary to utilize incentive provisions in order to achieve the maximum development intensity or residential density stated in this Plan for any individual place type.	High	Delete reference to "incentives"	4.0
50	F. Within the Urban Policy Area, projects less than 5 acres in size that can demonstrate that they help meet the intent of the place type will not be strictly held to the use mix specified for that place type. This can be demonstrated if the effect of a proposed development is to shift the use mix for an area within ¼ mile of its boundaries closer to the preferred mix for the place type. Such projects will be evaluated by Policy 3, Strategy 3.1 in the Infill and Redevelopment section.			2.4
51	G. Within the Suburban Policy Area, projects less than 20 acres in size that can demonstrate that they help meet the intent of the place type will not be strictly held to the use mix specified for that place type. This can be demonstrated if the effect of a proposed development is to shift the use mix for an area within ½ mile of its boundaries closer to the preferred mix for the place type. Such projects will be evaluated by Policy 3, Strategy 3.1 in the Infill and Redevelopment section.			2.4
52	<u>Strategy</u>			
53	7.2. Consider the incorporation of interim uses that contribute to the community and are planned to efficiently and easily evolve to more intense uses called for by Loudoun 2040 when market forces support additional development.		POSSIBLE SUBSTITUTE? 7.2. Identify interim uses that have community value that may be considered and could efficiently and easily evolve to more intense uses called for by Loudoun 2040 when market forces support additional development.	2.5
54	<u>Actions</u>			
55	A. Ensure interim development types, locations, or intensities are not a deterrent or barrier to implementing the long-term vision that will maximize economic development for Loudoun County.		Delete "that will maximize economic development" because quality of life considerations could dictate otherwise (see similar wording in next Action).	2.3
56	B. Require projects that are proposing a phased development program or an interim use to include a plan that achieves the ultimate development of the site, consistent with the intent of Loudoun 2040.			1.3

Chapter 2 - QUALITY DEVELOPMENT -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
57	C. Require development proposals to design and build infrastructure, buildings, parking lots, and parks and landscaped areas to support the ultimate, higher density development.			1.5
58	D. Determine acceptability of interim development phases and land uses against:			1.6
59	a. Location, site constraints, relationship to surrounding uses,			1.9
60	b. How well the interim use complements and supports community life and activity of the surrounding development, and			1.8
61	c. How well the project retains the capacity to achieve the ultimate development pattern and meet the policies and objectives of <i>Loudoun 2040</i> .			1.6
62	E. Encourage development in its ultimate condition to rely on structured parking but consider a mix of structured parking, on-street parking, and surface parking as an interim land use.			1.9
	QD Policy 8: Development should utilize universal design principles to increase functionality, usefulness, and marketability to persons with diverse abilities.			
	Strategy			
	8.1. Promote equitable access to streets, sidewalks, public and private buildings, civic spaces, and transportation facilities.			
	Actions			
	A. Amend zoning regulations and design standards to require the provision of continuous, accessible, step-free paths of travel throughout new employment, retail, and mixed use development proposals.			
	B. Amend zoning regulations and design standards to incorporate accessible and inclusive design features into public and civic spaces such as community centers, parks, plazas, and playgrounds.			
	C. When reviewing new proposals, favor accessibility features that encourage universality of access and utility as seamlessly as possible.			
	D. Review and revise county sign regulations to facilitate signage and way-finding at appropriate heights that incorporates Braille, tactile markings, and other accessibility improvements.			
	Strategy			
	8.2. Promote the use of universal design features at the site and building level.			
	Actions			
	A. Incentivize the use of design mechanisms that ensure universal functionality within new construction.			
	B. Examine the feasibility of establishing a technical and financial assistance program that assists property owners and tenants of older structures in removing impediments to accessibility and incorporating universal design elements into renovation projects.			
63				
64	Infill and Redevelopment		Infill policies should be applied to TPA & Rural Villages This is market driven by the economics & finance availability	
65				
66				

Chapter 2 - QUALITY DEVELOPMENT -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
67	IR Policy 1: Ensure reinvestment initiatives and redevelopment, infill development, and adaptive reuse projects will enhance quality of life and neighborhood character, fulfill community needs, and improve economic opportunities.			1.2
68	<u>Strategy</u>			
69	1.1. Where infill development, redevelopment, and revitalization initiatives could affect established neighborhoods, facilitate community engagement to address build County and community concerns and build support for future projects.		<i>Change to "...engagement to address County and community concerns for these projects." Current wording takes for granted that support is what is in the County's and community's best interests--that's never a given!</i>	1.9
70	<u>Actions</u>			
71	A. 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.			1.2
72	B. Create a common vision and objectives for areas identified for redevelopment, infill development, adaptive reuse, and revitalization through a public process.		<i>Change to "Create a common County and community vision...." Be clear tht the vision includes the community.</i>	1.8
73	C. 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 under recognized historic resources or limited historic resources protections, such as the legacy village cores of Ashburn, Arcola, and Old Sterling.		<i>Delete "Old" before Sterling as unnecessary.</i>	1.7
74	D. 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.		<i>Change "ensuring" to "making binding" so prevent developers backing out.</i>	1.4
75	E. Evaluate the creation of overlay districts to encourage revitalization and convey community support and buy-in for investment in priority/targeted areas where there is community support and buy-in.		<i>Change to "Evaluate the creation of community-supported overlay districts to encourage revitalization and buy-in for investment...." Make the community an integral part of the overlay creation process. See 1.6.A.</i>	1.6
76	<u>Strategy</u>			
77	1.2. Support projects that provide community amenities, fulfill community needs, and benefit the surrounding communities.			1.3
78	<u>Actions</u>			
79	A. Conduct analysis of local market demands to determine what is needed to foster successful redevelopment.			1.6
80				1.6
81	B. Identify priority redevelopment areas and targeted strategies through the community small-area planning process.			1.6
82	C. Ensure residential and mixed-use projects increase and diversify housing opportunities when in conformance with other Plan policies.			1.6
83	D. Require redevelopment projects to replace, at a minimum, market-provided affordable units lost through a redevelopment process.			1.0
84	E. Develop strategies to address displacement and housing affordability, when redevelopment occurs.			1.3
85	F. Require the provision of comparable community amenities to any lost through a redevelopment process.			1.3
86	G. Encourage annexation of residential projects into adjoining homeowners' associations (HOAs) to make the provision of amenities more economical.			2.0
87	H. 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.			1.4
88	I. Promote the development of interim uses on underutilized properties that are compatible with the surrounding development pattern, such as community gardens, playgrounds, park-and-ride lots, and farmer's markets			1.1
89	<u>Strategy</u>			

Chapter 2 - QUALITY DEVELOPMENT -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
90	1.3. Enhance established residential communities specifically in need of revitalization through methods that will not involve a redevelopment project.			1.2
91	<u>Actions</u>			
92	A. 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.			1.4
93	B. Identify strategies to preserve and enhance a community's sense of place, social fabric, and historic assets and functions.			1.6
94	C. Identify, and include in the Capital Budget, capital facilities improvements necessary to support revitalization in targeted areas.			1.1
95	D. Identify and utilize funding sources for community revitalization strategies.			1.3
96	E. Educate the community about funding sources for home improvement and repair.			1.1
97	F. Provide incentives and resources for Facilitate the provision of community amenities, such as pedestrian/bicycle facilities, sidewalks, traffic calming, street lighting, bus stops, cultural centers, and community gathering places.	High	"Require" the provision (no incentives)	3.0
98	G. Develop incentives that encourage the private sector to improve retail and commercial establishments in targeted areas.		Delete "incentives"	4.0
99	H. Provide resources for community-based initiatives, such as neighborhood volunteer watch groups and teen programming.			1.3
100	<u>Strategy</u>			
101	1.4. Facilitate redevelopment, infill development, and adaptive reuse projects through technical assistance, an improved regulatory framework, and streamlined review processes.	High	Delete "streamlined review" used too often	4.0
102	<u>Actions</u>			
103	A. Provide general project guidance, such as best practices, tool kits, examples of "approvable" development types, and profiles of successful projects.			1.1
104	B. 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.			3.7
105	B. Develop and maintain a redevelopment webpage with information and resources for residents and developers.			1.9
106	C. Develop flexible zoning regulations and design standards that account for existing conditions, allow for creative design and emerging development types, and provide certainty and clear direction for developers.	High	SUBSTITUTE C. Develop design standards that allow for creative design to meet community needs and values; and provide direction for developers.	2.2
107	D. Develop creative 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.	High	SUBSTITUTE D. Develop creative incentive programs for projects that meet community needs and values and are 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.	2.2
108	<u>Strategy</u>			
109	1.5. 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.		SUGGESTED SUBSTITUTE 1.5. Incentivize redevelopment, infill, and adaptive reuse projects, and revitalization efforts that meet community needs and values in priority areas to be established by the County, using the Priority Commercial Redevelopment Areas Map to determine initial priority areas.	2.2
110	<u>Actions</u>			

Chapter 2 - QUALITY DEVELOPMENT -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
111	A. Evaluate and implement the use of fiscal tools to incentivize redevelopment, such as tax increment financing (TIF) and public improvement districts (PID).			1.8
112	B. Evaluate entering into public-private-partnerships to initiate redevelopment and adaptive reuse efforts and reduce development risks in priority areas.			1.6
113	C. Direct public investment and resources to priority areas to facilitate redevelopment.			1.6
114	D. Establish programs to assist in business retention, expansion, and recruitment when commercial redevelopment projects occur.			1.7
115	<u>Strategy</u>			
116	1.6. Achieve unified site design, efficient use of existing infrastructure, and maximum land development potential through the consolidation of small, adjacent, underutilized properties.			2.0
117	<u>Actions</u>			
118	A. 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.			1.9
119	B. Create incentives for parcel assembly and funding opportunities for infrastructure improvements associated with redevelopment projects to alleviate private sector risk and costs.			2.3
120				
121	<u>Strategy</u>			
122	1.7. Ensure that projects proposed for eastern Loudoun's legacy village cores – including Ashburn, Arcola, and Old Sterling – complement the scale, form, and historic land use patterns of these areas.			1.3
123	<u>Actions</u>			
124	A. Develop zoning regulations and design standards that emulate existing lot patterns in the village cores of Ashburn and Arcola with buildings oriented to the street, encouraging pedestrian activity.			1.4
125	B. Develop zoning regulations and design standards that promote a mix of land uses including residential, retail, office, institutional, public facilities, parks, playgrounds and other uses in the village cores where such uses do not otherwise conflict with existing uses or anticipated noise impacts from Washington Dulles International Airport.			1.4
126	C. Develop or maintain zoning regulations and design standards for the legacy village core of Ashburn that limit residential densities to four (4) units or fewer per acre.			1.3
127	D. Develop zoning regulations and design standards that limit commercial, flex, or industrial building footprints to 10,000 SF and building heights to three (3) stories.			1.7
128	E. Develop zoning regulations and design standards that discourage new automobile- oriented retail uses in the village cores.			1.0
129	F. Where compatible with surrounding land uses, allow residential or mixed-use development in areas of the Arcola village core that fall outside the 65-Ldn noise contours of Washington Dulles International Airport, applying the standards of the Suburban Neighborhood Place Type.	High	Delete (Lacks criteria)	4.0
130	G. Encourage residential development above first floor retail or employment uses in the village cores.			1.0
131	H. Use the community small-area planning process to develop a unified planning vision and targeted implementation actions for Ashburn, Arcola, and Old Sterling.			1.4
132	<u>Strategy</u>			
133	1.8. Promote the retention or development of small-scale industrial, employment, and manufacturing uses in order to promote local provision of jobs and services and maintain a diversified commercial tax base (see Established Industrial Centers map) .			1.4
134	<u>Actions</u>			

Chapter 2 - QUALITY DEVELOPMENT -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
135	A. Within the areas identified on the Established Industrial Centers Map, the reuse and/or repurposing of existing flex, commercial, and industrial structures is preferred.			1.6
136	B. Develop zoning regulations and design standards that require additional review of proposals for new buildings with footprints exceeding 40,000 square feet or dedicated or distribution electric substations in the areas identified on the Established Industrial Centers Map. REVISED: A. Develop zoning regulations and design standards that discourage the displacement of legacy flex, industrial, and employment uses by new large-scale uses.			1.2
137	C B. Develop zoning regulations and design standards that expand opportunities for small-scale manufacturing in place types allowing flex, light industrial, industrial, and employment uses.			1.4
138	D C. Amend zoning use definitions in industrial, flex, and employment-centered zoning districts to accommodate makerspaces, emerging small-scale manufacturing sectors, and the marketing and retail of goods produced on-site.			1.2
139	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.			1.6
140	<u>Strategy</u>			
141	2.1. Support adaptive reuse projects that provide cultural activities and community gathering places.			1.0
142	<u>Actions</u>			
143	A. Use the <i>Heritage Preservation Plan</i> to guide the adaptive reuse of historic resources.			1.0
144	B. Establish collaborative programs and partnerships for adaptive reuse projects to foster entrepreneurship and encourage innovative ways to reuse buildings and sites.		Change "innovative" to "creative" as has been done elsewhere in the draft.	1.3
145	<u>Strategy</u>			
146	2.2. Prioritize adaptive reuse of existing buildings with historic significance or importance to a community over demolition.			1.6
147	<u>Action</u>			
148	A. Consult with communities to ensure all unused or underutilized buildings representing their history and character are identified, protected, and adaptively reused.			1.2
149	<u>Strategy</u>			
150	2.3. Revise County regulations to accommodate creative adaptive reuse designs.			1.1
151	<u>Action</u>			
152	A. Review zoning regulations, design standards, and building code regulations to identify regulatory encumbrances to adaptive reuse projects.			1.4
153	B. Develop zoning regulations and design standards that provide ample flexibility for adaptive reuse projects without compromising the health, safety, or welfare of users.			2.1
154	IR Policy 3: Promote redevelopment and infill projects that balance compatibility and integration with new housing choices and creative designs.			2.1
155	<u>Strategy</u>			
156	3.1. Redevelopment and infill projects will be evaluated based on compatibility and the integration of the development within the context of the surrounding development patterns.			1.1
157	<u>Actions</u>			
158	A. Ensure redevelopment and infill development is consistent with the Place Types land use structure and furthers the goals and objectives of the <i>Loudoun 2040 General Plan</i> .			1.7
159	B. Ensure residential development on infill sites is designed to fit into the surrounding context.			1.6

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160	Urban Policy Areas		Need PSAs on roles of Stations. NEED TASK FORCE APPROACH WITH SPECIAL EXPERTISE Interim & long term uses Core & periferal	
161	Policies, Strategies, and Actions			
162	Unless otherwise specified, the following Policies, Strategies, and Actions apply only within the UPA.			
163	UPA Policy 1: Ensure walkable development and connectivity to the community throughout the UPA as it is important to foster the urban character found in the Place Types.		UPA Policy 1: Ensure walkable development and connectivity to the community throughout the UPA as it is important to foster the urban character found in the Place Types.	3.0
164	<u>Strategy</u>			
165	1.1. Development designed to provide for a walkable mixed-use environment that supports multi-modal transportation choices and fosters substantial pedestrian activity within the half-mile area and to surrounding areas.			1.1
166	<u>Strategy</u>			
167	1.2. Emphasize walkability in the half-mile buffer area by providing pedestrian and bicycle commuter connectivity to the core of the Metrorail stations and surrounding neighborhoods as well as enabling future connections from undeveloped parcels.			1.7
168	<u>Strategy</u>			
169	1.3. Support a high level of pedestrian connectivity including connected street grid patterns with sidewalks, short block lengths, and connected trails and pathways providing connections to surrounding neighborhoods.			1.6
170	<u>Strategy</u>			
171	1.4. The Ashburn and Loudoun Gateway Metrorail Stations will serve as transit and commuter hubs while providing an urban walkable environment. Development proposals provide a balance between the needs of commuters with the desire to create a walkable urban environment.			1.8
172	<u>Strategy</u>			
173	1.5. 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.			1.6

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174	<u>Actions</u>			
175	A. Mixed-use neighborhoods accommodate infrastructure plans for near-term and long-term transit circulator service.			1.9
176	B. Community facilities like schools, community centers, and libraries are located to allow as many residents as possible to be within a short walking distance.	High	Issue is where is the land area? And who pays?	1.9
177	C. Larger developments provide pedestrian access within their development and possible shuttles to connect to the Metrorail stations.		Shuttles required, or Delete as optional	3.0
178	<u>Strategy</u>			
179	1.6. Discourage single-story buildings in the UPA to promote compact, pedestrian-oriented spaces except when such buildings are integrated in to a plaza or other public gathering space and are no larger than 2,000 square feet.			1.6
180	<u>Strategy</u>			
181	1.7. Ensure that any drive-through retail uses are incorporated within mixed-use buildings.			2.4
182	UPA Policy 2: Provide dynamic and diverse public places and amenities within proposed UPA communities.			1.6
183	<u>Strategy</u>			
184	2.1. Densities in the area are expected to sustain an urban development pattern with pedestrian activity.			1.6
185	<u>Strategy</u>			
186	2.2. The County promotes concepts like outdoor dining, event space, street fairs, and public art within compact, walkable non-residential areas.			1.3
187	<u>Action</u>			
188	A. Accommodate walkable features and amenities like centralized activity areas such as shopping and dining areas with wide sidewalks, more narrow pedestrian-oriented streets, transit stops, and community gathering places (e.g., parks and plazas).			1.6
189	UPA Policy 3: Provide a diverse mix of choices in all development.		REPLACE: Provide a diverse mix of choices in residential uses, non-residential uses and activities, parks and trails in type and size.	3.0
190	<u>Strategy</u>			
191	3.1. Accommodate office developments and/or high-employment generating uses that conform to the overall vision for a walkable urban development pattern.			1.5
192	<u>Action</u>			
193	A. Create partnerships with universities and private sector companies to foster growth of an innovation District at the Loudoun Gateway Metrorail Station that supports workers and students in the advanced technology and science industries.			1.6
194	<u>Strategy</u>			
195	3.2. Ensure that development within half-mile of the Loudoun Gateway Metrorail Station reflect the station area's long-term vision of a global destination, activity center, and leader in innovation and entrepreneurship.			2.3
196	<u>Strategy</u>			
197	3.3. Accommodate diverse housing options in all development.			2.0
198	<u>Action</u>			

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199	A. Achieve an average true unit size of approximately 1,500 square feet for new single family attached residences and an average unit size of approximately 800 square feet for new multifamily residences in the Urban Policy Area.	High+	NEW (3/13). Good idea, but should be tested STAFF REVISION: A. Achieve an average true unit size of approximately 1,500 square feet for new single family attached residences and an average true unit size of approximately 800 square feet, exclusive of communal hallways and amenities, for new multifamily residences in the Urban Policy Area.	0.0
200	Suburban Policy Area			
201	Policies, Strategies, and Actions			
202	Unless otherwise specified, the following Policies, Strategies, and Actions apply only within the SPA.			
203	SPA Policy 1: Foster community identity within the Suburban Policy Area.			1.2
204	<u>Strategy</u>			
205	1.1. — Build upon and enhance the sense of place in the Suburban Policy Area and its communities.			1.3
206	<u>Actions</u>			
207	1.1 A. Update the County's adopted Small Area Plans and Create new Community Plans and other appropriate plans which address the particular needs and guide the remaining build-out, reinvestment and/or redevelopment of specific areas within the Suburban Policy Area particularly federally designated Opportunity Zones.	High+	THIS SHOULD BE A MAIN POLICY, TIED TO CAPITAL FACILITIES	1.1
208	A. Establish design principles for individual communities within the Suburban Policy Area which ensure a high quality of development and redevelopment is achieved.			1.5
209	B. Ensure development and redevelopment proposals conform to the applicable Design Guidelines of this plan.			1.7
210	C. Use the Infill and Redevelopment polices to maintain neighborhood vitality, revitalize underused areas, and facilitate complete, connected, and distinct communities.			1.3
211	D. Identify and protect environmental features and design developments to follow, to the extent possible, the natural topography.			1.5
	E. Promote a Green Infrastructure approach to residential and commercial place types		Green Infrastructure Motion	
212	<u>Strategy</u>			
213	1.2. — Enable residents to become more involved in their neighborhoods.			3.0
214	<u>Actions</u>			
215	A. — Develop a public outreach program to educate neighborhood residents regarding County programs available to them.			1.3
216	B. — Expand civic outreach to involve underserved individuals.			1.3
217	C. — Support citizen organizations in their efforts to improve their communities.			1.4
218	D. — Foster the development of community partnerships to improve community character, maintenance, and safety.			1.1
219	E. — Invest in programs that allow residents to formulate and assume stewardship of neighborhood values, standards, and goals.			2.0
220	<u>Strategy</u>			
221	1.2. Integrate new development within the Suburban Policy Area with the existing development pattern that surrounds it.			1.1
222	<u>Action</u>			
223	A. Evaluate the appropriateness of a proposed use or development with the surrounding community.			1.3

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224	<u>Strategy</u>			
225	1.4. Design and develop Suburban Policy Area communities as walkable and interconnected places.			1.6
226	<u>Actions</u>			
227	A. The County, in collaboration with other governmental agencies and the private sector, will ensure through a variety of measures that all public spaces in residential and commercial areas are accessible by pedestrians.			1.1
228	B. Retail and office development proposals will combine open and civic space in features such as pedestrian promenades and plazas, public art, entrance features, linear parks and trails, outdoor seating, lawns and greens, and similar design features that invite pedestrian activity.			1.3
229	C. Require convenient access by foot and bicycle for residential, office, institutional, civic, and retail areas.			1.0
230	D. The Loudoun 2040 Countywide Transportation Plan will provide additional transportation policy direction for the transportation network (walkability, multimodal, connectivity) in the Suburban Policy Area.			1.6
231	SPA Policy 2: Create environments where individuals can work, live, and have convenient access to services, shops, and recreation.			1.3
232	<u>Strategy</u>			
233	2.1. Allow a mix of uses or uses that complement and complete existing communities.			1.4
234	<u>Actions</u>			
235	A. Provide incentives for redevelopment, infill development, and adaptive reuse projects that will enhance quality of life and neighborhood character, fulfill community needs, and improve economic opportunities (see Infill and Redevelopment section).		Repeat infill policy -- No "Incentives"	3.0
236	B. Allow new multi-family residential units to be located within existing commercial centers to allow for more walkable, mixed use communities.			1.6
237	C. Promote residential and office uses above first floor retail.			1.0
238				2.6
239	D. Allow flexibility in the development phasing for mixed-use projects while establishing a build-out relationship between the residential and non-residential components that ensures a mix of uses is achieved and to best balance the fiscal costs and benefits of the project.			3.3
240	E. Promote high quality site and building design, landscape design and buffering in employment areas that reflect their function as a gateway to the Urban Policy Areas and location along major vehicular thoroughfares (see Quality Development section).			1.3
241	F. Accommodate transit infrastructure in Employment and Mixed Use Areas (see Loudoun 2040 Countywide Transportation Plan).			1.5
242				1.0
243	G. Provide pedestrian and bicycle connectivity to surrounding networks and transit nodes within employment areas.			1.0
244	H. Achieve an average unit size for new housing that is smaller than 80% of the County medians for each respective housing type. REVISED 5/8: H. Create a regulatory framework that limits bed count and/or square footage of new housing to achieve affordability by design.	High+	Good, but hard to apply. See UPA statement	

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	<p>NEW:</p> <p>I. Consider allowing limited areas otherwise designated as the Suburban Neighborhood or Suburban Mixed Use place type to develop according to the Suburban Compact Neighborhood place type if the following criteria are satisfied:</p> <p>i. The proposal includes housing units that address unmet housing needs that exceed the applicable regulatory requirements;</p> <p>ii. The site is located at the periphery of a mixed use development or along a major transportation corridor;</p> <p>iii. A variety of transit options are available within the direct vicinity (1/4 mile);</p> <p>iv. The site is proximate to employment options and a complementary mix of uses (e.g., neighborhood serving retail and services);</p> <p>v. The site is proximate to public facilities with existing or planned capacity to serve the proposed development;</p> <p>vi. The proposal conforms to the transition techniques and guidelines of the originally designated place type and any adjacent place types; and</p> <p>i.vii. The proposal demonstrates innovation in design, including techniques that result in a perceived density that complements the scale of the surrounding built environment.</p>			
245	SPA Policy 3: Support the Route 28 Highway Transportation Improvement District, established by the State as a means of providing additional local revenue to pay for improvements to Route 28.			1.4
246	<u>Strategy</u>			
247	3.1. Ensure protection of the Route 28 Highway Transportation Improvement District as an important economic key of attracting major national and international corporations, and ensuring the long-term viability of Washington Dulles International Airport.			1.5
248	<u>Actions</u>			
	NEW A:			
	A. Encourage non-residential development within the Route 28 Highway Transportation Improvement District.			
249	AB. Limit residential development in the Route 28 Highway Transportation Improvement District except when allowing residential units will directly catalyze the office commercial development potential of land in the District and result in an overall positive fiscal impact to the County's Route 28 Highway Transportation Improvement District debt obligations.	High	Delete (Many other criteria to consider)	4.0
250	B C. Consider residential development on a case by case basis that results in a net positive impact to the County.	High	Delete (Many other criteria to consider)	4.0
251				
252				5.0
				5.0
			<i>Policy 1: Manage development throughout the County to ensure that residents continue to have access to a diverse range of high-quality living, working and recreational experiences.</i>	5.0
			<i>Strategy 1. Preserve land for farming, rural tourism, outdoor recreation and enjoyment, and other purposes described in chapter 3 ("Natural Heritage and Resources") and relevant parts of Chapter 5 ("Economic Development").</i>	5.0

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		<i>Action 1. Implement a County program to provide financial support to landowners who choose to put their land under permanent conservation easement.</i>	5.0
		<i>Action 2. Consider a Transfer of Development Rights (TDR) program under which: developers of designated light industrial sites ("receiving areas") must purchase and exterminate development rights from designated "sending areas" as a condition for legislative approval of applications for bonus density.</i>	5.0
		<i>Action 3: Consider appropriate levels of funding from the County's annual budget for a Purchase of Development Rights (PDR) program.</i>	5.0
		<i>Consider adding descriptive section identifying TDR sending and receiving areas, as required by state law for counties implementing TDR.</i>	5.0
		<i>"Strategy. Enable residents to become more involved in their neighborhoods" [Note: Strategy 1.2 from the Suburban Policy section (including the associated policies and actions) should apply to all planning areas, not just the SPA. It should be inserted under Quality Development.]</i>	5.0
<p>While the Design Guidelines are not regulatory requirements, the County prefers that all future developments comply with these guidelines. The design guidelines are not meant to be prescriptive and are not intended to be treated as a checklist, but are instead meant to provide a framework for how the desired character of the SPA can be achieved, with the acknowledgement that other methods could achieve the intended results. The Design Guidelines do not supersede or otherwise limit the application of adopted zoning regulations, ordinances, building codes, proffers or any other design standards or regulations administered by Loudoun County.</p>			
<p>The County encourages a conservation the use of a design process when planning development in the SPA that conserves natural and heritage resources are conserved and incorporates any such features into the site design.</p>			
<p>Guidelines</p> <p>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:</p> <ol style="list-style-type: none"> Place type designation; Size of the subject parcel relative to surrounding parcels; Relationship to established development pattern; Compatibility of site design with or without buffering from adjoining properties; TransitionMethods of transition to adjoining properties; Residential densities on adjacent parcels, projects, or land bays; Range of proposed housing types and choices; Intensity of proposed uses; Mix of uses provided; Building form and scale; Vehicle, bicycle, and pedestrian connectivity; Provision of community green spaces and other amenities; Protection of environmental resources and restoration of degraded resources on the site; Amount and location of open space and impervious surface; Adequate public facilities and services, transportation facilities, and infrastructure; and Effect of noise, light, and traffic generated on the site. 	<p>High+</p>	<p>The UPA requires a much more complete set of guidelines than the plan provides.</p>	<p>3.0</p>
			2.3
			1.5
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					1.0

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	Transition Policy Area - VISION The Transition Policy Area (TPA) is visually distinct from adjoining policy areas, providing expansive open space with recreational opportunities while accommodating a development pattern that promotes environmental protection, housing diversity, quality design, and economic growth.		SUBSTITUTE Transition Policy Area - VISION The Transition Policy Area (TPA) is enduring, visually and spatially distinct from adjoining policy areas, utilizing green infrastructure policies to provide 50% or more open space that supports and protects public drinking water source watersheds, natural and historic assets. The TPA ensures abundant trails, parks, and recreational space while accommodating limited residential development with housing diversity, quality design and economic growth. <i>Comment: The vision statement should focus on the desire development at the end of the 2040 planning period.</i>	3.0
1	Transition Policy Area	High	SMALL AREA PLANS ARE NEEDED	5.0
2	Policies, Strategies, and Actions			
3	Unless otherwise specified, the following Policies, Strategies, and Actions apply only within the TPA.			
4	TPA Policy 1: Ensure that the Transition Policy Area retains the visual character established by extensive natural open space by using compact development concepts with substantial open space requirements, and low profile construction to minimize visual intrusion into the natural environment.			2.7
5	<u>Strategy</u>			
6	1.1 Promote new communities that provide more affordable and innovative residential communities in compact development patterns, while preserving open space, natural and heritage resources, and other valued features that may exist on site.		1.1 Accommodate new communities that provide affordable and innovative residential choice in compact development patterns, while preserving open space, natural and heritage resources, and other valued features that may exist on site by utilizing conservation design. Name Place Types and require minimum of 160 contiguous acres. 1.1 Promote new communities that provide more affordable and innovative residential communities in compact development patterns, while preserving overall TPA density and open space.. This is to be achieved by trading increased permissible density for compact neighborhoods in selected areas for lower density in others, permitting county to take advantage of reserved areas for parks, trails, schools, and other public and civic spaces. Total housing units in TPA should not exceed 12,000.	2.5
7	<u>Actions</u>			
8	A. Encourage a variety of housing within individual developments by permitting small and large lot single-family detached units, duplexes, semi-detached units, accessory units, townhouses, and other housing types to expand housing options and thus affordability opportunities and support the lifestyle preferences of a diverse community. Encourage a variety of housing within individual developments by permitting small and large lot single-family detached duplex, triplex, quadruplex, accessory dwelling, and other housing unit types to expand housing options and thus affordability opportunities and support the lifestyle preferences of a diverse community.			2.3
9	B. Develop zoning regulations and design standards to accommodate mixed-use Transition Community Centers, and Transition Compact Neighborhood, and Transition Small Lot Neighborhood Place Types to expand housing diversity and improve commercial viability.			2.7
10	C. Require new development to connect to Loudoun Water's central water and wastewater systems and encourage existing development to connect.			2.5

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11	D. Continue to define the TPA by six subareas to implement the Transition Large Lot Residential Neighborhood development pattern as identified on the Transition Policy Area Place Types Map.			2.4
12	E. Continue to support agriculture-related businesses including equine , agritourism, commercial nurseries, and similar uses throughout the TPA.		Add "equine" to the list of uses.	3.0
13	F. Continue to define the western edge of the TPA as the full extent of central sewer and water and the western edge of the growth boundary, pursuant to 15.2-2223.1. 15.202232		E. Continue to define the western edge of the TPA as the full extent of central sewer and water.	2.4
14	TPA Policy 2: Offer safe and accessible parks and recreation opportunities that provide diverse activities for all ages, interests, and abilities.		"Require development applications to provide safe and accessible parks... Comment: The "offer" seems vague and unclear	3.0
	Moved: F. Ensure that open space within developments creates or enhances the following: i. The 300-foot buffer and 200-foot transitional area along the Bull Run in the Upper and Lower Foley and Lower Bull Run subareas, ii. The 300-foot buffer and 1,000-foot voluntary open space area along the Goose Creek, Goose Creek Reservoir, and Beaverdam Reservoir in the Lower Sycolin and Middle Goose subareas, iii. A contiguous network of green spaces to supplement the natural and heritage resources connecting communities and natural resource areas, and iv. A public trail and park network to destinations throughout the area.		Moved from Design Guidelines	
15	<u>Strategy</u>			
16	2.1 Provide a network of protected open space that maintains natural and heritage resources and reinforces the TPA's unique character.		Comment: The word "provide" suggests the responsibility is the County's.	3.0
17	<u>Actions</u>			
18	A. Develop a Master Plan for parks, open space, and trails in the TPA that: 1) builds on and links current planned shared use trails and park areas, and 2) places greater emphasis on quality, connected, usable, and publicly accessible open space.	High+	THIS SHOULD BE THE POLICY STATEMENT Describe trails as "multi-modal."	3.0
19	B. Protect the drinking water resources of the Occoquan, Beaverdam, and Goose Creek Reservoirs with natural stream and reservoir buffers, improved stormwater management, and other means.		This is good, but how implemented given development proposals?	1.5
20	C. Retain 50 percent open space throughout the TPA, to protect drinking water source watersheds and seek to reserve publicly usable, accessible, and interconnected open space.	High	C. Retain 50 and 70% percent open space by subarea in the TPA to protect drinking water source watersheds and provide publicly usable, accessible, and interconnected open space.	3.0
21	D. Establish programs and regulatory mechanisms to increase publicly accessible open space, consistent with County facilities plans, through easements, land dedications, and purchase.			1.0
22	E. Require Open Space Plans with individual development applications to illustrate proposed use, public accessibility, resource protection, and connection with other open space.		E. <i>Require Open Space Plans with individual development applications to identify proposed use, public accessibility, resource protection, and connection with other open space.</i> NEW ACTION: Open space in an individual development application under 20 acres may be reduced in exchange for an equivalent addition of open space elsewhere in the TPA.	3.0
23	F. Take advantage of existing or planned parks, stormwater ponds, and stream valley corridors, particularly the Goose Creek and Bull Run corridors, to create a linear park network linking larger park facilities and destinations.		Replace item 2 from the Design Guidelines in its entirety to make Action G above Comment: Item 2 covers stream setbacks, open space, and trails which should be required as part of the Actions and not left as "desired" as part of the not enforceable Design Guidelines.	3.0

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24	TPA Policy 3: Target specific areas of the TPA for higher density residential and mixed-use development to create affordable and diverse housing opportunities in compact communities recalling reflective of the historic development pattern of villages and towns in Loudoun.	High	Establish criteria for higher density residential and a mix of development to create affordable and diverse housing opportunities in compact communities recalling the historic pattern of villages and towns in Loudoun. Identify contiguous areas exceeding 150 acres within the TPA for housing densities up to six (6) units per acre, net of the 50% open space requirement, to consist of affordable and diverse housing opportunities including components focused on Loudoun's unmet housing needs in compact communities recalling the historic pattern of villages and towns in Loudoun. Comment: The opening up of the TPA should only be done under highly controlled policies which will actually achieve the housing policies of the County as opposed to more suburban style housing. Note "mixed use" projects should not be introduced to the TPA.	2.9
25	Strategy			
26	3.1 Establish guidelines to accommodate higher density residential and mixed-use compact communities that provide sustainable and affordable housing.	3.1	Establish guidelines to provide sustainable and affordable housing. (Delete "mixed use")	3.0
27	Actions			
	<u>A. Update the County's adopted Small Area Plans and create new Community Plans and other appropriate plans which address the particular needs and guide development within the Transition Policy Area.</u>			
28	A B. Support Transition Compact Neighborhoods in areas specified on the Transition Policy Area Place Types Map provided they comply with the Place Type standards and incorporate the following features:		A. Support Transition Compact Neighborhoods provided they comply with Place Type standards and meet the following criteria: A. Support Transition Compact Neighborhoods in areas specified on the Transition Policy Area Place Types Map provided that region-wide transportation infrastructure is committed on timelines to accommodate the increased traffic, and that they comply with the Place Type standards and incorporate the following features:	2.9
29	i. A combination of housing types, including detached, duplexes, zero-lot-line, semi-detached and/or attached. i. A combination of housing types, including detached, duplex, triplex, quadplex, and/or accessory units.			2.8
30	ii. Housing units that are smaller and more affordable than the County medians for each respective housing type. ii. Housing units that are smaller and more affordable and that address the County's unmet needs.			2.0
31	iii. Discernible variations in lot shape and building setbacks along residential street frontages, in a manner reflective of traditional villages and towns, to visually differentiate individual residential structures.		Excellent idea!	1.8
32	iv. Design concepts within units and neighborhoods that allow residents at different stages of their lives to remain in the community.			1.7
33	v. A walkable community design emanating from one or more community greens with minimal use of cul-de-sac streets and easy access to parks, playgrounds and amenities.			1.6
34	vi. Public trails and parks internal to the neighborhood and connecting to adjacent communities and public facilities.			1.6
35	vii. Extensive buffers screening the intensity of the development from surrounding roads and communities through the use of dense vegetation, earthen berms, and/or natural topography.		". . . earthen berms, and/or natural topography, and design standars that maintain the historic pattern of Loudoun villages and towns."	2.5
36	B. Support Transition Community Centers in areas specified on the Transition Policy Area Place Types Map provided they are consistent with the Place Type standards and offer the following features:			2.1

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37	i. Small footprint retail uses and no "big box" commercial retailers with the exception of grocery or drug stores.			2.2
38	ii. An attractive pedestrian shopping and entertainment environment including but not limited to upper-story residences or businesses, active streets featuring relationships between interior and outdoor spaces, outdoor restaurant seating and vendor shopping on the street, complementary ground floor uses (such as retail rather than offices), and a high level of transparency and window space.		DELETE	4.0
39	iii. Convenient and safe pedestrian connections to adjacent neighborhoods and public facilities.			1.8
40	iv. Extensive landscaping, particularly at the perimeter, to screen the project intensity from adjacent roads and communities.		iv. Extensive landscaping utilizing native plant material, particularly at the perimeter to screen the project intensity from adjacent roads and communities.	2.7
41	v. Outdoor activity and community space.			1.5
42	vi. For Commercial Centers exceeding 30,000 square feet of commercial floor area, a residential component consisting of residences within the community center and an integrated Transition Compact Neighborhood as defined by this Loudoun 2040 General Plan.	High	DELETE. Comment: Transition Community Centers place types need revision and under no circumstances should the proposed location directly on Route 50 be permitted as this will become highway commercial and effect traffic on Route 50. Instead the commercial areas should be included within the Transition Compact Neighborhoods to serve the local population.	4.0
43	TPA Policy 4: Non-residential uses will consist of include uses that are compatible with resource protection desired development patterns and the rural landscape.		TPA Policy 4: Non-residential uses will include uses that are compatible with resource protection, desired development patterns and the rural landscape.	3.0
44	<u>Strategy</u>			
45	4.1 Provide for development of commercial, employment, and public uses in areas specified on the Transition Policy Area Place Types Map that achieve the desired development patterns and the character of the TPA.			1.7
46	<u>Actions</u>			
47	A. Require Industrial uses to:			2.0
48	i. Be located only in locations consistent with the Place Types Map.		<i>Be located only in locations consistent with the Place Types Map, and except for existing quarry area, be located within 1000 feet of the Greenway.</i>	3.0
49	ii. Be visually concealed from adjacent roads and residential areas by siting buildings and uses to avoid ridgetops and high visibility areas and enclosing buildings and uses within a substantial, undisturbed, vegetated perimeter.	High	This implies that the industrial uses will continue to spread. Should not spread beyond existing industrial area north of Greenway.	3.0
50	iii. Minimize the effects of noise, vibration, and odor.		<i>Produce no noise, vibration, odor that is noticeable to residential neighborhoods.</i>	1.9
51	iv. Have access to adequate infrastructure and roads.			1.7
52	v. Identify and protect environmental features and to follow, to the extent possible, the natural topography.		Add Back: " Use a conservation design process to . . . Identify"	3.0
53				1.5
54	vi. Enhance water quality protection when near water supply reservoirs and associated streams.			1.1
55	B. Continue to protect the extractive industry by maintaining a quarry notification overlay zoning district.			1.6
56	C. Establish zoning regulations and design standards that ensure new development does not hinder the operation of quarries.			1.8

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	<p>NEW: D. Support Transition Community Centers in areas specified on the Transition Policy Area Place Types Map provided they are consistent with the Place Type standards and offer the following features:</p> <p>i. Small footprint retail uses and no “big box” commercial retailers with the exception of grocery or drug stores.</p> <p>ii. A compact pedestrian shopping and entertainment environment including active streets featuring relationships between interior and outdoor spaces, outdoor restaurant seating and vendor shopping on the street, complementary ground floor uses (such as retail rather than offices), and a high level of transparency and window space.</p> <p>iii. Convenient and safe pedestrian connections to adjacent neighborhoods and public facilities.</p> <p>iv. Extensive landscaping, particularly at the perimeter, to screen the project intensity from adjacent roads and communities.</p> <p>v. Outdoor activity and community space.</p>			
57	TPA Policy 5: Ensure that adequate infrastructure including roads, utilities, public facilities and services are available to meet increased demands of new development.		This policy and the related strategies and actions are problematic when taken all together.	3.0
58	<u>Strategy</u>			
59	5.1 Ensure adequate public facilities and services are available as demand is generated by new development.		Replace "Ensure adequate" with "Require commitments that..." Comment: If firm commitments are not in hand a project should not be permitted to start.	3.0
60	<u>Action</u>			
61	A. Evaluate residential development proposals against the available and forecasted capacity of public schools and other facilities and services through the projected buildout period of the application.			1.1
	<p>B. Phase higher density residential development to allow the County to plan for facility and infrastructure needs before the demand occurs, and help direct development to the areas of the County that offer greater fiscal and economic benefits.</p> <p>C. Precede each phase with a Comprehensive Plan Amendment or a community planning exercise to determine timing, appropriate land use changes, and/or public facility needs.</p> <p>D. Until such time as a subsequent phase is amended by adopting a comprehensive plan amendment or a community planning exercise is completed for areas, as appropriate, all residential areas outside of the Phase 1 area shall be developed under the Transition Large Lot Place Type.</p> <p>E. Schedule the phasing in the following sequence unless determined otherwise Plan Amendment:</p> <p>i. Phase 1: Lower Sycolin and Middle Goose Creek policy subareas</p> <p>ii. Phase 2: Upper Broad Run policy subarea</p> <p>i. Phase 3: Upper and Lower Foley, and Lower Bull Run policy subareas</p>			
62	<u>Strategy</u>			
63	5.2 Increased residential densities in areas identified as Infrastructure Dependent on the Transition Policy Area Place Types Map will be contingent on the extension of Northstar Boulevard to Interstate 66 and the widening of Braddock Road to Route 28 or other road alignments accomplishing the same functions.		Comment: This unique language in Plan should be used to trigger ALL new development.	1.1
64	<u>Actions</u>			
65	A. Evaluate available road connections to Interstate 66 and Route 28 with any application for higher density residential development south of Braddock Road.			1.1

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66	B. Consider phased development plans that link higher density to the transportation improvements outlined in Strategy 5.2 but permit interim development in a pattern that accommodates higher density in the future.		DELETE	4.0
67	DESIGN GUIDELINES	High	REVISION: Delete the first sentence and start with "The Design Guidelines are not..." Comment: The sentence has contradictory language "build upon current development patterns" and then "allows innovative design and new responses to the market" which in fact the guidelines do not reflect either "innovation" or "markets."	3.1
68	Unless otherwise specified, the following guidelines apply only within the TPA:			3.1
69	1. Those areas of each development designated as open space by the applicable place type shall integrate buildings and parking into the existing natural landscape and provide usable space that is accessible to residents and the public, subject to the following:			
70	a. Perimeter open space screening from roads and other communities may be the predominant component of the 50 percent open space requirement,			
71	b. Distribute community greens, playgrounds, and gathering spaces within residential development,			
72	c. Link open space to surrounding neighborhoods and public facilities with pedestrian and bicycle networks,			
73	d. Link open space to natural and heritage resources, unique site features, and open space in other communities,			
74	e. Locate low intensity parks that emphasize undisturbed open space in highly visible areas or in conjunction with schools, churches, and neighborhood commercial centers where they can serve as a buffer for adjoining homes.			
75	2. Ensure that open space within developments creates or enhances the following:		REVISION: See recommendation to move item 2 to an Actions under Strategy 2.2.	3
76	a. The 300-foot buffer and 200-foot transitional area along the Bull Run in the Upper and Lower Foley and Lower Bull Run subareas,			
77	b. The 300-foot buffer and 1,000-foot voluntary open space area along the Goose Creek, Goose Creek Reservoir, and Beaverdam Reservoir in the Lower Sycolin and Middle Goose subareas,			
78	c. A contiguous network of green spaces to supplement the natural and heritage resources connecting communities and natural resource areas, and			
79	d. A public trail and park network to destinations throughout the area.			
80	3. Locate development on areas of the site that afford the least disruption of views of the landscape.			
81	4. Protect the historic context of nearby archaeological and historic sites and along scenic corridors.			
82	5. In all development, provide trails and sidewalks that connect to adjacent neighborhoods and other destinations within and outside the project.			
83	6. Ensure that clusters of residential units proposed in TPA communities are appropriate in number of units to reflect a traditional hamlet scale with multiple clusters separated by open space areas and featuring:			
84	a. A variety of lot sizes with no minimum lot size requirement and minimal setbacks,			
85	b. A predominantly single-family residential development pattern,			
86	c. A network of publicly accessible trails and pedestrian sidewalks linking communities and amenities, and			
87	d. A network of tree-lined streets constructed at minimum required widths to merge into the open landscape and slow traffic.			
88	7. Ensure that housing diversity and affordability are components of larger and higher density developments, such as Transition Compact Neighborhoods, and Transition Community Centers , by including a mixture of housing types, a range of building and lot sizes, and configurations.			
89	8. Include varying densities in neighborhoods with higher densities generally in close proximity to community greens, civic uses, or small-scale retail uses.			

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90	9. Diversify housing size, unit types, lot sizes, and lot pattern along each street frontage and in the same blocks to reflect the design of traditional villages and towns.				
91	10. Include pedestrian features, landscaping, short blocks, few dead ends, and traffic calming features.				
92	11. Locate buildings close to the street but require some discernable variations in building setbacks along residential streets.				
93	12. Avoid bulky designs by breaking down the mass into smaller elements that follow natural contours.				
94	13. Address parking in Transition Compact Neighborhood and Transition Community Center place types through a combination of on-street and off-street choices designed and located to minimize their visual impact.				
95	14. Develop employment uses at a scale that minimizes their intrusion into the rural and natural landscape and their impact on surrounding roads and communities by:				
96	a. Screening all outdoor storage and equipment parking areas from view of adjoining properties and roads,				
97	b. Minimizing the number of entrances from major collector or arterial roads;				
98	c. Ensuring adequate road and infrastructure capacity,				
99	d. Avoiding large expanses of blank building surfaces by using articulation, fenestration and façade treatments, especially when the facades are visible from public roads, and				
100	e. Separating industrial uses from residences by locating less-intensive uses adjacent to residential uses or using natural or manmade barriers between the uses.				

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	Rural Policy Area - VISION The Rural Policy Area (RPA) is an enduring rural landscape that is characterized by a unique composite of natural and man-made environments, rural economy uses, working agricultural lands, open space, and a limited residential base.		The Rural Policy Area (RPA) will continue to be a permanent Countywide asset, with an enduring rural landscape characterized by limited residential development, a unique composite of natural and historic assets, rural economy and equine uses supporting tourism, working agricultural lands and open space. Its continued success requires a range of land management tools and performance standards to maintain long-term economic, environmental and social sustainability.	0.0
1	Rural Policy Area			
2	Policies, Strategies, and Actions			
3	Unless otherwise specified, the following Policies, Strategies, and Actions apply only within the RPA.		Unless otherwise specified, the following Policies, Strategies, and Actions apply only within the RPA. These Policies, Strategies and Actions and take precedence over county wide policies where the two are in conflict.	3.0
4	Land Use & Development			
5	RPA Policy 1: Foster land use and development patterns that incorporate natural, cultural, heritage, and agricultural resources to preserve character-defining features of the rural landscape while providing opportunities for rural living and businesses.		<i>This policy should relate to the entire county, not just the RPA. Recommend moving it to the section on Quality Development. There are important cultural and heritage sites in other parts of the county.</i> <i>Enforce land use and development patterns . . . while providing opportunities for rural living and businesses. Strict zoning rules and regulations, innovative design standards and conservation tools will be used to maintain the integrity of the county's rural areas.</i>	1.7
6	<u>Strategy</u>			
7	1.1. Support uses that protect, preserve, and enhance natural areas and open space, retain farmland and the vitality of the rural economy, and foster a high quality of rural life for residents.			1.3
8	<u>Actions</u>	High	<i>Add the following additional actions: "Establish regulations and design standards to ensure that approved subdivision plats preserve prime agricultural soils and include rural economy lots and open spaces that are appropriate and reserved for farming or for parks, trails or other outdoor recreation."</i>	5.0
9	A. Provide incentives for the consolidation of underutilized or undeveloped small lots into larger parcels for agricultural and rural economy uses.		Provide land management tools and programs that provide incentives for the consolidation of underutilized or undeveloped small lots into larger parcels for agricultural and rural economy uses.	3.0
10	B. Consider cost-share initiatives to assist in establishing conservation easements, in order to reduce the land that is available for residential development and to provide landowners with financial options to support working farms, rural economy uses, and/or stewardship of the land.			3.0
11	Rural Residential			
12	RPA Policy 2: Limit residential development to protect the land resource for agricultural operations, rural economy uses, and open space uses; minimize traffic impacts; and reduce the demand for additional public facilities and services.			1.0
13	<u>Strategy</u>			
14	2.1. Where residential development does occur in the RPA, it should be designed to preserve the rural character, work with the land form to preserve and protect natural features, and conserve land for agriculture, rural economy uses, passive recreation, and open space.	High	<i>Where residential development does occur in the RPA, it SHALL be designed.... Add "equine" to uses.</i>	3.0

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15	<u>Actions</u>			
16	A. Evaluate and revise zoning regulations and design standards to improve the design of subdivisions and clustered residential development by incorporating natural features and maintaining usable open space.		add "that ensures areas preserved for agricultural in clustered developments are suitable for agricultural use"	3.0
17	B. Encourage the provision of publicly accessible and connected open space.			1.3
18	C. Educate property owners about alternatives to residential subdivision by providing information on conservation easements, the Land Use Assessment Program, and other efforts to keep rural properties intact and productive.		"by providing information on conservation easements, the Land Use Assessment Program, and other land conservation programs, ..."	3.0
19	Rural Economy			
20	RPA Policy 3: Agricultural and rural business uses that are compatible with the predominant land use pattern will be developed in a manner that is consistent with the County's growth management, economic, and environmental goals.		...that is consistent with or improves upon the County's growth management, economic and environmental goals as determined by current standards of excellence.	3.0
21	<u>Strategy</u>			
22	3.1. Ensure compatibility of rural economy uses through the evaluation of the scale, use, intensity, and design (site and building) of development proposals in comparison with the dominant rural character and adjacent uses.			1.2
23	<u>Actions</u>			
24	A. Evaluate and revise zoning regulations and development standards for rural economy uses. Such regulations and standards will address traffic capacity limits, safe and adequate road access, number of employees, site design standards (i.e., land disturbance, buffering, use intensity, siting, and architectural features), and public health, safety, and welfare.		A. Adopt zoning regulations and development standards for rural economy uses. Such regulations and standards will address traffic capacity limits, safe and adequate road access, number of employees, site design standards (i.e., land disturbance, buffering, use intensity, siting, lighting, noise buffers, and architectural features), and public health, safety, and welfare.	3.0
25	B. Allow Consider the establishment and/or expansion of existing commercial, industrial, and institutional uses by Special Exception if the use and/or expansion: 1) is compatible in scale, use, and intensity with the surrounding rural environment, 2) uses building forms, massing, and architectural styles that reflect the surrounding rural character 3) preserves ridgetops, natural resources, farmland, and open space, and 4) meets applicable zoning regulations and development standards.			2.3
26	C. Non-agriculturally related commercial uses may be permitted by Special Exception if the use is compatible in scale and intensity with the agricultural and rural character of the area; poses no threat to public health, safety, and welfare; and helps to preserve farmland, open space, and/or continued agricultural operations.	High	Delete this since is could open door to other types of uses	4.0
27	<u>Strategy</u>			
28	3.2. Promote the retention and development of rural business uses that sustain the rural economy and support the County's agricultural, equine, and tourism industries.			1.2
29	<u>Actions</u>			
30	A. Adopt zoning regulations and design standards that include new types of rural business and agricultural uses, permit flexibility for the sale of farm products, and promote rural tourism, hospitality uses, and similar kinds of rural business uses that are compatible with the character of the RPA.		Delete "hospitality uses." Let that be determined under "compatibility" but don't give that special consideration here. ...permit flexibility for the sale of onsite grown or Loudoun grown farm products... " . . . Uses that are compatible in scale and character of the RPA."	4.0
31	B. Evaluate and revise zoning regulations and design standards to permit a variety of residential unit types, including accessory apartments for seasonal farm laborers and year-round tenant housing, that support the rural economy.	High	" . . . That support the rural economy on lot of primary farm without possibility of subdivision."	3.0
32	C. Create zoning regulations and design standards for existing and new types of rural recreational uses to evaluate their appropriateness and ensure their compatibility with the character of the RPA.	High	Delete this since is could open door to other types of uses. Delete the words "existing and new types..." to describe rural recreational uses.as determined by a government/citizen task force or review board.	4.0
33	D. Develop County parks with trail networks, cross country courses, and equestrian riding rings or other equestrian-related features.			1.0

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34	E. Develop a publicly accessible multi-use trail network (i.e., pedestrian, bicycle, and equestrian) to link private and public lands in the RPA in partnership with nonprofit entities, landowners, and developers of rural properties.		<i>Prefer the term "multi-modal" to "multi-use."</i>	3.0
35	<u>Strategy</u>			
36	3.3. Promote and expand agricultural enterprises and the rural economy, and attract rural entrepreneurs to locate in Loudoun.			1.45
37	<u>Actions</u>			
38	A. Promote rural business sectors and community events to support rural tourism, showcase the rural economy, and strengthen the economic vitality of rural businesses, villages, and towns.			1.5
39	B. Develop a coordinated service approach to assist rural landowners in the review and development of proposals to maintain agricultural operations, preserve the agricultural potential of farmland, institute farm and rural business plans, and assist in filing applications, which support agriculture, agricultural activities, and the rural economy.			1.3
40	C. Develop additional incentives to retain and encourage agricultural enterprises and support land preservation.		<i>The description of the equine industry in Loudoun in this latest Draft is significantly abbreviated from the one in the current Plan, and does not acknowledge the industry's significant economic impact, its multi-facted nature, and Loudoun's esteemed place in the national culture of equestrian sports. One key statement in the current Comprehensive Plan that is missing from the Draft is the following: The equine industry should be afforded the same benefits and encouragement extended to other forms of local agriculture. This important directive should appear in any new Comprehensive Plan.</i>	3.0
41	D. Retain the Rural Economic Development Council (REDC) as an advocacy and advisory committee on initiatives, programs, and policies that affect the economic growth and development of rural Loudoun County.		Retain the Rural Economic Development Council (REDC) as an advisory committee on initiatives, programs, and policies that affect the economic growth and development of rural Loudoun County. <i>. . .support well established state programs and curriculum like FFA, Animal Science, Horticulture, and Ag Business education programs in LCPS and job training..."</i>	3.0
42	E. Support public education and job training in agriculture-based careers to ensure a stable agricultural work force and promote the region's agricultural and tourist based economy.		Support public education, job training, and on-site housing in agriculture-based careers to ensure a stable agricultural work force and promote the region's agricultural and tourist based economy.	3.0
43	NEW F. Facilitate the provision of appropriate on-site housing options for farm interns and apprentices in support of agricultural workforce development. <u>Strategy</u>			
44	3.4. Maintain the Land Use Assessment Program to provide property tax relief to retain and support agriculture, horticulture, forestry, and open space as critical components of the RPA.		<i>All equine uses should be included.</i>	3.0
45	<u>Actions</u>			
46	A. Regularly review, update, and enhance the Land Use Assessment Program and other voluntary agricultural programs, such as the Agricultural and Forestal District (AFD) program, to strengthen the rural economy, preserve rural character, and maintain the viability of farming.		ADD BACK: B. Develop additional incentives to retain and encourage agricultural enterprises and support land preservation. "Such as the establishment of produce, meat, and grain processing within the county"	5.0
47	<u>Strategy</u>			
48	3.5. Promote and encourage the preservation, rehabilitation, and repurposing of farm buildings and structures to maintain infrastructure for future agricultural enterprises and rural economy uses. Where possible, rural business uses should locate in existing agricultural and historic structures.		<i>" . . . Where available and compatible with surrounding area, rural business uses should locate in existing agricultural and historic structures.."</i>	1.5
49	<u>Action</u>			
50	A. Adopt zoning regulations and design standards that facilitate the use of existing agricultural and historic structures.		<i>Under the newly development county-citizen preservation partnership.</i>	1.6

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51	Strategy			
52	3.6. Support and increase farming activities and maintain a resilient food network for local consumption.			1.1
53	Actions			
54	A. Promote community supported agriculture (CSA); the direct sale of farm products between farmers and local consumers including farmers markets, local restaurants and retailers; and the establishment of a permanent year-round indoor farmers market in the eastern portion of the County.			1.0
55	B. Facilitate effective processing, distribution, and marketing of locally grown products.			1.3
56	C. Promote best practices in farming, including adapting to new crops, livestock, and technology, to address market demands and diversify agricultural production.		"Utilize Virginia Cooperative Extension and other resources..."	3.0
57	Strategy			
58	3.7. Protect farming and farmers from nuisance complaints in accordance with the provisions of the Right to Farm Act, Code of Virginia §3.2-301.			1.2
59	Actions			
60	A. Maintain zoning regulations and design standards that protect the right to farm.		"... that protect the right to farm , including on subdivision plots designated for rural economy uses. "	3.0
61	B. Support and provide educational programs about farming practices and activities to reduce potential conflicts associated with the proximity of agriculture to nonagricultural uses.		Develop zoning regulations that create buffers and other natural barriers between residential developments and agricultural uses. Support and provide educational programs.....	1.4
62	ADD THE FOLLOWING			5.0
63			Action RPA 1.1D Identify the network of historic rural roads and work with VDOT to maintain them in their traditional alignment and paving to support rural economy and tourism uses.	5.0
64			Action RPA 1.1E Implement rural design guidelines that include lighting design to minimize light escape, require the use of permeable pavers to limit runoff, discourage use of berms and suburban style water retention systems that are inconsistent with the rural landscape.	5.0
65			Action RPA 3.1 D Establish design standards that minimize light escape, reduce amount of impermeable surfaces, and discourage the use of berms and suburban style water retention systems that are inconsistent with the rural landscape.	5.0
66			Farmland Preservation and Protection	5.0
67		High	To support the rural economy and ensure that . . . Such land management programs and measures as the Land Use Assessment Program, the Agricultural and Forestal District (ADF) program, Purchase of Development Rights (PDRs), Transfer of Development Rights (TDRs), and public/private conservation easements will be used to encourage landowners to use their land to expand the rural economy.	5.0

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	Rural Villages - VISION Rural Villages are important historic settlements that possess significant heritage, cultural, social, and economic assets that contribute to the character of the Rural Policy Area.		Rural Villages will continue to be vibrant communities that reflect historic settlement patterns that preserve and enhance Loudoun's social and cultural heritage, while contributing to the tourism economy, maintaining small schools, and ensuring development in scale and compatibility to the Village and the overall character of the Rural Policy Area. <i>Comment: It's important to include that these villages are active communities. And to make the commitment that they will "continue."</i>	2.8
	Towns and JLMAs - VISION The western Towns will continue to be hubs of economic and cultural activity in western Loudoun.		The western Towns will continue to be hubs of economic and cultural activity in western Loudoun.	
1	Rural Historic Villages Note: "Historic" added throughout			
2	Policies, Strategies, and Actions		<i>It is important to have rules that will protect the Villages, but they should be written with significant oversight by and input from the communities affected. The Comprehensive Plan should recognize the value of the current caretakers of these Villages and empower them to establish rules that will protect the historic values and quality of life of the Village.</i>	5.0
3	Unless otherwise specified, the following Policies, Strategies, and Actions apply only within the Rural Villages.			
4	RV Policy 1: Development and uses in Rural Villages must be compatible with the historic development pattern, community character, visual identity, intensity, and scale of the individual villages.		<i>REVISION: Infill development and reuse of village buildings in Rural Villages must be compatible with the historic development pattern, community character, visual identity, density and scale of the individual villages. Comment: Clarify that "infill" and "reuse" are the limited forms of development desired.</i>	3.0
5	<u>Strategy</u>			
6	1.1. Encourage the retention and development of a variety of compatible residential and commercial uses that enhance the attractiveness and vitality of the Rural Villages.	High	<i>Limit infill development to compatible residential and commercial uses that enhance the attractiveness and vitality of the Rural Villages. Comment: "Encourage" development should not be the strategy.</i>	3.0
7	<u>Actions</u>			
8	A. Develop criteria to evaluate existing Rural Villages to determine if their current designation is warranted and amend the Comprehensive Plan and Zoning Ordinance as appropriate. NEW: A. Develop criteria to evaluate existing Rural Historic Villages and other historic crossroads communities to determine if their current designation is warranted, redefine village boundaries as necessary , and amend the Comprehensive Plan and Zoning Ordinance as appropriate.		<i>REVISION: Develop criteria to evaluate existing and other historic crossroads communities to determine if their designation as a Rural Village is warranted and amend the Comprehensive Plan and Zoning Ordinance as appropriate. Comment: Combines Action A and Action G.</i>	3.0
9	B. Develop small area plans and master plans for the Rural Historic Villages to support community goals and address issues related to land use and zoning, economic development, natural environmental, and historic resources, community facilities and services, water and wastewater, and transportation to maintain the character of the villages.	High	<i>REVISION: Upon the request of a Rural Village the County will provide technical assistance to develop small area plans and master plans for the Rural Villages.... Comment: The small area planning process should be in the control of the Rural Village community with assistance from the County professional staff.</i>	3.0
10	C. Review and revise zoning regulations, design standards and guidelines to achieve compatible building and street design to ensure that quality development occurs within the Rural Historic Villages.		<i>REVISION: DELETE Comment: The need to review and revise zoning regulations etc. is covered elsewhere. However, this Action statement uses the words "quality development" which need not be interpreted in the spirit of the overall Policy.</i>	4.0
11	D. Clearly differentiate entrances into the villages from surrounding areas through appropriate street design, landscaping, and building placement. D. Coordinate with Rural Historic Village communities to determine appropriate methods to differentiate entrances into the villages from surrounding areas, including through street design, landscaping, and building placement.		<i>Coordinate with communities to identify existing village boundaries and buffer zones, to clearly differentiate entrances into the villages from surrounding areas through appropriate street design and landscaping.</i>	3.0

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12	E. Incorporate traffic calming measures where appropriate to reduce vehicle speeds and provide a pedestrian-friendly environment within the Rural Villages. E. Incorporate traffic calming measures that are compatible with the village character where appropriate to reduce vehicle speeds and provide a pedestrian-friendly environment.		<i>REVISION: Incorporate traffic calming and traffic regulatory measures where appropriate to reduce vehicle speeds and provide for pedestrian safety and seek solutions to achieve lower levels of cut-through traffic</i> <i>Comment: This is a major concern to Rural Village communities.</i>	3.0
13	F. Evaluate existing Rural Commercial (RC) zoning and consider new zoning regulations and design standards for commercial uses in the Rural Villages which are compatible with the settlement patterns and neighborhood scale. F. Evaluate and revise existing Rural Commercial (RC) zoning district regulations to implement Plan policies and design standards for commercial uses in the Rural Historic Villages that ensure compatibility with the settlement patterns and neighborhood scale.	High	<i>REVISION: Revise existing Rural Commercial (RC) zoning to implement Plan policies that require standards for commercial uses in Rural Villages to be compatible with the settlement patterns and neighborhood scale.</i> <i>Comment: "Evaluate" and "Consider" are too weak words for an urgent and serious problem. Rural Commercial zoning should only allow for residential uses above or inside a common structure with a commercial use, not detached single family or single family townhomes</i>	3.0
14	G. ——— Develop criteria for evaluating other crossroads communities in the RPA for designation as Rural Villages and amend the Comprehensive Plan and Zoning Ordinance as appropriate.		Merged with Action A.	3.0
15	<u>Strategy</u>			
16	1.2. Preserve the character of the villages and their historic structures and sites through the rehabilitation and adaptive reuse of existing buildings.		Old Ashburn should be included here to preserve the historic core of that community	1.3
17	<u>Actions</u>			
18	A. Promote and support building maintenance and improvements to preserve the existing building stock and the character of the villages.			1.3
19	B. Establish and expand the County Historic Zoning Districts for the Rural Villages. B. Evaluate the establishment of additional County Historic Districts in the Rural Historic Villages.			1.3
20	<u>Strategy</u>			
21	1.3. Limited increases in residential densities within the Rural Historic Villages may be considered through legislative approval processes when the design of the project reinforces the character, development pattern, and identity of the village. Conventional, suburban forms of development are not appropriate in or contiguous to Rural Villages.	High	<i>REVISION: No increases in residential densities above the existing average density of the Rural Villages will be considered except through a Special Exception process when the design of the project reinforces the character, development pattern, and identity of the village. Conventional suburban forms of development are not permitted in or contiguous to Rural Villages.</i> <i>Comment: "limited" increases in density is too vague an open to interpretation. The prohibition on "suburban forms" is important enough to stand on its own as a separate Action." The addition of qualifiers negates the value of these protections and should be replaced with affirmative protections.</i>	3.0
22	<u>Action</u>			
23	A. Adopt zoning regulations and design standards to encourage traditional housing on smaller lots, allow accessory apartments attached to single-family residential units, and allow residential units above commercial/retail uses within the Rural Historic Villages to provide housing options.			1.8
24	<u>Strategy</u>			
25	1.4. Business and commercial uses in the Rural Villages should be small scale, compatible with existing development, meet local community needs and support rural tourism. 1.4. Business and commercial uses in the Rural Historic Villages should be 1) small scale, 2) compatible with existing development, patterns, 3) generate limited vehicular traffic, and 4) meet local community needs and support rural tourism.		<i>REVISION: Business and commercial uses in the Rural Village should be small scale, compatible with the existing architecture of the village, generate limited vehicle traffic, and meet local community needs.</i> <i>Comment: Reference "architecture" rather than "existing development," as clearer and add concern about traffic. Delete reference to "support rural tourism" as not the main purpose of the Villages.</i>	3.0
26	<u>Action</u>			

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27	A. Adopt zoning regulations, design standards and performance criteria that are specific to the types of small-scale, community-related commercial uses that the County encourages within the Rural Historic Villages.		REVISION: Substitute "permits" for the word "encourages" as the County should not be encouraging growth in the Rural Villages.	3.0
28	NEW Proposed Strategy 1.5 NOTE - INSERT/MOVE VILLAGES DESIGN GUIDELINES IN FINAL	High	NEW PROPOSED STRATEGY 1.5: The County will maintain and preserve the small community schools and civic buildings which are essential to the Rural Village community life and an important part of the village heritage. Any new public buildings must be in the scale and tradition of the Rural Village or located outside of the village boundaries.	5.0
	The Design Guidelines are meant to be prescriptive and are not intended to be treated as a checklist, but are instead meant to provide a framework for how the desired character of the Rural Historic Villages can be achieved, with the acknowledgement that other methods could achieve the intended results.			
	1. New development should reinforce the existing pattern of streets/roads in the Rural Historic Villages.			
	2. The streetscape of Rural Historic Villages should incorporate sidewalks, crosswalks, lighting, landscaping and other street amenities which enhance the pedestrian experience and contribute to the visual quality of the village.			
	3. Sidewalk and trail networks within the Rural Historic Villages should be expanded to provide connections to surrounding trail networks in the RPA.			
	4. Incorporate and retain existing trees and other site vegetation, especially when these features form a visual edge defining the streetscape or space between properties.			
	5. New buildings will be oriented on their site to maintain the existing street pattern, street design, and relationship to other buildings to reinforce the historic development pattern of the village.			
	6. The scale, size, massing, and design of new buildings will adopt building forms and architectural styles related to the individual character of the village.			
	7. Where the footprint of a new building is larger than existing buildings, reduce the perceived mass by dividing the building into smaller pieces with varying wall planes and rooflines. Design new commercial development to conform with the storefront configuration of existing historic examples, when no local precedent exists look to other examples in the villages to inform new construction.			
	8. Locate parking, mechanical units, and other site features in locations which diminish their visual impact from the street.			

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29	Towns and JLMAs			
30	Policies, Strategies, and Actions			
31	Town Policy 1: The County will collaborate with the Towns on matters of common interest to preserve the identity of each Town and their role as economic and social centers.		<i>Town Policy 1: The County will collaborate with the Towns on matters of common interest to preserve the identity of each Town, their surrounding areas and gateways and their role as economic and social centers. The County recognizes the Towns have a vested interest in development for significant areas outside of their borders and throughout the County and will seek their participation and input on matters affecting the TPA and RPA.</i>	3.0
32	<u>Strategy</u>			
33	1.1 Work with the Towns to develop and implement a shared vision for the Towns and their environs surrounding areas and gateways.			1.1
34	<u>Actions</u>			
35	A. Continue to refer to jointly approved area management plans and refer to applicable Town policies on matters within the JLMA.			1.2
36	B. Establish a regular coordination program with Towns to anticipate, monitor, and address development and planning matters.		<i>Establish a regular coordination and collaboration program with Towns to anticipate, monitor, and address development and planning matters to meet not less that quarterly.</i>	3.0
37	C. Undertake joint planning efforts in the JLMA.			1.8
38	D. Support the towns in their negotiations with VDOT and other agencies for road maintenance , safety improvements and traffic calming, particularly along Routes 15, 50, 7, 9, and 287 in proximity to the Towns, and other changes in roads and/or transportation services that are consistent with both the Town's and the County's development goals and priorities.		<i>Participate as a partner with the towns in their negotiations with VDOT and other agencies for road maintance, safety improvements and traffic calming, particularly along Routes 15, 50, 7, 9, and 287 in proximity to the Towns, and other changes in roads and/or transportation services that are fundemental to a safe and effecient transportation system</i>	3.0
39	E. Assess the effectiveness of the JLMA approach and associated zoning in protecting town character, maintaining a defining edge between the town and the rural areas, and/or as a tool for expanding economic development objectives. The defining edge is the boundary between two distinct land use patterns, whether existing or desired. The edge may encompass an area that establishes a visual distinction, either as perceived from the road or from broader views of the landscape.			1.8
40	F. Add provisions to the rural and JLMA zoning districts specific to roadway gateway corridors leading into each town that would establish deeper building setbacks variable building and lot configuration and orientation, "hedgerow" landscaping and buffering along the road, and other measures that retain or create a traditional rural or natural appearance leading into the town.			1.1
41	G. The County will work with the Towns and interested groups to identify open-space and agricultural-preservation strategies such as: donation of conservation easements, fee- simple purchase, clustering, and the possible creation of a conservation service district and/or nonprofit foundation to promote and implement open-space preservation around the Towns.			1.3
42	<u>Strategy</u>			
43	1.2 Encourage new development to locate within the Towns before moving into the JLMAs or surrounding area.			1.3
44	<u>Actions</u>			
45	A. Encourage the maintenance, improvement, or adaptive reuse of existing building stock in a manner that supports social and economic diversity within the community.			1.3
46	B. Promote the commercial areas within the Towns as the preferred location of retail and service businesses, office development, and public and civic uses.		<i>Promote the commercial areas within the Towns as the preferred location of retail and service businesses, office development, and public and civic uses through reducing such commercial development around their gateway areas.</i>	3.0

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47	C. Work with the Towns to enhance their economic base and maintain viable commercial areas through marketing, capital investments, and business attraction.			1.4
48	D. Support annexations by the Towns when water and sewer extend into a JLMA in accordance with the annexation guidelines in this section and to resolve jurisdictional questions for property owners.			1.5
49	E. Encourage development in the JLMA to extend the existing and planned development patterns of the Town. <i>E. Encourage site layouts in the JLMA that extend the existing and planned development patterns of the Town.</i>			1.8
50	<u>Strategy</u>			
51	1.3 Continue to recognize the Towns as the preferred location of public facilities in western Loudoun County when serving the rural Policy Area, when otherwise consistent with Town policies and when suitable land and services are available.			1.3
52	<u>Actions</u>			
53	A. Encourage the continued use of existing public facilities located in the Towns and JLMAs and seek to maintain existing community-based schools as an important social and economic component of the communities.			1.0
54	B. Cooperate with the Towns Councils of those communities providing local law enforcement to ensure a coordinated enforcement strategy within the Town JLMAs.			1.3
55	C. Support development of sidewalks and recreational, multi-use, and equine trails connecting the Towns to each other, to regional trail networks such as the W&OD and C&O Canal, and to area destinations.			1.2
56	Hamilton			
57	<u>Strategy</u>			
58	1.4 Development within the Hamilton JLMA will comply with the comprehensive plan for the Town of Hamilton and the adjacent area in the JLMA.			1.5
59	<u>Actions</u>			
60	A. Maintain the Town of Hamilton authority over subdivision applications within 1 mile of its corporate limits.			1.5
61	B. Work with the Town of Hamilton to update the Comprehensive Plan for the Town and JLMA after the adoption of the 2040 Plan.		<i>Work with the Town of Hamilton to update the Comprehensive Plan for the Town and JLMA after the adoption of the 2040 Plan - to be completed within 2 years</i>	3.0
62	C. Support the Town of Hamilton efforts to develop an identifiable town center to serve as a community focal point for the Town of Hamilton and the JLMA.			1.5
63	D. Seek to improve street connectivity as the redevelopment and infill development occur in the JLMA and connect to the existing streets in the Town of Hamilton, where feasible, with roads that are compatible with traditional town designs.			1.2
64	E. Work with the Town of Hamilton to effectively manage transportation systems around the Town and to explore methods of traffic calming on Business Route 7 through town including the possible use of a traffic circle at Route 7 and St. Paul Street.			1.4
65	F. Maintain a distinct identity for the greater Hamilton community separate from the adjacent rural areas by establishing a greenbelt around the Town of Hamilton and the JLMA using conservation easements, passive and active parks and other means.			1.0
66	G. Work with the Town of Hamilton to achieve a balanced land use pattern that will retain Hamilton's historic small-town character in a rural setting and maintain its unique sense of place.			1.0
67	H. Support continued operation of Hamilton Elementary school at its present site.			1.0
68	Hillsboro			
69	<u>Strategy</u>			
70	1.5 Enhance the role of Hillsboro as a gateway into the County from the west. <i>1.5 Enhance the role of Hillsboro as a rural gateway and hub for northwest Loudoun's agricultural and recreational tourism area.</i>		<i>Enhance the role of Hillsboro as a gateway into the County from the west; gateway to and hub for northwest Loudoun's agricultural and recreational tourism region.</i>	3.0

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71	<u>Actions</u>			
72	A. Maintain the distinct identity for the Hillsboro community, separate from the adjacent rural areas, by encouraging- Encourage the establishment of a greenbelt around the Town using conservation easements, development design techniques and other means to help maintain the distinct edge and rural community identity of the Town of Hillsboro.		Maintain the distinct rural community identity for the Town of Hillsboro and its surrounding environs by encouraging the establishment of a permanent greenbelt around the Town through the use conservation easements, development design techniques and other means to help maintain the distinct edge to the Town of Hillsboro.	3.0
73	B. Support the development of entry features into the town, to enhance the identity of the Town of Hillsboro as a gateway community.		Support the development of entry features into Hillsboro that enhance the identity of the Town as a gateway to northwest Loudoun's wine, and agricultural and recreational-tourism region.	3.0
74	C. Encourage rural economy business development in the Hillsboro Area to provide local goods, services and jobs to residents and visitors.		Promote and support expanded productive farming and rural economic development in the Hillsboro Area that will encourage young farmers, preserve and expand farmland, boost tourism, stimulate county and regional markets for locally produced products and jobs and entrepreneurial opportunities to area residents.	3.0
75	D. Encourage the preservation of those resources which contribute to the identity of Hillsboro. D. Encourage the preservation of the natural, environmental, and heritage resources that contribute to the identity of Hillsboro.		Encourage the preservation of the historic, natural and cultural resources that contribute to the identity of Hillsboro.	3.0
76	E. Oppose any increase in density and development outside of the Town of Hillsboro that does not retain the low density, farm landscape that helps highlight entry into the town. E. Oppose any increase in density and development outside of the Town of Hillsboro that does not retain the low density, farm landscape that provides the historic rural context for the Town helps highlight entry into the town.		Oppose any increase in density and development outside of the Town of Hillsboro that does not retain the low density, farm landscape that provides the historic rural context for the Town. No increase in density around Hillsboro is warranted period.	3.0
77	F. Work with the Town of Hillsboro and with VDOT to establish context-sensitive roadway design standards and to identify short and long-term solutions for improving the safety of Route 9 in western Loudoun and through Hillsboro that do not compromise the rural character of Hillsboro.		Collaborate with the Town of Hillsboro and VDOT to establish contextually sensitive roadway design standards and identify short and long-term solutions for improving the safety of the Route 9 corridor that do not compromise the rural character of Hillsboro and the surrounding area. Any improvements should not damage farms or ag businesses or the ability to move ag equipment	3.0
78	G. Promote safety measures for pedestrian movement along and across Route 9. G. Promote safety measures for pedestrian, cyclist, and farm vehicle movement along and across Route 9, Route 690, Route 719, and Route 812.		Promote measures for safe pedestrian and multimodal movement along and across Route 9, Route 690 (Hillsboro Road and Mountain Road), Route 719 (Stony Point Road) and Route 812 (Gaver Mill Rd.).	3.0
79	H. Work with the Town of Hillsboro to establish a safe and adequate water supply and modern community wastewater collection and treatment system.		Work with the Town of Hillsboro to establish a modern, community wastewater collection and treatment system.	3.0
80	<u>Leesburg</u>			
81	<u>Strategy</u>			
82	1.6 Ensure development within the Joint Land Management Area complies with the Leesburg Area Management Plan, the Annexation Area Development Policies as amended, and the Leesburg Town Plan. 1.6 Ensure development within the Joint Land Management Area complies with the Leesburg Area Management-Loudoun County 2019 Comprehensive Plan, the Annexation Area Development Policies as amended, and the Leesburg Town Plan, as amended.		Is LAMP even in play anymore? The AADP's have sunsetted. This Strategy statement should be updated.	3.0
83	<u>Actions</u>			
84	A. Collaborate with the Town of Leesburg on locating new facilities in the Town or JLMA.			1.7
85	B. Maintain the planned land use of the JLMA consistent with Town of Leesburg land use policies; maintaining an emphasis on employment uses south of Route 7 and residential to the north of Route 7.			1.6
86	C. Prohibit power generation plants in the Leesburg JLMA.			1.5

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87	D. Define the Town of Leesburg and JLMA as a distinct community separate from the Suburban and Rural Policy Areas by retaining rural policies and zoning to the north and south of the Town boundary and west of Evergreen Mills Road, and protecting the Goose Creek and Sycolin Creek floodplains to the east and south of the JLMA.			1.4
88	E. Preserve the rural character of the viewsheds along Route 15 as it approaches the Town of Leesburg from the north and south by encouraging additional conservation easements and instituting design guidelines.			1.2
89	F. Cooperate with the Town of Leesburg to complete the Potomac Heritage Trail and conserve open space along the Potomac River within the town boundary and JLMA area.		Change to "Potomac Heritage Trail" for accuracy and avoid confusion with other trails. Add to end, "within the town's boundary" to clarify.	1.2
90	G. Coordinate with the Town of Leesburg and VDOT on the feasibility of planning and building Edwards Ferry Road as a two-lane facility with a bike path. The County will work with the Town and VDOT to designate the road as a scenic by-way.	High	Revert to original wording! Edwards Ferry Road's scenic nature should be preserved. Widening would remove mature trees, destroying its current character. A better bike path route would be along the relatively recently completed Battlefield and Riverside Parkways--both are 4-lane divided with parallel multi-use paths. Once you widen Edwards Ferry it would only be marginally more aesthetic for biking than the route proposed.	3.0
91	H. Protect the viability of the Leesburg Airport by ensuring development in the JLMA does not impede Airport operations by continuing to prohibit residential development inside the 65 Ldn noise contour.			1.2
92	Lovettsville			
93	<u>Strategy</u>			
94	1.7 Support the Town of Lovettsville in efforts to consolidate development within its boundaries.			1.1
95	<u>Actions</u>			
96	A. Retain and recruit businesses that serve the needs of Lovettsville and northern Loudoun County residents and align with Town plans.			1.3
97	B. Collaborate with the Town of Lovettsville in the planning and regulation of development along Route 287 north and south of Lovettsville to protect the scenic quality and the rural character of the road as it approaches the Town.	High	Collaborate with the Town of Lovettsville and defer to them in the planning and regulation of development along Route 287 north and south of Lovettsville to protect the scenic quality and the rural character of the road as it approaches the Town.	3.0
98	C. Link the County's greenways and trails system with the Town of Lovettsville's internal trail and bikeways network to link Lovettsville with the C&O Canal in Brunswick, Maryland, and the W&OD bike path in Purcellville.		Link, within 5 years, the County's greenways and trails system with the Town of Lovettsville's internal trail and bikeways network to link Lovettsville with the C&O Canal in Brunswick, Maryland, and the W&OD bike path in Purcellville.	3.0
99	D. Plan the location and design of County facilities within Lovettsville, in consultation with the Town of Lovettsville.			1.3
100	E. The County will collaborate with the Town of Lovettsville and VDOT on transportation planning in and around Lovettsville to improve traffic safety in the Town of Lovettsville and to improve regional road networks and access to employment centers.			1.3
101	F. Cooperate with the Town of Lovettsville, pursuant to County/Town Annexation Agreement/Corporate Boundary Line Adjustment Guidelines, on boundary-line adjustments to resolve jurisdictional questions, to serve public and civic uses, and to support the Town of Lovettsville's economic goals and priorities.			1.3
102	Middleburg			
103	<u>Strategy</u>			
104	1.8 Maintain a "defining edge" at the Town of Middleburg's boundary in lieu of a JLMA to clearly distinguish where the Town of Middleburg stops and the rural, undeveloped countryside begins. 1.8 Maintain a "defining edge" at the Town of Middleburg's boundary in lieu of a JLMA to clearly distinguish where the Town of Middleburg steps and from the surrounding rural, undeveloped countryside begins.			1.2
105	<u>Actions</u>			

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106	A. Collaborate with the Town of Middleburg on zoning and development activities outside the Town but in its vicinity, with the goal of preserving the rural character of its gateways and surrounding environs.			1.2
107	B. Work with the Middleburg community and interested preservation groups to identify open-space and agricultural preservation approaches such as: conservation easements, land acquisition, and development standards to promote and implement open-space preservation around the Town of Middleburg to help establish a greenbelt and protect the rural appearance of roadways leading into the Town of Middleburg .		<i>Partner aggressively with the Middleburg community and interested preservation groups to identify open-space and agricultural preservation approaches such as: conservation easements, transfer of development rights, land acquisition, and development standards to promote and implement open-space preservation around the Town of Middleburg to ensure for the establishment of a wide greenbelt and protect the rural appearance of roadways leading and surrounding environs of the Town of Middleburg.</i>	3.0
108	C. Protect rural roads and scenic views through measures such as revised state road improvement standards; scenic easements; historic corridor overlay zoning for John Mosby Highway (Route 50), Foxcroft Road (Route 626), and the Plains Road (Route 626); and development setbacks.			1.7
109	D. Assist, when requested, in the promotion of tourism, as a means of increasing public support for preservation of the scenic and historic Middleburg area.		<i>Assist and champion the promotion of tourism, as a means of increasing public support for preservation of the scenic and historic Middleburg area.</i>	3.0
110	E. Work with the Town of Middleburg to implement strategies that will preserve and enhance agriculture as the predominant use in the RPA around Middleburg.			1.3
111	F. — Establish a “defining edge” by implementing the uses and development pattern of the Southern Rural Place Type and by identifying the lands adjacent to the Town of Middleburg as priority open space areas for conservation easements.		<i>Establish a “defining edge” by identifying the lands adjacent to the Town of Middleburg as priority open space areas for conservation easements.</i>	3.0
112	Purcellville			
113	<u>Strategy</u>			
114	1.9 Support Town of Purcellville’s efforts to accommodate growth within the existing Town limits and to maintain its role as a hub of economic development in western Loudoun.		<i>Support Town of Purcellville’s efforts to accommodate growth that will not compromise its small town charm or character within the existing Town limits and to maintain its role as a hub of economic development in western Loudoun.</i>	3.0
115	<u>Actions</u>			
116	A. Establish a defining edge by implementing the uses and development pattern of the Southern Rural North Place Type and by identifying the lands adjacent to the Town of Purcellville as priority open space areas for conservation easements.			1.4
117	B. The County will work with the Town of Purcellville to plan for a trail extension that connects the W&OD Trail with Franklin Park.		<i>B. The County will work with the Town of Purcellville to plan for a trail extension that connects the W&OD Trail with Franklin Park within 3 years</i>	3.0
118	C. Include setbacks, height limitations, and landscaping standards for developments along Route 7, Route 287, and the Route 7 Bypass to establish and maintain a greenbelt or defining edge around the Town of Purcellville characterized by open space and tree-lined roadways.			1.2
119	D. The County will encourage the use of frontage roads, coordinated development plans, and other means of minimizing the number of driveways along Route 7 and Route 287 leading into Purcellville.			1.7
120	E. Encourage new commercial uses to locate in the Town of Purcellville before locating in the JLMA.			1.3
121	F. Encourage owners of historic projects in the JLMA to place properties into a Purcellville or County Historic District.			1.2
122	G. Protect historic structures in the context of their natural settings.			1.2
	G.H. Work with Purcellville to expand broadband connectivity for citizens and businesses.			
122.5	ADD:		<i>Work with Purcellville to develop and implement expanded broadband connectivity of fiber optic service for citizens and businesses.”</i>	5.0
123	Round Hill			
124	<u>Strategy</u>			

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125	1.10 Support planning efforts to retain the small-town character of Round Hill and assist the Town of Round Hill in efforts to preserve the historic character and resources in and around the town.			1.2
126	<u>Actions</u>			
127	A. Development within the Round Hill JLMA will comply with the Round Hill Area Management Plan and Round Hill Comprehensive Plan and adopted policies applicable to the Joint Land Management Area.			1.2
128	B. To that end new development should:			1.3
129	i. Be of a density, lot pattern, street pattern, and scale which replicates existing development within the Town of Round Hill.			1.4
130	ii. Become an extension of the existing town, forming logical and natural additions to the historic fabric and enhancing the existing town as the central focal point of the entire community.			1.2
131	iii. Demonstrate that adequate water and sewer service will be available to serve the proposed development.			1.3
132	iv. Support the clustering of residences as a method to obtain additional open space.			1.3
133	v. Oppose development that proposes an average density greater than it would have been without clustering unless a rezoning is also involved.			1.5
134	vi. Advocate for walkable neighborhoods in the JLMA using connected streets in a grid pattern and discourage the use of cul-de-sacs.			1.2
135	C. Encourage housing for the elderly that will allow residents to remain in the Town of Round Hill.			1.2
136	D. Encourage rural economy business development in the greater Round Hill Area to provide local goods, services and jobs to Town of Round Hill residents and visitors.			1.2
137	E. Oppose any increase in density and development outside of the JLMA that is not consistent with the traditional rural character of Western Loudoun County.	High	<i>Oppose any increase in density and development outside of the JLMA.</i>	1.4
138	F. Avoid high density development between the current boundaries of Purcellville and Round Hill and expand open space around Franklin Park to help maintain a greenbelt between communities.			1.2
139	G. Enhance the gateways to the Town of Round Hill by developing features or retaining a clear distinction between the surrounding rural area and the edge of the town. Techniques may include measures to protect existing trees, hedgerows, viewsheds, and vistas; design guidelines for lot configuration to retain the rural lot pattern; new landscaping and entrance features and other techniques.			1.3
140	H. Support development of sidewalks, trails, and linear parks that connect civic and public facilities with residential and commercial neighborhoods in the Town of Round Hill and JLMA and extend to Franklin Park and the W&OD Trail.			1.4
141	I. Coordinate transportation planning with the Town of Round Hill to ensure that traffic generated from development within the County does not adversely affect Round Hill. The County will work with the Town of Round Hill on traffic calming measures.			1.2
142	Towns and Joint Land Management Areas – Municipal Water and Sewer			
143	Town Policy 2: Town municipal systems will be given priority to provide utilities to surrounding Joint Land Management Areas. An alternative provider shall only be used when the Town, the County, and the Health Department agree.		<i>Town Policy 2: Town municipal systems will be given priority to provide utilities to surrounding Joint Land Management Areas. An alternative provider shall only be used when the Town and the Health Department agree fro safety concerns.</i>	3.0
144	<u>Strategy</u>			
145	2.1. Serve all development in Joint Land Management Areas by municipal sewer and water when agreed to by the Towns.		<i>Serve all development in Joint Land Management Areas by Town municipal sewer and water, or county municipa water and sewer only when agreed to by the Towns.</i>	3.0
146	<u>Actions</u>			

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147	A. Acquire written assurance from the Town of water and sewer service Prior to approval of development in the JLMA beyond current zoning require written assurance from the adjacent town that municipal water and sewer service will be provided to serve the use.		A. Acquire written approval from the Town of water and sewer service prior to approval of development in the JLMA beyond current zoning.	3.0
148	B. Consider potential impacts of surrounding development on Town wells during the development review process.			1.5
149	C. Any future expansion of municipal (Town) sewer and water into the County JLMA will support development that is consistent with the goals and policies of County's and Town adopted plans.			1.3
150	D. Retain the option to use shared or alterative sewer and water facilities to serve Town and County owned and operated public facilities upon agreement between the Town and the County.			1.3
151	E. Permit the extension of municipal sewer and water into the Rural Policy Area only to serve public facilities or to address a potential public health risk. (See also, Chapter 6, Fiscal Management and Public Infrastructure, Rural Sewer and Water)		<i>Never Permit the extension of municipal sewer and water into the Rural Policy Area unless it is to serve public facilities or to address a potential public health risk. (See also, Chapter 6, Fiscal Management and Public Infrastructure, Rural Sewer and Water)</i>	3.0
152	DESIGN GUIDELINES			2.1
153	The Design Guidelines are to build upon our current development patterns in a manner that allows innovative design and new responses to the market. While the Design Guidelines are not regulatory requirements, the County prefers that all future developments comply with these guidelines. The Design Guidelines do not supersede or otherwise limit the application of adopted zoning regulations, ordinances, building codes, or any other design standards or regulations administered by Loudoun County.			2.1
154	The County supports a conservation design process to development being proposed with onsite utilities. When using these Design Guidelines, make sure to analyze the impact a potential development may have on the landscape, considering not only appearance, but practical considerations such as proximity to utilities, community amenities, jobs, and housing to maximize the use of existing infrastructure and limit travel distances. The County encourages the use of a design process when planning development in the JLMA that conserves natural, environmental, and heritage resources and incorporates any such features into the site design. These guidelines will be reviewed concurrently and coordinated with Town guidelines or policies related to the JLMA area.			1.1
155	1. Support the preservation and protection of historic, cultural, and environmental resources in and around each Town.			1.4
156	2. Support development of distinct "gateways" into each community and protect rural view sheds leading into the towns. Gateway concepts will be developed with the Town and may include measures to protect existing trees, hedgerows, viewsheds, and vistas, design guidelines for lot configuration to continue the rural lot pattern, new landscaping, entrance features, and other techniques.			1.5
157	3. Protect the natural or rural scenic views along roads leading into the Towns through measures such as revised State Road Improvement Standards, scenic or conservation easements, the creation of historic corridor overlay zoning, and rural design concepts.			1.5
158	4. Encourage a variety of housing types and commercial development within the JLMA that are consistent with applicable Town and County policies, are compatible with the existing communities, and extend in a contiguous, rational and convenient manner from the Towns.			1.8
159	5. Apply the SPA Design Guidelines when reviewing non-residential developments located within the Leesburg JLMA.			2.3
160	6. Encourage residential communities in the JLMA that propose to connect to municipal utilities to exhibit:			1.9
161	a. A variety of lot sizes and, where permitted, a variety of unit types,			1.9
162	b. A street network without cul-de-sacs and P-loop streets with numerous connections to existing streets,			1.6
163	c. An interconnected block pattern with compact lots, shallow front and side-yard setbacks, and small block sizes,			1.8

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164	d. Sidewalks along all streets, providing access to the town or neighborhood center, public buildings, parks, and other destinations,			1.8
165	e. A compatible mix of complementary residential and non-residential uses such as home-occupation businesses, churches, and schools,			1.8
166	f. Parks, squares, or greens that provide a combination of natural and passive open spaces throughout the development, and			1.6
167	g. A central public focal point consisting of any combination of a park (village green); a public facility such as a church or community center; natural features; or neighborhood commercial uses.			1.6
168	County/Town Annexation Agreement/Corporate Boundary Line Adjustment Guidelines			1.8
169	The County and the incorporated Towns will explore entering into annexation agreements to facilitate the annexations of properties that are receiving Town sewer and water services.			1.8
170	Agreements might include language based on the following recommendations:			1.6
171	1. It should be the intent of the County and of the Town that any property located within the Joint Land Management Area (as defined in the policies of this Plan) should, in the future, be incorporated into the Town by annexation or corporate boundary line adjustments pursuant to the Code of Virginia when the Town commits to and demonstrates the capacity to provide sewer and water service.			1.6
172	2. The Town and the County should only honor requests for the extension of sewer and/or water services outside the Town's corporate limits, within the designated JLMA when the beneficiaries of such service provide written acknowledgement of the right of the Town Council to annex the subject properties. If the Town should desire, this written acknowledgement may include the beneficiaries' written agreement to join with the Town in a joint annexation petition.			1.6
173	3. Parcels located within the designated JLMA and contiguous to the corporate boundaries of the Town, which have agreed to annexation in exchange for Town sewer and/or water service, should be immediately annexed by the Town upon County approval of the rezoning and/or development proposal that requires water and/or sewer service.			1.6
174	4. Parcels located within the designated JLMA, which have agreed to annexation in exchange for Town sewer and/or water but which are not contiguous to the corporate boundaries of the Town, should enter into an agreement with the Town as follows: that annexation of these parcels should take place at such time as the subject parcels become contiguous with the corporate limits of the Town or five years from the date of County approval of the rezoning and/or land development proposal, which requires Town water and/or sewer service, whichever comes first. In the latter case, where parcels receiving Town sewer and water remain noncontiguous to the corporate limits of the Town, any parcels lying between the corporate limits of the Town and the noncontiguous parcel which is receiving Town sewer and water should be annexed at the end of the five-year period. However, these intervening parcels should not be required to hook into the Town sewer and/or water service unless desired by the property owner or necessary to maintain public health standards.			2.3
175	5. When the County approves the rezoning and/or development proposal of a property in the JLMA, which would require Town sewer and/or water service, such approval should constitute the County's approval of annexation. At the time of such approval, the County should also provide the Town with written consent of annexation.			1.6

Chapter 2 - QUALITY DEVELOPMENT -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
176	6. The County and Towns may proceed with annexations or with corporate boundary line adjustments, pursuant to State Code requirements, irrespective of whether the Town has a JLMA.			1.6
				3.0
	RURAL VILLAGES DESIGN GUIDELINES			
	The Design Guidelines are to build upon our current high quality development in a manner that allows innovative design and new responses to the market. While the Design Guidelines are not regulatory requirements, the County prefers that all future developments in the Rural Villages comply with these guidelines. The Design Guidelines do not supersede or otherwise limit the application of adopted zoning regulations, ordinances, building codes, or any other design standards or regulations administered by Loudoun County.			
	RURAL VILLAGES PLACE TYPES	High		
	1. Introductory TEXT is Ok as written.			
	2. Core Uses REVISIONS:			
	• Single Family detached and attached residential in traditional architecture and scale			
	• Small scale Retail and Service Commercial in traditional architecture and scale			
	• Existing small schools and public facilities			
	3. Complementary Uses REVISIONS			
	• Home Office			
	• Live/work units			
	• Reuse for Civic, Cultural, & Community buildings			
	• Delete "Rural Heritage Tourism, Rural Economy, Agricultural Supportive Businesses" as these are undefined as actual uses and are broad categories which can be misleading.			
	4. Conditional Uses REVISIONS			
	• Accessory Residential Units			
	• Small scale, traditional Public Facilities			
	• Parks, Trails, and Recreation			
	5. An Example plan view of a Rural Village REVISION: The Plan needs a "scale" and recognition that it is not "typical" of all villages.			
	6. No further changes needed.			

Chapter 3-Natural & Heritage Resources--MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
	Natural and Heritage Resources - VISION Protect and enhance the County's natural and heritage resources, which are fundamental to the health, safety, welfare, sustainability, and enjoyment of current and future generations.		Protect and enhance a connected network of irreplaceable natural and heritage assets by partnering with organizations, towns, state and federal agencies to provide health, safety, economic and social well-being, biodiversity, sustainability, and enjoyment for current and future generations. The County will enhance the Green Infrastructure role in providing a network of parks, trails, and passive recreation opportunities for all residents while it provides for clean water, biodiversity, and clean air for all to enjoy.	0.0
1	Policies, Strategies, and Actions			
2	Unless otherwise specified, the following Policies, Strategies, and Actions apply Countywide.			
3	Natural and Heritage Resources			
4	(See also Chapter 6, Fiscal Management and Public Infrastructure)			
5	NHR Policy 1: Provide protection for natural and heritage resources.			1.4
6	<u>Strategy</u>			
7	1.1. Support mechanisms to further the goals of conservation, preservation, restoration, recapture, and education to protect the health, safety, and welfare of Loudoun residents.			1.4
8	<u>Actions</u>			
9	A. Maintain a map of natural and heritage resources as part of an integrated system and contiguous network of natural and passive open spaces and active recreational sites.			1.2
10	B. Identify those properties that are not conducive to development due to sensitive environmental, cultural, and historical characteristics, and promote their preservation through various public and private programs (such as the Open Space Preservation Program, conservation easements, etc.).			1.9
11	C. Adopt zoning regulations and development standards that implement a conservation design or similar process applicable to land development. C. Adopt zoning regulations and development standards that implement a conservation design or similar process applicable to process identifying natural, environmental, and heritage resources worthy of preservation and developing around those resources as part of all land development.		Delete "or similar process"	3.0
12	D. Update the <i>Facilities Standards Manual</i> , the <i>Land Subdivision and Development Ordinance</i> , and other development standards to implement the natural and heritage policies in this Plan.		If the chapter remains as weak as it is, updating the related docs will weaken them, too.	3.0
13	E. Consider establishing a PDR program that protects agricultural, natural, historic, and scenic resources. E. Consider establishing a Transfer of Development Rights (TDR) program to protect agricultural, natural, historic, and scenic resources and/or achieve other open space policies and goals of the Plan.		Reinstate this policy and edit language to: "Consider establishing land conservation tools through updates to the PDR program and details for a potential TDR program."	5.0

Chapter 3-Natural & Heritage Resources--MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
14	E. Use the conservation design process, Use Value Assessment Program, AFDs, public- private partnerships, and other regulatory and incentive-based efforts for the preservation, conservation, restoration, and management of the County's natural and heritage resources. Explore and implement additional incentive-based approaches. E.F. Use a design process, that conserves natural, environmental, and heritage resources and incorporates any such features into the site design; Use Value Assessment Program,; AFDs,; public-private partnerships,; and other regulatory and incentive-based efforts (e.g., a potential TDR program) for the preservation, conservation, restoration, and management of the County's natural, environmental, and heritage resources. Explore and implement additional incentive-based approaches.		"Use the conservation design process, Use Value Assessment Program, Ag and Forest District (AFDs), Open Spaces Preservation Program, PDR, TDR and other regulatory and incentive-based programs to preserve, conserve, restore and manage the County's natural and heritage resources."	3.0
15	G F. Retain conservation easements as a tool to protect open space areas in subdivisions and to ensure long-term maintenance and protection of the area. Such easements will be recorded as part of the subdivision process and include public access where appropriate.			1.3
16	H. G. Direct public investment and resources toward completing a natural and heritage resource network and recapturing natural and heritage resources in developed areas.			1.4
17	I. H. Require development proposals that impact one or more natural and heritage resources to offset impacts by enhancing and/or recapturing natural and heritage resources elsewhere onsite.		Change to:"Require development proposals to preserve natural and heritage resources whenever possible. Where preservation is not possible, a conservation design process will be used to offset impacts by enhancing and/or recapturing natural and heritage resources elsewhere onsite."	3.0
18	J. I. Require development proposals to create links to adjacent natural and heritage resources to create an integrated network and prevent habitat fragmentation.			1.1
19				
20	<u>Strategy</u>			
21	1.2. Promote private, state, and federal conservation programs and their allocated resources to advance conservation programs within the County through public and private means such as grants, voluntary easements, and dedications.			1.2
22	<u>Action</u>			
23	A. Study and, if feasible, aid in the establishment of a public-private conservation partnership foundation to facilitate communication, grants, easements, education, and partnership opportunities to conserve and protect natural and heritage resources.			1.2
24			Change to "River and Stream Corridors" or "River and Stream Corridor Networks"	3.0
25	<u>Strategy</u>			
26	1.3. Act as a leader and educator in environmental design to achieve and sustain a high-quality built environment.			1.5
27	<u>Action</u>			
28	A. Provide incentives for innovative design and support collaborative public-private- community partnerships for program implementation including provisions for awards of certificates of excellence in environmental design for the public and private sectors.			1.6
29	1.4 Link natural and heritage resources to create opportunities for open space corridors for the enjoyment of current and future generations.		Add action for reservoir protection	3.0
30	<u>Action</u>			
31	A. Encourage Prioritize protection of the following priority open space areas through conservation easements acquired by the County or others, participation in the Open Space Preservation Program, development design, and other means:		Replace "Encourage" with "Prioritize" Replace "Encourage" with "Pursue" or "Seek"	3.0

Chapter 3-Natural & Heritage Resources--MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
32	i. Key green infrastructure features not already protected from development by conservation easements or regulation, i. Key natural, environmental, and heritage resource features not already protected from development by conservation easements or regulation,			1.0
33	ii. Rural areas immediately adjacent to the Towns, JLMAs, and Rural Villages that help form greenbelts and gateway buffers,			1.0
34	iii. Areas adjacent to the Potomac, Catoctin, Bull Run, Goose Creek, and Broad Run floodplains to protect water quality,			1.0
35	iv. Properties on the State or National Registers of Historic Places and within local historic districts,			1.2
36	v. Corridors and sites that the County has identified for trails and parks and additions to existing parks provided they permit the construction of such facilities, and			1.0
37	vi. Other areas of local natural, historic, or cultural significance including designated scenic rivers and roads.			1.0
38	River and Stream Corridor Resources			
39	RSCR Policy 2: The County will protect natural ecosystems, restore water quality, serve Loudoun's population, and support the built environment through healthy surface and groundwater resources.			1.2
40	<u>Strategy</u>			
41	2.1. Establish and maintain a healthy river and stream corridor ecosystem that meets desired water quality standards, protecting from the damages of soil erosion and flooding while promoting biological diversity.		<i>Replace "desired" with "protection of existing high-quality state waters and provides for the restoration of all other state waters so they will permit reasonable public uses and will support the growth of aquatic life.</i>	1.4
42				
43	<u>Actions</u>			
44	A. Amend zoning regulations and development standards, including but not limited to the Floodplain Overlay District (FOD) and Scenic Creek Valley Buffer sections, to address the objectives of the RSCR policies. Zoning regulations and development standards will establish performance standards and best management practice (BMP) requirements to ensure the health and biological integrity of the river and stream corridors and minimize adverse impacts.		No objectives of the RSCR policies have been listed. What are they?	3.0
45	B. Develop and implement a watershed management plan for each watershed, establishing development guidelines and performance standards to protect water quality. The County will follow the recommendations of the 2008 Comprehensive Watershed Management Plan -			1.0
46	C. Establish appropriate regulations for Catoctin Mountain, Short Hill Mountain, and the Blue Ridge Mountains to limit diversions of water from the Catoctin and Goose Creek headwaters and prevent stream pollution.			1.5
47	D. Maintain a working relationship with the Federal Insurance and Mitigation Administration of the Federal Emergency Management Agency (FEMA) for continued participation in the National Flood Insurance Program (NFIP). The County will also maintain its current status as a Cooperating Technical Partner in FEMA's Flood Map Modernization program.		<i>"The county should ammend their floodplain ordinance to map both a Floodway and Floodplain, in order to allow agricultural fencing within the floodplain to exclude livestock from stream access as well as to allow riparian forest buffer plantings within the floodplain"</i>	1.2
48	E. Work with the incorporated towns and, Loudoun Water, and other organizations and agencies to establish overall water quality goals and specific standards for individual streams and river and stream corridors, consistent with County RSCR objectives and policies.		Insert "and other organizations" after "Loudoun Water." No RSCR objectives have been listed. What are they?	3.0
49	F. Coordinate with the Metropolitan Washington Airport Authority regarding water quality protection within the Broad Run watershed.			1.5

Chapter 3-Natural & Heritage Resources--MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
50	G. Promote and encourage community programs, such as the "Adopt-A-Stream" program, in order to keep river and stream corridors free of litter and debris and as a means of promoting public awareness of the County's river and stream corridors.			1.4
51	H. Support the interstate 2014 Chesapeake Bay Watershed Agreement, a watershed partnership signed by the governors of among Virginia, Maryland, West Virginia, Delaware, New York, Pennsylvania, the District of Columbia and the United States EPA and continue supporting Virginia's action towards meeting the Chesapeake Bay TMDL and WIP.			1.3
52	I. Support the mitigation of stream and wetland impacts and the creation of stream and wetland mitigation banks within Loudoun County to improve water quality in Loudoun.		Preserve existing wetlands during development and redevelopment. If preservation of existing wetlands is not possible, ensure the mitigation of stream and wetland impacts and the creation of stream and wetland mitigation banks within Loudoun County to improve water quality in Loudoun.	3.0
53	J. Maintain the County's Predictive Wetland Model and require submittal of digital wetland delineations in conjunction with land development applications in order to develop a reliable wetlands inventory and map of wetland areas.			1.2
54	<u>Strategy</u>			
55	2.2. Establish River and Stream Corridor Resource (RSCR) buffers to promote river and stream health (streambank/streambed stability, temperature moderation, nutrient removal, sediment removal, flood control, and aquatic food and habitat).			1.2
56	<u>Actions</u>			
57	A. Amend zoning regulations and development standards to establish a minimum 100-foot stream buffer to protect rivers and streams when floodplains and adjacent steep slopes do not extend beyond either bank by 100 feet.	High	Change "100" to "300" to allow for both linear parks and natural trails, to accommodate wildlife mobility, and to protect sensitive plant species. 200 feet would be an acceptable negotiated middle ground.	1.7
58	B. Amend zoning regulations and development standards to establish a 50-foot management buffer as part of the RSCR surrounding floodplains and adjacent steep slopes. Specific criteria for allowable reductions in the 50-foot management buffer should be included to ensure that reductions do not adversely impact the other elements of the RSCR. The RSCR 50-foot management buffer will not be added to the 100-foot minimum stream buffer.	High	Change to: "Amend zoning regulations and development standards to establish an RSCR protection area including 100-year floodplains, rivers and streams draining 100 acres or more, adjacent moderate and steep slopes extending at least 100 feet beyond the originating stream or floodplain, a 50-foot native vegetated management buffer surrounding the floodplains and adjacent slopes. as part of the RSCR surrounding floodplains and adjacent steep slopes. The RSCR 50-foot management buffer will not be added to the 100-foot minimum stream buffer and the 300-foot Scenic River buffer.	3.0
59				
60	C. Develop and use incentives to encourage property-owners to establish and maintain a 100-foot minimum riparian stream buffer.			1.7
61	<u>Strategy</u>			
62	2.3 Protect and improve stream quality and watershed health by decreasing the amount of stormwater runoff and pollutants from reaching local waters.			1.5
63	<u>Actions</u>			
64	A. Develop appropriate standards and regulations to protect natural streams from the harmful effects of increased stormwater volume, velocity, and pollutant loads resulting from development.		Change to: " Measure and develop appropriate regulations that incorporate state standards to protect streams from the harmful effects of increased stormwater volume, velocity, and pollutant loads resulting from development "	3.0
65	B. Encourage stormwater BMPs on-site or as close to the area being treated as possible to prevent increased nutrient and sediment runoff.		Replace the word "encourage" with "require." Replace the word "treated" with "developed."	3.0
66	C. Establish incentives and/or a funding program for reforestation, SWM/BMP projects, and SWM/BMP retrofits.			1.3

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67	D. Support the retrofitting of older stormwater systems and the rehabilitation of degraded areas to enhance pollution removal capabilities and create open space amenities.		Change to: "Retrofit older stormwater systems and restore degraded areas with appropriate native vegetation to enhance pollution removal capabilities and create open space amenities."	3.0
68	E. Promote Retain a site's natural hydrology and drainage patterns wherever possible when designing stormwater management systems; otherwise, promote the use of low-impact development to replicate natural hydrologic patterns and alleviate the strain on centralized systems.		Change to: "Retain natural hydrology where possible; and where not possible, require the use of low-impact development to replicate natural hydrologic patterns and alleviate strain on centralized stormwater systems." <i>Clarify "low impact development" with a definition and/or examples.</i>	3.0
69	F. Support and incentivize reforestation for degraded forested areas in upper stream reaches that do not include Major Floodplain and promote natural regeneration within the limits of the Major Floodplain to mitigate the loss of native canopy coverage as a result of construction.		Change to: "Implement native reforestation for degraded forested or formerly forested areas in upper stream reaches that do not include Major Floodplain, and require the facilitation of native plant regeneration within the limits of the Major Floodplain to mitigate the loss of native canopy coverage as a result of construction." <i>Promote reforestation both inside and outside major floodplain. (we are the ONLY jurisdiction in the Commonwealth not to do this)</i>	3.0
70	G. Develop and maintain standards for activities that propose pollution sources such as the storing and dispensing of fossil fuels, chemical storage, and sale or transfer of potential contaminants.		Change to: "Develop and maintain standards for pollution sources such as the storing and dispensing of fossil fuels, chemical storage, and sale or transfer of potential contaminants." <i>Add the words "to prevent pollution" after "Maintain standards". Add: "The County will require secondary containment, treatment, and emergency response plans for activities that propose pollution sources such as the storing and dispensing of petroleum products, chemical storage and sale or transfer of potential contaminants"</i>	3.0
71	<u>Strategy</u>			
72	2.4. Protect and enhance impaired streams and their tributaries to improve water quality and provide ecological benefits while also providing opportunities for passive recreation.		Eliminate "...while also providing opportunities for passive recreation." It doesn't fit with the policy.	3.0
73	<u>Actions</u>			
74	A. Encourage the implementation of enhanced pollutant control measures and watershed management strategies such as: downspout disconnection; tree planting/reforestation, especially within riparian areas; storm drain marking; stream restoration; wetland creation; adding BMPs; enhanced stormwater management ponds; enhanced pollution/erosion control measures; coordination and outreach with the Virginia Department of Transportation (VDOT) and owners associations on use of sand and anti-ice materials in snow removal/road clearing operations; and stormwater pond water quality enhancements.			1.5
75	B. Actively participate in regional water quality initiatives to protect and improve water quality.			1.5
76	C. Comply with the Virginia General Permit for stormwater discharges from small Municipal Separate Storm Sewer Systems (MS4 General Permit).			1.2
77	D. Prepare and implement TMDL Action Plans, as necessary to meet TMDL requirements. The Action Plans, designed to improve the County's surface water quality may include working with other entities, such as the Loudoun Soil and Water Conservation District (LSWCD) and Virginia Cooperative Extension-Loudoun (VCE- Loudoun).		Insert "and non-profit organizations" to the end of the action.	3.0
78	E. Collaborate with the Department of Environmental Quality, the Goose Creek Scenic River Advisory Committee, and other stakeholder groups on any pollution impairment issues within streams and support volunteer water quality monitoring efforts and coordination of these efforts with federal, state, and local water quality data collection.		Insert "Goose Creek Advisory Board, Potomac Watershed Roundtable and other groups" after "Department of Environmental Quality"	3.0
79	Surface Water Resources			
80	<u>Strategy</u>			

Chapter 3-Natural & Heritage Resources--MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
81	2.5. Protect rivers and public drinking water reservoirs to ensure a clean, safe, and adequate supply of drinking water.			1.0
82	<u>Actions</u>			
83	A. Protect public water supply reservoirs, Scenic Rivers, the Potomac River, and the Bull Run by establishing a 300-foot no-build buffer or the other elements of the RSCR buffer, whichever is greater. Areas outside of the no-build buffer are priority open space areas for the creation of a greenbelt. The greenbelt could be created through various mechanisms such as land donations, conservation easements, and other land conservation mechanisms.			1.9
84	B. Protect lands that are critical to the quality of key water supplies through easement, fee simple acquisition, regulatory measures, or other sufficient measures. Restore filtration and erosion control functions through the re-naturalization and native revegetation of these areas.		Insert "with native vegetation" after "re-naturalization" <i>The County will fully protect, through easement, fee simple acquisition, regulatory measures or other sufficient measures, the lands that are critical to the quality of key water supplies. These areas will be re-naturalized, if necessary, to restore filtration and erosion control functions.</i>	3.0
85	C. Develop and implement a watershed overlay district for all public water supply reservoir watersheds, establishing more stringent development guidelines and performance standards to protect water quality.			1.0
86	D. Develop and implement a Potomac River shoreline management plan and seek to coordinate this effort with adjacent jurisdictions (local, state, and regional organizations, advisory boards, and citizen groups). This Plan should include:			1.0
87	i. The boundaries of the study area,			1.0
88	ii. A comprehensive natural resources inventory,			1.2
89	iii. Existing and proposed private/public water access entry points,			1.0
90	iv. Policy recommendations for river corridor management and protection,			1.0
91	v. A process for integrating the participating groups, and			1.2
92	vi. A plan for acquiring and managing open space corridors along the Potomac River.			1.0
93	E. Establish appropriate standards and land uses in consultation with Loudoun Water and/or incorporated towns to protect drinking water supplies.		Insert 'and other organizations" after "Towns"	3.0
94	F. Develop a community-based Source Water Protection Plan in cooperation with Loudoun Water and other agencies and organizations.		Insert 'and other organizations" after "Loudoun Water"	3.0
95	Groundwater Resources			
96	<u>Strategy</u>			
97	2.6. Preserve and protect groundwater quantity and quality.			1.5
98	<u>Actions</u>			
99	A. Develop and implement a comprehensive groundwater protection strategy to ensure adequate and sustainable water supply.			1.3
100	B. Initiate and maintain Development and implement a comprehensive pollution management program to monitor and protect groundwater resources.		<i>" . . . To monitor and protect groundwater resources."</i>	1.3
101	C. Local wellhead protection plans will be taken into consideration during review of development applications to maintain drinking water quality and protect groundwater from contamination.			1.0
102	D. Limit the installation of additional wells and limit the number of additional households and irrigation systems that are dependent on wells through water conservation efforts and through the use of communal and/or central water systems where feasible and as approved by Loudoun Water.			1.5

	Chapter 3-Natural & Heritage Resources--MARCH 13, 2019 DRAFT	CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
103	E. Ensure the location, depth, and rate of extraction of individual wells do not impact the quality and quantity of municipal wells.	High	" . . . do not impact the quality and quantity of nearby private and municipal wells."	3.0
104	F. Assess the recharge and consumption rates for groundwater in each watershed by analyzing data from groundwater level monitoring and stream flow measurements. If negative impacts are detected, the information will be presented to the Board of Supervisors for appropriate action.		Replace the action with this: "The County will periodically assess the recharge rates for groundwater in each watershed by analyzing data from groundwater level monitoring and stream flow measurements. If negative impacts are detected, the information will be presented to the Board of Supervisors for appropriate action, which may include an adjustment to the land use policies within the impacted area."	3.0
105	G. Develop standards for uses that consume and/or require the usage of large quantities of water in those areas that could affect neighboring wells and aquifers.		Insert "event centers, wineries, breweries, and other" before "uses"	3.0
106	H. Provide education to school children and homeowners on the use and consumption of groundwater for areas of the County that are not connected to the central water supply.			1.2
107	Soils and Geologic Resources		See edits made to Strategy 3.2 and related actions	
108	SGR Policy 3: Preserve and protect the County's soils, unique geologic characteristics, farmland, steep slopes, mountainsides, and ridgelines recognizing their sensitivity to land disturbance and development as well as their contribution to healthy ecosystems and the quality of life valued by residents and visitors.			1.0
109	Limestone Geology Areas			
110	<u>Strategy</u>			
111	3.1. Protect limestone geology areas susceptible to sinkholes, cavity collapse, ground slippage, pollution, and other hazards.			1.4
112	<u>Actions</u>			
113	A. Maintain performance standards for lands within areas underlain by limestone — including minimum setback distances from Karst features (e.g., sinkholes and rock outcrops) —to ensure structural stability and prevent adverse impacts to environmental and public health.			1.0
114	B. Limit density and intensity of development within areas underlain by limestone, especially on sites proximate to identified Karst features.		Replace with "Limit development to large lot or clusters within the Limestone Conglomerate Overlay District to avoid development in areas of identified Karst features."	3.0
115	C. Require communal water and wastewater systems built to Loudoun Water standards for new development in areas underlain by limestone.			1.6
116	D. Encourage and support potable water supplies in any portions In areas of the limestone overlay district and/or other areas where subsurface karst geology exists to install treatment technology require potable water supply systems that can be demonstrated to treat groundwater to a surface water level of treatment standard, following Loudoun Water's Engineering Standards Manual, as a condition of approval.		Replace with: "Grant approval for potable water supplies in the limestone overlay district and other areas with karst geology if water treatment technologies have been installed to raise groundwater quality to the level of surface water quality standards, as outlined in Loudoun Water's Engineering Standards Manual."	3.0
117	E. Identify pollution sources and establish appropriate standards for reducing pollution in areas underlain by limestone.		Identify pollution sources, monitor groundwater and establish appropriate actions for eliminating pollution in areas underlain by limestone.	3.0
118	Monitor groundwater and surface water in areas underlain by limestone, and if monitoring recognizes negative impacts, present the information to the Board of Supervisors for appropriate action.	High+	Restore	5.0
119	Prime Agricultural Soils			
120	<u>Strategy</u>			
121	3.2. Preserve and protect prime farmland and agricultural soils, recognizing their importance to the overall economic health of the rural economy.			1.3

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122	<u>Action</u>			
123	A. Develop a public education program that will focus on communicating advantages associated with private protection of Prime Agricultural Soils.			1.0
124	B. Encourage the retention and conservation of prime agricultural soils within open space areas.		Require the retention and conservation of prime agricultural and forestal soils within open space areas. <i>Including the preservation of prime farmland soils for future ag use in cluster development"</i>	3.0
125	Steep Slopes, Moderately Steep Slopes and Mountainside Areas			
126	<u>Strategy</u>			
127	3.3. Protect steep slopes, ridgelines, and mountainside areas against destabilization, erosion, building and/or road failure, downstream flooding, and other hazards and to maintain the scenic and rural nature of these areas.		<i>Protect steep slopes (greater than 25%), ridgelines, and mountainside areas against destabilization, erosion, building and/or road failure, downstream flooding, and other hazards and to maintain the scenic and rural nature of these areas.</i>	3.0
128	<u>Actions</u>			
129	A. Manage and regulate development in mountainside areas using performance standards and regulations to minimize negative environmental impacts; minimize land disturbance; protect the ridgelines; maintain woodlands, plant, and wildlife habitats; and preserve other natural features and rural character as requirements for approval of the location of proposed development.	High	Insert "and preserve the interrelated green infrastructure" after "mountainside areas". Insert "slopes and" prior to "ridgelines"	3.0
130				
131	B. Prohibit land disturbance on naturally occurring very steep slopes, (greater than 25 percent grade and/or soil slope class of E), with limited exceptions such as access easements to existing lots where no other access is possible. Agricultural or silvicultural activities, excluding structures, may be allowed provided that a County approved Farm Management Plan or Forest Management Plan, whichever is applicable, is implemented. Apply performance standards to protect soils, vegetation, and other environmental features when roads are permitted or allowed by special exception.			1.5
132	C. Apply performance standards to protect moderately steep slopes (15 to 25 percent grade and or soil slope class of D) to include BMPs and locational clearances for clearing and grading. Develop incentives to locate development outside of moderately steep areas. Limit clearing to only essential clearing that is necessary for home construction, road construction, and utility installation on moderately steep slopes.		<i>Apply performance standards to protect moderately steep slopes (15 - 25%) to include BMPs and locational clearances for clearing and grading. Require development to locate outside of moderately steep areas if less sensitive land is available.</i>	3.0
133	D. Preserve forests and native vegetation on very steep slopes. Limit clearing to only essential clearing that is necessary for home construction, road construction, and utility installation on moderately steep slopes.			1.8
134	E. Protect ridgelines through updates to the Mountainside Development Overlay District or the development of a Ridgeline Protection Overlay District, and the prioritization of protecting such areas through open space easement acquisition..	High	Delete "or the development of a Ridgeline Protection Overlay District"	3.0
135	F. Require special exception approval for the subdivision of properties into three or more lots in Sensitive and Highly Sensitive Mountainside Areas.		Delete. Special exceptions should not be approved, per protections for slopes and mountainsides. Delete, if this practice is not currently allowed. <i>Require special exception approval for the subdivision of properties into three or more lots in Sensitive (Areas at lower elevations with potentially moderate environmental and public health, safety, and welfare impacts from development.) and Highly Sensitive (Areas with potentially severe environmental and public health, safety, and welfare impacts from development and all land at higher elevations.) Mountainside Areas.</i>	4.0
136	G. Seek the expansion of passive outdoor recreational opportunities in mountainside areas, including the development of public park sites and improving access to existing recreational facilities such as the Appalachian Trail.		"Permit the expansion of passive outdoor recreational opportunities"	3.0

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137	H. Review and amend zoning regulations and development standards to ensure consistency with the objectives of the mountainside area policies.		What are the objectives of the mountainside area policies? No objectives are listed. (to address situations such as the Short Hill Data center)	3.0
138	I. Establish performance standards for unavoidable development on questionable soils as defined by the International Building Code.			1.7
139	Forests, Trees, and Vegetation			
140	FTV Policy 4: Preserve, protect, and manage Loudoun County's forests and trees for current and future use and enjoyment, recognizing these resources provide many benefits, such as improving air and water quality; offering important habitat for birds, small mammals and other wildlife; providing buffers between communities; conserving energy; reducing wind speed and redirecting airflow; and reducing stormwater runoff and soil erosion.			1.2
141	<u>Strategy</u>			
142	4.1. Preserve, protect, and manage forest resources for their economic and environmental benefits.		". . . economic and environmental benefits and quality of life."	3.0
143	<u>Actions</u>			
144	A. Require applicants to submit a Tree Cover Inventory as part of all development applications and, where applicable, require applicants to submit a Tree Conservation Plan for designated Tree Conservation Areas; such Tree Conservation Plan should demonstrate a management strategy that ensures the long-term sustainability of these designated areas and address the removal and monitoring of invasive woody vegetation and insects.		Applicants should not be solely responsible for tree cover inventories. Incorporate County oversight into the action. <i>Require applicants to submit a Tree Cover Inventory as part of all development applications and, where applicable, require applicants to submit and obtain approval of a Forest Management Plan or a Tree Conservation Plan for designated Forest or Tree Conservation Areas; such Forest Management Plan or Tree Conservation Plan should demonstrate a management strategy that ensures the long-term sustainability of these designated areas and address the removal and monitoring of invasive woody vegetation and insects.</i>	3.0
145	B. Incentivize and encourage the preservation of existing trees within required landscape buffer areas and for screening of uses.		B. Require the preservation of existing healthy trees within required landscape buffer areas and for screening of uses.	3.0
146	C. Require the removal of invasive plant species during the development process.			1.6
147	D. Develop and adopt a Tree Preservation Ordinance.	High+	Add the words "in all policy areas." to the end of the statement. <i>Add to end, "and update storm water management guidelines to emphasize tree preservation."</i>	3.0
148	E. Inventory and map trees and native vegetative resources to be preserved or managed in accordance with County standards and create and maintain a database of these resources to include, but not be limited to, old growth forests, significant tree stands, specimen trees, heritage trees, and State or National Champion trees.			1.2
149	F. Participate in community tree projects such as the Arbor Day Foundation's Tree City USA Program.			1.2
150	<u>Strategy</u>			
151	4.2. Promote tree planting and preservation to reduce the heat island effect, manage stormwater run-off, and improve water quality, air quality, and wildlife habitat.			1.2
152	<u>Actions</u>			
153	A. Prioritize the planting of native vegetation, specifically along those corridors that provide connections to other natural and heritage resources.			1.1

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154	B. Develop Countywide goals and objectives for the creation, maintenance, and preservation of the County's tree canopy.		Add "with benchmarks and timelines for success." to the end of the action.	3.0
155	Historic, Archaeologic, and Scenic Resources			
156	HASR Policy 5: Loudoun County's distinctive cultural landscapes encompass scenic and heritage resources, including Scenic Rivers and Byways, historic buildings, archaeological sites, battlefields, and historic cemeteries. These resources are foundational elements of the County's changing landscape that together tell the story of the formation and settlement of the County. The County will protect and enhance these resources, recognizing them as relevant, character-defining elements of both the natural and built environments.		<i>In the first sentence, add after Scenic Rivers and Byways "rural historic districts, Aldie, Bluemont, Goose Creek, Oatlands, Taylorstown, and Waterford. (Refer to Historic Districts Map)</i>	1.4
157	<u>Strategy</u>			
158	5.1. Preserve cultural and scenic character through conservation and preservation of designated heritage areas, battlefields, cemeteries, scenic corridors, Scenic Rivers, the Potomac River, significant geological features, archaeological sites, historic structures and their settings. Convey the benefit of these resources to the public through public education in collaboration with private landowners and preservation organizations.			1.5
159	<u>Actions</u>			
160	A. Evaluate land development applications within the context of this Plan as well as those more specific policies contained in the Heritage Preservation Plan.			1.2
161	B. Evaluate the <i>Heritage Preservation Plan</i> every five years and update if necessary.			1.2
162	C. Require an archaeological and historic resources survey for all development applications. This survey must include a plan for recordation of identified resources and measures for preservation, mitigation, and adaptive reuse. The County will maintain a repository for artifacts recovered from required surveys; such artifacts will be used for research and public education purposes.			1.3
163	D. The County will update its cultural resource inventory through the land development process and County-sponsored historic surveys.			1.4
164	E. Evaluate the historic or archaeological value of inventoried resources based on criteria set forth in the Secretary of the Interior's Standards for Archaeology and Historic Preservation, which include historic context and site integrity. The County will evaluate resources for consideration for state and National Registers. Identify, through survey and community outreach, locally important historic and archaeological resources that meet criteria for listing on the County Heritage Register as outlined in the Heritage Preservation Plan.			1.2
165	F. Identify, delineate, and map historic cemeteries, burial grounds, and graves to ensure they are protected from destruction or neglect. Ensure that adequate buffers are provided around these sites to protect them during the development process.			1.1
166	G. Identify African American and Native American cultural resources to fill voids document them in the County's database of heritage resources and create policies and programs that protect, preserve, and interpret these resources for the benefit of County residents.		<i>Delete "to fill voids" since database should be comprehensive and as complete as humanly possible.</i>	1.2
167	H. Maintain the County's database by using the inventory of cultural resources as a dynamic body of data to be reevaluated as needed.			1.5
168	I. Conduct a staff assessment to determine historic significance prior to issuing a demolition permit for a structure that is 50 years old or older.			1.2

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169	J. Work with local communities to protect and enhance the character of cultural landscapes and historically significant sites through the designation of County Historic and Cultural Conservation Districts.			1.1
170	K. Preserve and protect significant cultural and scenic resources from development impacts by promoting private or public acquisition, the use of a TDR program. and/or conservation easements.			1.2
171	L. Where consistent with the applicable provisions of the Virginia Code Section 15.2-2303 , applicants may proffer cash contributions to the County for the enhancement and/or improvement of historic features within Loudoun to fulfill the open space guidelines described in Chapter 6 if the historic feature is in the same planning subarea identified in the latest Capital Needs Assessment and the County agrees to or requests the exchange. accept such contribution.	High	Delete	4.0
172	M. Prioritize the adaptive reuse of historic structures that are of local, regional, or national significance as the primary method of preserving the County's diverse collection of historic architecture within the framework of sustainable development.			1.5
173	N. Amend zoning regulations and development standards to ensure the viability of adaptive reuse, particularly in the County's villages where the ability to reuse historic structures is vital to the historic character and vitality of these communities.			1.1
174	O. Prepare and implement corridor management plans, including identifying and defining viewsheds for the County's Scenic Rivers to protect their natural and scenic quality.			1.1
175	P. The County does not permit Prohibit the diversion of Scenic Rivers under any circumstances.		P. The County does not permit diversion of Scenic Rivers under any circumstances or development within the 300-foot Scenic River buffer area.	3.0
176	Natural Heritage Resources			
177	NHR Policy 6: Preserve, protect, and create a network of privately and publicly protected open space, favoring large contiguous areas rather than smaller disconnected areas, maintaining green infrastructure infrastructure natural, environmental, and heritage resource assets, preventing habitat fragmentation, and reinforcing the unique character of the diverse communities in the County.		Insert the words "ecosystem and" before the words "habitat fragmentation" and after "preventing." Change "rather than" to "and connecting" in order to create more large contiguous areas. Be inclusive, not exclusive.	1.9
178	<u>Strategy</u>			
179	6.1. Conserve and protect natural heritage resources including rare, threatened, and endangered plant and animal species; species of greatest concern; exemplary natural communities, habitats, and ecosystems; and other natural features of the County.			1.1
180	<u>Actions</u>			
181	A. Use open space requirements, passive recreation, nature preserves, incentives, and regulations to protect areas of natural biodiversity and rare, threatened, and endangered plant and animal species, and plant communities in keeping with the federal Endangered Species Act and to foster the implementation of the Federal Endangered Species Act and the Virginia Wildlife Action Plan.		Open space needs definition. Change "to foster the...Plan" to "achieve the implementation . . ."	3.0
182	B. Development applications will Require development applications to identify Loudoun County's natural heritage resources through coordination with the Virginia Department of Conservation and Recreation (VDCCR) – Division of Natural Heritage and the Virginia Department of Game and Inland Fisheries (VDGIF). For those development applications that have a likely presence of one or more natural heritage resource, the County will require the applicant to conduct a species- assessment. relevant assessments. In cases where the presence of the species is identified, the County will require the applicant to develop and submit a plan for impact avoidance.			1.5

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183	C. Ensure that the study of natural heritage resources is conducted by qualified research organizations such as the VDCR and VDGIF, and develop implementation strategies for the preservation of identified natural heritage resources.			1.7
184	Wildlife Habitats		Add the words "and Ecosystems."	
185	<u>Strategy</u>			
186	6.2. Conserve and protect wildlife habitats, wildlife travel corridors, and access to streams and water sources through the preservation of natural resources such as native vegetation, forest cover, woodlands, floodplains, streams and stream corridors, wetlands, and undeveloped areas associated with steep slopes.			1.2
187	<u>Actions</u>			
188	A. Require development proposals to create links to adjacent open space and natural resources to help prevent habitat fragmentation and foster biodiversity.		Links needs definition or qualification, e.g. "appropriate links" Change the word "create" to "maintain and enhance."	3.0
189	B. Identify essential wildlife corridors and encourage protection of these areas through conservation easements acquired by the County or others, participation in the Open Space Preservation Program, development design, and other means.		B. Identify and map essential wildlife corridors and encourage protection of these areas through conservation easements acquired by the County or others, participation in the Open Space Preservation Program, development design, and other means. Change to "Identify and document in a Wildlife Corridors Overlay essential..." to visualize the corridors	3.0
190	C. Ensure that new development, redevelopment, and infill development incorporates existing native vegetation and plantings of native vegetation into the landscape design.			1.2
191	D. Encourage the preservation and plantings of native vegetation to protect pollinators, migrant birds, and other wildlife.		Change to: "Require the preservation and plantings of native vegetation to protect pollinators, migrant birds, and other wildlife in new development and redevelopment, and encourage the same for existing commercial and residential development,"	3.0
192	E. Promote and support the establishment of public and private nature preserves throughout the County as part of the protection and enjoyment of natural and heritage resources.			1.1
193	Complementary Elements			
194	CE Policy 7: The County promotes healthy air and low levels of noise and light pollution as essential elements for current and future residents.			1.3
195	<u>Strategy</u>			
196	7.1. Preserve and protect air quality.			1.7
197	<u>Actions</u>			
198	A. Comply with the requirements of the Federal Clean Air Act Amendments of 1990 through support of the State Implementation Plan (SIP).		Add "and MWCOG standards" to the end of the action.	3.0
199	B. Evaluate and implement methods to reduce emissions of airborne pollutants including particulates, greenhouse gases, ozone precursors, and other gases known to adversely affect human and environmental health.		Replace "Evaluate" with "Implement"	3.0
200	<u>Strategy</u>			
201	7.2. Protect noise sensitive uses.		Change to: "Protect outdoor activity areas, office environments residences, schools, theaters, sensitive habitats and other noise sensitive uses from transportation and music generated noise."	3.0
202	<u>Actions</u>			

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203	A. Continue to support the Washington Dulles International and Leesburg Executive Airports by continued and complete prohibition of new residential and other noise sensitive land uses from the areas located within the Ldn 65 and higher aircraft noise contours for both airports and by requiring allowing only non-noise sensitive land uses within these noise-impact areas-contours			1.3
204	B. Continue to work with the Metropolitan Washington Airports Authority to understand and minimize the effects of airport operations and routes on existing noise sensitive areas within the 60 to 65 Ldn noise contour at Washington Dulles International Airport and minimize residential and noise sensitive development in noise sensitive areas.		Delete "understand and"	3.0
205	C. Prohibit residential encroachment into the existing areas designated as within the Ldn 65 or higher aircraft noise contours to ensure that residential development will not create pressure for reductions in the intensity of service or prohibit the expansion of service at the airport.	High	C. Prohibit residential development into the existing areas designated as within the Ldn 65 or higher aircraft noise contours to ensure that residential development will not create pressure for reductions in the intensity of service or prohibit the expansion of service at the airport.	3.0
206	D. Continue to enforce and update with the most current information, as appropriate, the Airport Noise Impact Overlay District included as part of the Loudoun County Zoning Ordinance.			1.2
	E. Consider the 2019 Washington Dulles International Noise Contour Map Update when reviewing land development applications surrounding the airport.			
207	F E. Require roadway noise studies for residential, institutional, or other noise sensitive uses adjacent to existing or proposed arterial and major collector roads to ensure that forecasted noise levels fall within acceptable levels, or can be abated to meet County standards (See also <i>Loudoun 2040 Countywide Transportation Plan</i> , Chapter 8, Environmental and Heritage Resources).			1.4
208	<u>Strategy</u>			
209	7.3. Prevent light pollution.	High	Needs more specifics for Dark Sky ordinance compliance/enforcement. Add action: "Identify areas to be protected as Dark Sky locations for the continued use and enjoyment of the public."	3.0
210	<u>Actions</u>			
211	A. Update lighting standards to achieve the following:			1.3
212	i. Promote the use of lighting for convenience and safety without the nuisance associated with while minimizing light pollution;			1.3
213	ii. Promote a glare-free environment through proper lighting performance standards to improve visibility and enhance public safety;			1.4
214	iii. Promote appropriate lighting standards to conserve energy;			1.5
215	iv. Develop appropriate lighting standards to prohibit unnecessary and intrusive light trespass that detracts from the beauty and view of the night sky; and			1.2
216	v. Promote the International Dark-Sky Association's Dark Sky standards to prevent light pollution.			1.5
217	Sustainability			
218	SUS Policy 8: Encourage Promote sustainability efforts throughout the County.		Replace "Encourage" with "Implement". Add policies and actions. More definition in strategies and actions. Define sustainability. See additional recommended actions at end of spreadsheet. Replace the word "Encourage" with "Promote."	3.0
219	<u>Strategy</u>			
220	8.1. Support sustainability practices within the Loudoun County Government.		See added actions at end of spreadsheet.	5.0
221	<u>Actions</u>			

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222	A. Update and implement the County Energy Strategy (CES) due to unpredicted to account for rapid growth in population and high energy demand uses, technological changes allowing improved energy storage, changing renewable energy markets, and the impacts of climate change.		Change to: "Update and implement the County Energy Strategy (CES) due to rapid growth in population"	3.0
223	B. Continue to evaluate the energy demands of government buildings as well as transportation needs and develop plans for energy efficiency.			1.8
224	C. Encourage benchmarking the energy use of existing and planned County buildings to establish a baseline for energy demand estimates.			2.1
225	D. Use the data from benchmarking the energy use to influence set policy and regulations in the County.		Replace "influence" with "set"	3.0
226	E. Whenever feasible, build County-constructed facilities to LEED Silver, or equivalent, standards.		Eliminate "or equivalent". One "equivalent standard was actually created by the timber industry. Remove the words "Whenever feasible."	3.0
227	F. Continue to evaluate all sustainability efforts and improve efforts as new options and technologies become available.			1.5
228	G. Continue to monitor and support all efforts with MWCOG.		Change to: Strive to achieve MWCOG's Region Forward goals for clean water, air, and land, and a more sustainable region.	3.0
229	H. Support Loudoun Water in the expansion of the reclaimed water network.			1.4
230	I. Incorporate green infrastructure natural, environmental, and heritage resources and BMPs into County Energy Strategy.			1.5
231	J. Prioritize government purchase and use of goods and services that have reduced impacts to human and environmental health.			1.3
232	K. Prioritize the use of Loudoun farm products in government purchase of food.		YES!	1.3
233	L. Develop a Sustainability Plan for the County that provides the framework to achieve economic development, social development, and environmental development in a balanced manner. L. Develop a Sustainability Plan for the County that provides the framework to balance economic development, social well-being, and environmental health.		Replace "Social development, and environmental development" with 'social welfare, and environmental health'	3.0
234	<u>Strategy</u>			
235	8.2. Support energy efficient practices for all in Loudoun County.			1.6
236	<u>Actions</u>			
237	A. Evaluate the energy demands of residential and non-residential buildings, including data centers as well as transportation needs and develop plans for energy efficiency.			1.7
238	B. Research and support opportunities for micro-grid energy and district energy systems.			1.3
239	C. Encourage the use of Commercial Property Assessed Clean Energy (C-PACE) and research and support residential PACE program.		Replace the word "Encourage" with "Promote."	1.5
240	D. Prioritize public investment in energy efficient, clean products and infrastructure.			1.5
241	<u>Strategy</u>			
242	8.3. Support sustainable economic practices within Loudoun County to strengthen economic growth and innovation.		Replace "Support" with "Require"	3.0
243	<u>Actions</u>			
244	A. Create partnerships with universities and private sector companies to foster growth of a sustainable economy that supports workers and students in the advanced technology and science industries.			1.5
245	B. Promote the production and access to sustainable, healthy local food.		Yes!!!	1.5

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246	C. Support and expand community gardens throughout the County.		Yes!!!	1.5
247	SUS Policy 9: Encourage sustainable development practices, including long-term water conservation, green building principles, sustainable site design, renewable energy, preservation and adaptive re-use of historic structures, and integrated energy management planning.			1.3
248	<u>Strategy</u>			
249	9.1. Promote water conservation through innovative, cost-effective reuse systems, domestic water saving devices, and low impact development techniques, which integrate hydrologically functional designs with methods for preventing pollution and educational programs.			1.5
250	<u>Actions</u>			
251	A. Educate and encourage the harvesting of rainwater for non-potable use, such as landscape irrigation.			1.4
252	B. Establish incentives for sustainable development.		Delete. Too vague	4.0
253	<u>Strategy</u>			
254	9.2. Promote the use of salvaged, recycled, or locally produced materials whenever possible.		See actions at end of spreadsheet. Change language to: "Promote the use of salvaged, recycled, recyclable, renewable, reusable, non-toxic, and zero or low volatile organic compound materials."	3.0
255	<u>Strategy</u>			
256	9.3. Evaluate the establishment of Eco-districts within the County.		Define Eco-Districts. Suggested definition: A neighborhood or redevelopment area committed to advancing sustainability through green building, smart infrastructure and behavior, which provides a framework for setting goals, defining projects, engage in collaborative efforts, and raise the bar for sustainable practices.	3.0
257	<u>Strategy</u>			
258	9.4. Promote green building standards and green building.		See added actions at end of spreadsheet.	2.2
259	<u>Strategy</u>			
260	9.5. Support renewable energy.		See added actions at end of spreadsheet.	5.0
261	<u>Actions</u>			
262	A. Adopt solar zoning and permitting best practices for accessory use solar development.		Insert "and other" after "accessory use"	3.0
263	B. Become certified as a "solar-ready" community under the Department of Energy's SolSmart program.		Need total prohibition of solar farms	5.0
264	Permitted Uses in the RSCR			
265	Permitted uses within the RSCR are intended to support or enhance the biological integrity and health of the river and stream corridor. These uses are intended to have minimal adverse effects on natural and heritage resources. Development of such uses requires mitigating impacts while complementing the hydrologic processes of the river and stream corridors including flood protection and water quality. New uses should be limited to:			
266	a. Road crossings, rail crossings, bridges, and drive-way crossings			
267	b. Public water and sewer			
268	c. Local and regional stormwater management facilities within the minor floodplain river and stream corridor resource only (subject to BMP requirements)			5.0
269	d. Public lakes and ponds (subject to BMP requirements)			5.0
270	e. Public water supply reservoirs			5.0
271	f. Historic and archaeological sites			5.0

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272	g. Paths and trails – including footpaths, biking or hiking paths, and horse trails (of a permeable material only)			3.7
273	h. Passive recreation – limited to hiking, biking, horseback riding, picnicking, camping, climbing, hunting, fishing, and wildlife viewing			3.7
274	i. Active recreation within the minor floodplain river and stream corridor resource only			5.0
275	j. Agricultural activities, but not structures – including crop planting and harvesting and grazing (subject to appropriate BMP requirements)			5.0
276	k. Silviculture – as required to care for forests and not commercial forestry (limited to forest preservation and tree planting, limited tree clearing and clearing of invasive species, tree trimming and pruning, and removal of individual trees (subject to appropriate BMP practice requirements)			5.0
277	l. Planting native vegetation (subject to appropriate BMP requirements)			5.0
278	m. Conservation – including stream restoration projects, wetland mitigation banks, facilities and activities; Adopt-A-Stream programs; scientific, nature, and archaeological studies; and educational programs		Add actions for vegetated buffers around wetlands, Tree canopy goals, Impervious surface goals	5.0
279	n. Raised boardwalks		Need qualification (Wildlife Reserves) Add action: "Require no-rise certification for projects in floodways"	5.0
280				
281			Identify the capacity of watersheds and groundwater supply to sustain commercial and residential development, and integrate these limits into the Comprehensive Plan.	5.0
282			Engage technical support of state and federal agencies, and strive to meet or exceed standards outlined in Chesapeake 2000 Agreement, Migratory Bird Act, Virginia Wildlife Action Plan, Clean Air Act and Clean Water Act.	5.0
283				
284			Provide means for public and private stewardship of high quality land and water for priority conservation into perpetuity.	5.0
285			Actively seek state, federal and private funding for land acquisition.	
286			1. Use integrated management strategies to ensure strong coordination within internal organizations, between local, regional and state agencies, and with partnerships, regional alliances and non-profits such as County Planning Department, PRCS, Public Works and Utilities, Economic Development, land preservation and watershed management groups.	5.0
287			Integrate regional concerns and issues into local plans, review processes and management plans, so they may be complementary.	
288			Integrate and link planning, development and environmental goals and efforts by creating a coordinated policy and management framework.	
289				
290			Employ an adequate number of natural resource-trained staff in key County departments.	
291	Strategy 1.3			
292			Implement natural resource monitoring programs with measurable standards designed to protect critical habitat from fragmentation and degradation. Include up-to-date inventories of, and metrics for, forested land, open spaces, large tracts of undeveloped lands, prime agricultural soils, wetlands, meadows, healthy and impaired waters, sensitive and protected species, water quality and groundwater wells. Adopt metrics for:	5.0
293			a. Buffers	

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294			b. Percent native vegetation, tree cover, wetlands, meadows	
295			c. water and air quality	
296			d. Monitor the quality of high priority groundwater aquifers.	
297			e. Track the long-term trends of the County's open spaces and large blocks of undeveloped lands.	
298			Identify key parcels and rank by priority for conservation.	5.0
299				
300	Strategy 2.1		Add actions for vegetated buffers around wetlands, Tree canopy goals, Impervious surface goals	5.0
301			Recommend native vegetated riparian buffers of 75 ft., and 50 ft natural buffer around all wetlands. Encourage restoration of riparian buffers on privately owned and county-owned land.	
302			Follow river and stream guidelines presented in the Virginia Climate Change Action Plan:	
303			Minimize impervious surface and improve stormwater control methods, to ensure they account for predicted changes in precipitation and flow, to help minimize the future impacts of storm water under climate change.	
304	Strategy 2.3			5.0
305			Add action for modifying zoning ordinances and building standards to reduce the amount of impervious surfaces associated with development	
306	Strategy 5.1		Add action to work with the community to identify and map historic rural gravel roads and develop management plans to maintain their character.	5.0
307			Develop corridor management plans for designated scenic byways and historic roads	
308			Add to Implementation: action to create a resident curator program for county owned properties not in current use under Virginia 15.2.2306.	
309			Add action to create and maintain a map of historic resources that are outside of historic districts to the plan.	
310	Strategy 6.1		Add action: "Establish a natural heritage commission including representatives of the general public, local conservation organizations, and the Loudoun business community to review and approve the county's natural resources plan and consult on development applications as they relate to green infrastructure."	5.0
311	Strategy 6.2			
312			Identify, map, protect and enhance priority habitats and species, and ecologically valuable lands and waters that exhibit habitat quality,connectivity, stream buffering/stream protection and pollution reduction capabilities. Connect these systems via green corridors to reduce fragmentation of land and waters as part of an integrated system and contiguous network of natural and passive open spaces and habitat.	5.0
313	Strategy 7.1		1. Support air quality improvement through tree preservation, tree planting and sensitive landscaping practices. The County will support and encourage the following during the reviews of development proposals:	5.0
314			Minimization of applications of pesticides with reactive VOC content through integrated pest management approaches to pest control	
315	Strategy 7.2		Add action: "Require assessment of noise impacts and establishment of standards of proposed new and exceptional property uses in all areas of the county."	5.0

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316			Require assessment of noise impacts and establishment of standards of proposed noise generating property uses in all areas of the county.	
317	Strategy 7.3		Add action: "Identify areas to be protected as Dark Sky locations for the continued use and enjoyment of the public."	5.0
318	Strategy 8.1		First action: "Set County goals for sustainability." Add this action after Action B: "Conduct commissioning and retro-commissioning studies of County buildings, including equipment such as heating, ventilation and air conditioning (HVAC) and lighting systems, to ensure they are operating as designed and installed, and to plan and implement future energy efficient upgrades." Add actions to: "Develop and implement sustainable landscaping standards for County facilities to reduce water consumption." "Set a tree canopy goal of 60%." "Install solar panels on schools and county facilities." "Replace retired County vehicles, including school buses, with electric vehicles."	5.0
319			Adopt a climate adaptation/resilience plan to address the economic, environmental and social impacts of climate change and to increase the County's resilience to the effects of climate change. The plan will:	5.0
320			a. Identify climate-vulnerable areas.	
321			b. Prepare for public health impacts of climate change.	
322			c. Develop adaptation strategies for the built environment, natural systems, and green infrastructure.	
323			d. Establish intergovernmental coordination and participation in climate change actions on a local, regional, and state level.	
324			e. Create a climate change task force consisting of County staff, scientists and representatives from environmental organizations.	
325			f. Increase the County's resilience by anticipating the impacts on natural resources and ecosystems, adapting measures to address local impacts, and evaluating and monitoring current and future impacts on the county's green infrastructure.	
326			g. Ensure water resources are protected and remain available through conservation and sustainable management.	
327			h. Set goals to increase the County's tree canopy to 60%.	
328			i. Strengthen the community and infrastructure; and protect natural resources, businesses, industry, government from the effects of climate change.	
329			j. Develop a community awareness program to address climate change issues.	
330			k. Pursue environmentally-friendly purchasing and contracting by County departments and agencies.	
331				

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332	Strategy 8.2		Add actions: "Encourage businesses to conduct energy audits and implement energy efficiency retrofits through activities such as energy efficiency workshops, energy fairs, agency websites and social media." "Encourage businesses to install energy efficient exterior lighting." "Collaborate with local retail businesses to encourage businesses to purchase energy efficient products." "Promote and reward energy efficiency efforts of local retail businesses." "Incentivize owners of parking facilities to install electric car charging stations."	5.0
333			Provide electric car charging stations at county buildings and park and ride lots	5.0
334			Update building standards and zoning to require electric car charging stations at parking lots for employment centers and multi-family residential	5.0
335			Update the County's Community Energy Strategy to include, but not limited to objectives that address:	5.0
336			a. Reduction of the County's carbon footprint.	
337			b. Reduction of emissions from transportation and the built environment.	
338			c. Mitigation of the effects of climate change by reducing greenhouse gas emissions by 2% per year through 2050.	
339			d. Increase in energy efficiency in transportation and the built environment.	
340			e. Incorporation of LEED standards in zoning and building code.	
341			f. Incentivization of rooftop solar in commercial and residential development and redevelopment.	
342			g. Requirement of rooftop solar in County development and redevelopment.	
343			h. Transition to and maintenance of a renewable energy portfolio.	
344	Strategy 9.5			
345				
346			Performance criteria: minimize impervious cover area	
347				
348			No net increase in stormwater pollutant loads for new development. 10% reduction in loads for redevelopment	
349			Require conservation plans for agricultural land	
350			Require evidence of wetland permit prior to any clearing or grading for development	
351	Strategy 9.4		Add Action A: Ensure that zoning proposals for residential development incorporate measurable green building practices including energy efficiency, water conservation, habitat conservation and restoration, and greenhouse gas emissions reduction.	5.0
352			Ensure that zoning proposals for residential development incorporate measurable green building practices including energy efficiency, water conservation, habitat conservation and restoration, greenhouse gas emissions reduction, native plant use and pervious surfaces.	5.0
353			Ensure that zoning proposals for commercial development and redevelopment incorporate measurable green building practices including energy efficiency, water conservation, habitat conservation and restoration, greenhouse gas emissions reduction, native plant use, eradication of invasive plant species, pervious surfaces and design features such as bird-safe building design, natural stormwater retrofits, bioswales and green roofs.	5.0

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354	Strategy 9.5			
355				
356				
357			<i>Actions: Work with County organizations, including Loudoun Water, to ensure that key river corridors receive ample water flow throughout the year to preserve wildlife, fish and scenic resources of these areas.</i>	5.0
358				
359			<i>Actions: Maintain and promote public awareness of the two Scenic River areas currently in the county, Goose Creek and Catoclin Creek.</i>	
360				
361				
362			<i>Actions: Engage resident groups, stakeholder and other NGO as referral agents for development plans that may impact these resources.</i>	
363				
364			Maintain interactive countywide maps of stream corridor viewsheds in order to provide means to identify impacts of proposed development on viewsheds and buffer areas along stream corridors.	
365			Maintain interactive countywide maps of stream corridor viewsheds in order to provide means to identify impacts of proposed development on viewsheds and buffer areas along stream corridors.	
366				
367				
368				
369				
370			<u>New Energy Policies</u>	5.0
371			Energy Policy 10: Transition Loudoun to clean, renewable sources of energy by 2035.	0.0
372			Strategy 10.1 Update the 2009 County Energy Strategy and incorporate it to Loudoun 2040	5.0
373			Actions	
374			A. Engage in a public process	
375			B. Identify a stakeholder committee to include public and private sector members	

	Chapter 3-Natural & Heritage Resources--MARCH 13, 2019 DRAFT	CODE	RECOMMENDED / REQUIRED CHANGES		AVG Rank
376			<i>C. Develop a method and establish criteria to update the CES more frequently and independent of Loudoun 2040 to incorporate rapidly changing technologies and financing tools.</i>		
377			<i>D. Reference the County Energy Strategy in all relevant chapters of Loudoun 2040, including Ch. 6 Fiscal Management and Public Infrastructure; Transportation.</i>		
378			Strategy 10.2 Support/promote increased utility scale solar		5.0
379			<i>Actions</i>		
380					
381					
382			Strategy 10.3: Support/promote distributed, rooftop solar		5.0
383			<i>Actions</i>		
384			<i>A. In the BOS's VA GA Legislative Agenda, request/support legislation to lift the 1% cap on renewably generated electricity.</i>		
385			<i>B. In the BOS's VA GA Legislative Agenda, request/support legislation to facilitate the 2019 session Solar Freedom initiative.</i>		
386			Strategy 10.4 Electrify Public Transportation		5.0
387			<i>Actions</i>		
388			<i>A. Replace retired public vehicles (such as school buses, police cars) with electric vehicles, EVs.</i>		
389			<i>B. Install fast charging stations at public facilities and public garages</i>		
390			Strategy 10.5 Electrify private transportation		
391					
392					
393					
394			Strategy 10.6 Support/promote the use of renewable sources of energy in public facilities		5.0
395			<i>Actions</i>		
396			<i>A. Participate in Solar Schools Initiatives</i>		
397			<i>B. Participate in Solar Power Purchase Agreements</i>		
398			<i>C. Participate in Energy Savings Performance Contracts</i>		
399			<i>D. Install solar panels on government buildings.</i>		
400			Strategy 10.7 Support/promote the use of renewable sources of energy in private facilities		5.0
401			<i>Actions</i>		
402			<i>A. Establish a community choice aggregation program</i>		
403			<i>B. Support/promote the County's Commercial Property Assessed Clean Energy program</i>		
404			<i>C. Seek authorization from the VA GA for a Residential Property Assessed Clean Energy local ordinance</i>		
405			Energy Policy 11: Reduce the use of fossil fuels in Loudoun County		5.0
406			Strategy 11.1 Reduce the use of fossil fuels in public facilities		5.0
407			<i>Actions</i>		

	Chapter 3-Natural & Heritage Resources--MARCH 13, 2019 DRAFT	CODE	RECOMMENDED / REQUIRED CHANGES		AVG Rank
408			A. Conduct an energy audit for all public facilities.		
409			B. Install energy dashboards on all public buildings to provide energy accountability and use of public funds accountability.		
410			Strategy 11.2 Reduce the use of fossil fuels in private facilities		5.0
411			Actions		
412			A. For fossil fuel infrastructure land-use applications, require an analysis to quantify the additional greenhouse gases that will be generated by the project and compare it to current emissions in the County and the Commonwealth.		
413			B. For fossil fuel infrastructure land-use applications, require an analysis comparing non-fossil fuel sources of energy to traditional sources of energy.		
414			C. For projects that have a high demand for energy, such as data centers, require an analysis for developing a carbon neutral facility.		
415			D. For new construction, require an analysis for using the C-PACE ordinance for the project.		
416			E. In the BOS's VA GA Legislative Agenda, request/support legislation to put a moratorium on new fossil fuel infrastructure.		
417			Strategy 11.3 Reduce Greenhouse Gas Emissions from Loudoun County		5.0
418			Actions		
419			A. Concentrate residential development at transportation nodes to avoid car-centric communities.		
420			B. Expand intra-county and extra-county mass transit instead of widening roadways.		
421			C. Promote car-pooling/ride share.		
422			D. Promote/incentivize the use of renewable sources of energy		
423			E. Electrify public and private transportation		
424			F. Adopt selected practices listed in the MWCOG Multi-Sector Approach to Reducing Greenhouse Gas Emissions....., Final Technical Report. https://www.mwcog.org/documents/2016/08/01/multi-sector-approach-to-reducing-greenhouse-gas-emissions-in-the-metropolitan-washington-region-final-technical-report/		
425			G. Adopt selected practices listed in the MWCOG 3. Regional Climate and Energy Action Plan, 2017-2020, MWCOG, Climate, Energy, and Environment Policy Committee. https://www.mwcog.org/documents/2017/03/23/regional-climate-and-energy-action-plan-climate--energy-climate-change-energy/		
426			H. Adopt selected practices listed in 5. Drawdown. The most comprehensive plan ever proposed to REVERSE global warming. Edited by Paul Hawken. https://www.google.com/search?source=hp&ei=7mJ4XMvXKaKQ_QaThpuABg&q=drawdown+100+solutions&oq=dra&gs_l=psy-ab.1.0.35i39j0l6j0i131j0i13		
427			Surface Water Resources		
428			2.5. Protect rivers and public drinking water reservoirs to ensure a clean, safe, and adequate supply of drinking water.		5.0
429			The County will promote water conservation through innovative, cost effective reuse systems, domestic water saving devices, and low impact development techniques, which integrate hydro		

	Chapter 3-Natural & Heritage Resources--MARCH 13, 2019 DRAFT	CODE	RECOMMENDED / REQUIRED CHANGES		AVG Rank
430					
431			<i>The County will work with the incorporated Towns, in conjunction with the Clean Water Act, to establish overall water quality goals and specific standards for individual streams and river and stream corridors, consistent with county river and stream corridor objectives and policies.</i>		
432			<i>The County will prepare and implement design standards and principles to preserve open space and natural resources, minimize the creation of new impervious areas and to minimize increases in post-development runoff peak rate, frequency and volume. To the extent possible, these alternatives will recognize the unique characteristics of different properties and the densities and uses recommended by this Pla</i>		
433					
434			<i>The County will institute development standards for golf courses and restrict development of golf courses in proximity to water resources such as streams, rivers, reservoirs or floodplains to deter any degradation of these resources as a result of the golf course use. Golf courses may be allowed within the boundaries of floodplains only by Special Exception.</i>		
435			<i>In suburban areas, water access should be provided for recreational uses. These areas will be designated in local area plans. Where paved surfaces are needed, they should be constructed of pervious paving materials when structurally feasible.</i>		
436					
437					
438			Prime Agricultural Soils		5.0
439			<i>..Where development is allowed on prime agricultural soils, the County will require cluster development so that the development will take place on the least desirable soils on the site and the prime soils will be available for agricultural purposes. The quality of soils will be considered in the conservation design process established by the Zoning Ordinance</i>		
440			<i>..The County will develop a public education program that will focus on communicating incentive advantages associated with private protection of Prime Agricultural Soils. The County will maintain and make available the Prime Agricultural Soils Map as part of this program. The program will also provide information on the donation of easements, tax and estate planning, and other advantages related to voluntary protection.</i>		
441					
442			Steep Slopes, Moderately Steep Slopes and Mountainside Areas		5.0

Chapter 3-Natural & Heritage Resources--MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
443			<i>J. The County will manage development in mountainside areas using performance standards and regulations to minimize negative environmental impacts, minimize land disturbance, protect the ridgelines, maintain woodlands, plant, and wildlife habitats; and preserve natural features and rural character as requirements for approval of the location of proposed development.</i>	
444			<i>K. The County encourages that mountainside areas be placed under permanent open space easement using voluntary donation and public investment through land conservation methods.</i>	
445			<i>L. Non-compliance with the policies and associated adopted performance and land use standards will be subject to fines and remediation requirements. The County will exercise strict enforcement practices to ensure the preservation of the Mountainside Development Overlay District.</i>	
446			Forests, Trees, and Vegetation	
447			4.1. Preserve, protect, and manage forest resources for their economic and environmental benefits.	5.0
448			Actions	
449			<i>Forests and indigenous vegetation will be preserved on steep slopes (greater than 25 percent). On moderately steep slopes (15-to-25 percent grade), clearing will be limited to only essential clearing necessary for home construction, road construction and utility installation. Silviculture activities may be allowed on moderately steep slopes provided that an approved Forest Management Plan is implemented.</i>	
450			<i>The submittal and approval of a Forest Management Plan will be required prior to any land development. This plan will demonstrate a management strategy that ensures the long-term sustainability of any designated tree save areas.</i>	
451			<i>The County will promote the preservation of forested areas through the use of Agricultural and Forestal Districts, easements and other voluntary means.</i>	
452			<i>Forests are an integral part of the Mountainside Development Overlay District regulations. The County will continue to protect forest resources through the implementation of the Mountainside Development Overlay District.</i>	
453				
454			Historic, Archaeologic, and Scenic Resources	
455			Strategy 5.1	5.0
456			<i>Q. The Historic District Guidelines will be updated to include new districts as they are established and to recognize and give appropriate importance to the current rural-suburban character of the Goose Creek Historic District</i>	
457			<i>R. The boundaries of the County's Historic Cultural Conservation Districts will be amended or extended to coincide with the boundaries of the state's corresponding Historic Districts. This applies to Bluemont, Goose Creek, and Waterford. The County will work with the state to extend the state-registered boundary of Aldie to meet the County Aldie Historic District boundary</i>	
458			<i>S. The County will develop and implement a program of easements and other programs as methods of ensuring preservation and conservation.</i>	

	Chapter 3-Natural & Heritage Resources--MARCH 13, 2019 DRAFT	CODE	RECOMMENDED / REQUIRED CHANGES		AVG Rank
459			<i>T. The County will pursue certified local government status to be eligible to receive grant money earmarked for heritage resource preservation effort</i>		
460			<i>Strategy</i>		
461			<i>5.1 Protect Scenic Areas and Corridors</i>		
462			<i>Actions</i>		
463			<i>A. The County will prepare special provisions such as additional setback depths, protections against clearing frontage vegetation, and for maintaining stonewalls and other features in designated scenic areas and corridors.</i>		
464					
465			<i>C. The County will pursue Virginia Byways designation by the Commonwealth for Charles Town Pike (Route 9), Harper's Ferry Road (Route 671), Edwards Ferry Road (Route 773), Route 50 (through the Mosby Heritage Area), and Route 626 in its entirety</i>		
466			<i>The County will work proactively with residents to define and designate Historic Roadway Districts. Through public education and outreach efforts, the County will stress the importance of heritage resource protection and preservation as a means to protect and preserve the character of the County's rural roa</i>		
467			<i>No street or road should be abandoned to a non-governmental owner if the road can be used as part of a planned trail network</i>		
468			<i>Return all policies for: Greenways and Trails; Parks and Recreation; Public School Sites; and Open Space Easements to Loudoun 2040.</i>		
469					
470			Complementary Elements		
471			7.1. Preserve and protect air quality.		5.0
472			<i>C. The County will develop land use and transportation policies and measures that tend to reduce single occupancy vehicular trips, vehicle miles traveled, and associated emissions in order to improve air quality. Such measures will support the creation of pedestrian and bicycle facilities, park-and-ride lots, and mass transit.</i>		
473			<i>D. Loudoun County acknowledges its location in the Washington, D.C.-MD-VA Non-attainment Area. The County will continue to play an active role on the Metropolitan Washington Air Quality Committee (MWAQC) and the National Capital Region Transportation Planning Board (TPB) and will do its part in the implementation of the Phase II Attainment Plan for the Washington Metropolitan Nonattainment Area, as well as future emissions reduction programs</i>		
474			Sustainability		
475			8.1. Support sustainability practices within the Loudoun County Government.		5.0
476			<i>G. Participate in all efforts by MWCOG to include adopting practices that reduce both energy use and adverse environmental impact.</i>		
477			SUS Policy 9: Encourage sustainable development practices, including long-term water conservation, green building principles, sustainable site design, renewable energy, preservation and adaptive re-use of historic structures, and integrated energy management planning.		5.0

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478					
479			<i>Ask Loudoun County staff planner Melissa Lindsjo to add actions to each of strategies 9.2, 9.3, 9.4</i>		

Chapter 4 - HOUSING -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
Chapter 4 - Housing - VISION Provide housing options that can accommodate a variety of lifestyles, households, ages, cultures, market preferences, incomes, and needs.			Maintain and increase the County's commitment to existing housing programs while requiring the private and non-profit housing providers to diversify the range of housing options to include: workforce housing; "unmet housing needs" for present and future residents in areas selected for planned growth; where adequate infrastructure, schools and public facilities are in place.	3.0
Policies, Strategies, and Actions				
1	Loudoun County must take a collaborative approach to providing a full continuum of housing solutions to support the community. This approach will require collaboration and partnership within the government and with the private sector, and the community. This approach affirms policies, actions, and programs that are successful and sets forth new and innovative strategies and a commitment to implement them.			2.3
2	Unless otherwise specified, the following policies, strategies, and actions apply Countywide.			2.9
3	Housing Policy 1: Increase the amount and diversity of housing that is available in terms of unit type, size, and price and promote innovative designs throughout Loudoun County that are desirable and attainable to all income levels.	High	Increase the amount and diversity of housing that is available in terms of unit type, size, and price and promote innovative designs in areas targeted for growth. Comment: "throughout Loudoun County" is too broad a statement, and "that are desirable and attainable to all income groups" is a not an achievable goal.	2.9
4	<u>Strategy</u>			
5	1.1 Use innovative and flexible regulatory approaches to help fulfill the continuum of housing needs in a variety of targeted locations and settings throughout the County.		Use innovative (delete "and flexible") approaches to help fulfill the continuum of housing (delete "needs") solutions in those areas targeted for growth. Comment: "Flexible" suggests the approaches can be changed easily to fit the whims of an applicant.	3.3
6	<u>Actions</u>			
7	A. Promote mixed-income housing developments that provide a continuum of housing types and prices.		Promote mixed-income housing developments. that provide a continuum of housing types and prices.	2.1
8	B. Amend zoning regulations to accommodate more innovative and flexible density, building height, lot size, lot line, parking, setback, and design standards through the implementation of a planned unit development (PUD) ordinance.		Implement zoning regulations to accommodate more innovative and flexible development standards for density, building heights, lots sizes, zeroheight, lot size, lot line, parking requirements, setback, and design standards through the implementation of a planned unit development (PUD) ordinance in urban planning districts with 50% of the project in ADUs.	2.4
9	C. Allow by-right dormitory housing, tenant dwellings, and portable housing units for farm workers where otherwise permissible according to Loudoun County Health Department standards and regulations.	High	C.Allow by-right dormitory housing, tenant dwellings, and portable housing units for farm workers as permitted uses on farms with no subdivision permitted and otherwise permissible according to the Loudoun County Health Department standards and regulations. Comment: These uses cannot be "by-right" if free standing on separate lots as this could lead to substantial problems with the broader community, but can be part of an overall farm complex without subdivision permission.	2.4
10	D. Regulate multi-family development by floor area ratio (FAR) instead of by dwelling units per acre.	High	D.Regulate multi-family development by floor area ratio (FAR) with a maximum density cap for the project, instead of by dwelling units per acre. Regulate multi-family development by floor area ratio (FAR) instead of by dwelling units per acre with over 50% affordable units in them (allows for micro apartments/condos). Comment: In order to determine capital facility requirements and potential traffic impacts there must be a total cap on a maximum density.	2.7

Chapter 4 - HOUSING -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
11	E. Develop zoning regulations and design standards to facilitate compact residential and mixed-use development that emphasizes the physical form and the character of the built environment to integrate uses and add density to support innovation and lower costs in housing production. Develop zoning regulations and design standards to that facilitate innovative, lower cost, compact residential and mixed-use development that emphasizes the physical form and the character of the built environment to integrate uses and add density to support innovation and lower costs in housing production and seamlessly integrates uses.		E. Delete "and add density"	2.5
12	F. Amend zoning regulations and design standards to permit accessory housing product types (e.g., carriage houses, accessory apartments, and cottages) in residential and mixed use zoning districts and incentivize the integration of universal design features in accessory units.			2.0
13	G. Amend zoning regulations to expand the number of districts where manufactured housing, accessory units, and alternative housing types are allowed (e.g., small lot, zero lot-line, micro-units, maximum unit sizes, and innovative housing types).	High	G. Consider amending zoning regulations to expand where appropriate the number of districts where manufactured housing, accessory units, and alternative housing types can be allowed (e.g. small lot, zero lot line, micro-units, maximum unit sizes, and innovative house types). Comment: These uses need to be considered carefully as to where they are appropriate and the performance criteria needed to integrate them into various neighborhoods.	2.5
14	NEW: Develop regulations and standards by which affordable housing development can be approved as a by-right use. <u>Strategy</u>			
15	1.2 Promote and/or incentivize compact and dense housing product that is affordable by design and price, especially in urban settings close to transportation alternatives. 1.2 Promote dense housing products that are affordable by design and price, especially in urban settings close to transportation alternatives.	High	Promote (delete "and/or incentivize") compact and dense housing product that is affordable by design and price, (delete "especially") in urban settings close to transportation alternatives. Comment: The Plan should not commit to providing "incentives" without defining them as they become commitments the County may or may not want to make. The deletion of "especially" as it presumes that other areas are also appropriate.	2.4
16	<u>Actions</u>			
17	A. Amend zoning regulations and design standards to incorporate density bonuses and other incentives into appropriate zoning districts to encourage the provision of housing to address the County's unmet housing needs in areas currently served by or planned for mass transit.		A. Amend zoning regulations and design standards (delete "to incorporate density bonuses and other incentives into appropriate zoning districts") to encourage the provision of housing to address the County's unmet housing needs in areas currently served by or planned for mass transit. Comment: The action need not commit to just listed requirements.	3.0
18	B. Require fewer parking spaces in new developments located proximate to public transit that achieve a continuum of housing of types and prices.		B. Delete as "fewer parking spaces" undefined.	3.0
19	<u>Strategy</u>			
20	1.3 Reevaluate Capital Facility Impacts to acknowledge the varied impacts of a broader diversity of unit types, sizes, and households.	High	Review Capital Facility Impacts to (delete "acknowledge") consider the actual impact of a broader diversity of unit types, sizes, and households. Comment: The original wording implies lower the value of the Capital Facility Impact based on the size of the unit rather than household population need for Capital Facilities.	2.3
21	<u>Actions</u>			
22	A. Identify alternatives in calculating the costs of development for the impact on capital facilities (such as a rating system) to reduce costs and to encourage diversity in unit types produced. Explore the use of square footage and/or number of bedrooms to assess capital facility costs associated with a broad range of unit types to encourage the development of needed unit types (for example, studio and one bedroom apartments, smaller homes).		A. Delete: The Action is the review. The wording in Action A is simply miscellaneous ideas about how to do the review.	4.0
23	<u>Strategy</u>			
24	1.4 Ensure that housing for special needs populations is integrated within existing and planned communities.			1.6

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25	<u>Action</u>			
26	A. Amend zoning regulations and design standards to incentivize the integration of universal design elements in residential units and in the design of neighborhoods.			2.0
27	<u>Strategy</u>			
28	1.5. Provide for diverse housing options with access to a range of amenities and transportation options for older adults (55+). REVISED: Provide for diverse housing options and prices with access to a range of amenities, services, and transportation options for older adults (55+).		Encourage (delete "provide" as the County cannot provide only encourage) diverse housing options with access to a range of amenities and transportation options.	1.9
29	<u>Actions</u>			
30	A. Provide incentives to developers to provide a diversity of housing types and prices within active adult and/or age restricted housing development projects.		A. Delete "provide incentives" and Require developers to provide a diversity of housing types within active adult and/or age restricted housing development projects. Comment: There is no need for "incentives."	3.0
31	B. Incentivize the provision of age-restricted housing units for residential or mixed-use development proposals in transit centers and other areas planned for an integrated mix of uses to support older adults' option to live in close proximity to transit, retail, service, and entertainment uses.		B. Delete "Incentivize" and insert "Encourage" as this will be a market economics driven decision for the applicants. Alternatively, just delete the entire action as it is duplicative of previous "Actions."	3.0
	C. Ensure the provision of the following amenities and services on-site or within a safe and convenient distance for all age-restricted residential projects:			
	a. Community space including meeting rooms and recreational facilities;			
	b. Retail uses in direct support of the development;			
	c. Health or fitness center;			
	d. Healthcare services;			
	e. Active recreation space; and			
	f. Resident programming and services			
	D. Provide access to amenities and services through alternate modes of transportation such as walkability and pedestrian access, bicycle facilities, and public and/or private mass transit facilities such as mini-bus or shuttle services.			
	E. Integrate transit facilities into all senior housing developments such as shuttle or minibus service and/or direct local and regional transit service to ensure access to local and regional amenities and services.			
	F. Incorporate covered bus shelters with seating or a covered space for seniors to congregate near building entrances into all senior housing developments.			
	G. Incorporate universal design features into all age-restricted residential developments, in keeping with Quality Development Policy 8 and all subordinate strategies and actions (see Chapter 2).			
32	<u>Strategy</u>			
33	1.6. Support mixed-use development projects that provide a continuum of housing types, sizes, and prices as well as commercial uses such as retail, entertainment, and offices in a walkable environment.		-	1.8
34	<u>Actions</u>			

	Chapter 4 - HOUSING -- MARCH 13, 2019 DRAFT	CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
35	A. Provide incentives to encourage zoning map amendments or zoning concept plan amendments on previously entitled properties that increase the provision of a mix of smaller housing types and affordably priced housing .			2.9
36	B. Research and implement effective incentives, such as appropriate density increases for the provision of affordable-housing focused on the County's unmet housing need proximate to major employment centers and public transit such as the Silver Line Metrorail stations, as well as the offset of capital facilities contributions to reduce housing development costs to foster a continuum of housing affordability for workers in Loudoun.			2.8
37	<u>Strategy</u>			
38	1.7. Ensure that infill and redevelopment projects provide a continuum of housing types and prices in areas with existing infrastructure and services.	-		1.9
39	<u>Actions</u>			
40	A. Develop zoning regulations and design standards to implement form-based approaches for infill and redevelopment areas that facilitate the development of "missing middle" housing product types and affordable prices .			1.9
41	Housing Policy 2: Preserve existing affordable housing stock and ensure housing remains safe and habitable.			1.9
42	<u>Strategy</u>			
43	2.1. Leverage public and private resources to maintain housing that helps address unmet housing needs in Loudoun County.			1.8
44	<u>Actions</u>			
45	A. Bring existing housing in need of indoor plumbing, operational septic and water systems, and major system repair (e.g., new roofs or heating and cooling systems) up to safe and livable conditions.			2.1
46	<u>Strategy</u>			
47	2.2. Preserve housing affordable to households earning less than 100 percent AMI that is currently provided by the market, and integrate it into redevelopment projects.			2.0
48	<u>Actions</u>			
49	A. Create an inventory of housing stock using County assessment data that identifies the type of unit, its location within the County, and general characteristics of the units.			1.8
50	B. When redevelopment projects are proposed for areas with existing housing affordable to households earning less than 100 percent AMI in otherwise good condition, incentivize the preservation and rehabilitation of that existing housing stock.		B. Delete "incentivie" and substitute "require."	3.0
51	C. Require that redevelopment projects removing existing affordably priced units as a last resort provide a one-for-one replacement of similarly priced housing units in order to ensure no net loss of affordably priced units.			2.0
52	D. Explore local funding options and implement housing programs that preserve and improve existing affordably priced housing.		NEW	3.0
53	Housing Policy 3: Ensure County residents are able to access housing they can afford.			2.1
54	<u>Strategy</u>			
55	3.1. Focus County funding, resources, and programs on the unmet housing needs of households earning up to 100 percent of the Washington Metropolitan Area Median Income (AMI).			2.0
56	<u>Actions</u>			
57	A. Develop an affordable housing strategic plan that specifically identifies strategies, actions, programs, and best practices to address the County's current and future unmet housing needs. The plan would include estimates on unmet housing needs, establish development targets, and evaluate how housing programs address those needs every five years.	High+	This should be substituted for Housing Policy 3 and all other proposed actions are essentially outcomes from this Affordable Housing Strategic Plan statement.	3.0
58	B. Emulate, when appropriate, successful housing programs in other jurisdictions.			2.5

	Chapter 4 - HOUSING -- MARCH 13, 2019 DRAFT	CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
59	C. Develop zoning regulations and design standards that remove barriers and incentivize the development of housing affordable to households at or below 100 percent AMI in all residential and mixed-use development.		Delete no specific County commitments should be made until after the Strategic Plan	4.0
60	D. Reduce or-waive capital facilities proffer requirements expectations as a means of incentivizing the provision of housing affordable to households earning less than 100 percent AMI in new transit- oriented development.		Delete no specific County commitments should be made until after the Strategic Plan	4.0
61	E. Create an expedited permit process to fast-track applications for developers who commit to providing additional units affordable to households earning less than 100 percent AMI.		Delete no specific County commitments should be made until after the Strategic Plan	4.0
62	F. Provide incentives such as those included in Article 7 of the Zoning Ordinance to support LIHTC projects to encourage zoning map amendments or zoning concept plan amendments on previously entitled properties that increase the provision of housing affordable to households earning less than 100 percent AMI. REVISED: Provide incentives such as those included in Article 7the Affordable Dwelling Unit regulations of the Zoning Ordinance to support LIHTCLow Income Housing Tax Credit projects to encourage zoning map amendments or zoning concept plan amendments on previously entitled properties thatwhen they increase the provision of housing affordable to households earning less than 100 percent AMI.		NEW. Spell out "LIHTC" as this is the first time it is used.	3.0
63	G. Strengthen regulations in Article 7 and Chapter 1450, to the greatest extent that the State Code allows, to increase the development of housing that helps address the County's unmet housing needs in all residential and mixed-use development. REVISED: Strengthen Affordable Dwelling Unit regulations in Article 7the Loudoun County Zoning Ordinance and Chapter 1450the County Codified Ordinances, to the greatest extent that the State Code allows, to increase the development of housing that helps address the County's unmet housing needs in all residential and mixed-use			1.3
64	H. Require housing units that help address the County's unmet housing needs to be provided in residential developments that contain 20 24 or more dwelling units and are served by public sewer and water.			1.8
65	I. Develop effective incentives that enable development to meet unmet housing needs to include housing for households with incomes at or below 30 percent AMI and 50 percent AMI , which is the area of greatest need.		I. Delete as Action J covers the solutions sought for this 30% AMI cohort.	4.0
66	J. Address the housing needs of extremely low-income or vulnerable households including older adults on fixed incomes and persons with disabilities by exploring partnerships with healthcare providers, local nonprofits and philanthropy- philanthropic organizations to develop targeted housing for this population.			1.8
67	K. Preserve the County's investment in ADUs by continuing to purchase purchasing ADUs approaching the 15-year covenant expiration and extending the covenants. Revised: K. Preserve the County's investment in ADUs by proactively purchasing ADUs approaching the end of the 15-year covenant period during which ADUs must first be marketed to ADU-qualified purchasers, and extend this 15-year period.			1.8
68	L. Maximize the County's investment in ADUs by extending the affordability covenants for new projects beyond the current 15-year period and reevaluating the appropriate fee-in-lieu model when developers opt not to provide physical units. L. Maximize the County's investment in ADUs by extending the time period under the covenants during which ADUs must first be marketed to ADU-qualified purchasers and reevaluating the appropriate fee-in-lieu model when developers opt not to provide physical units.		New (March 13th)	3.0
69	<u>Strategy</u>			
70	3.2. Increase the financial resources gained from federal, state, local, and private sources to address the unmet housing needs in the County.			1.5
71	<u>Actions</u>			

Chapter 4 - HOUSING -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
72	A. Identify and designate dedicated local funding sources to support the County's plan to provide a continuum of housing.			1.5
73	B. Use the Economic Development Authority (EDA) to issue tax exempt bonds for qualified residential rental projects and to make grants or loans of its own funds (or funds received from another governmental entity) with respect to single or multifamily residential facilities, in order to promote high-quality and affordable housing in the County.			1.8
74	C. Leverage strategic geographies with federal programs, such as opportunity zones and qualified census tracts, and proactively pursue grants and other funding from federal, state, and private foundation sources, such as HOME, Emergency Solutions Grants, State and Federal Housing Trust funds.			1.5
75	D. Evaluate/reformulate the Community Development Block Grant (CDBG) program to a housing focus to include property acquisition, rehabilitation, and construction.			1.5
76	E. Use public and private partnerships, programs, tools, and incentives to address unmet housing needs and increase the County's capacity to compete for federal, state, and private sector assistance.			1.5
77	F. Use the Economic Development Authority (EDA) to assist with property acquisition, tax exempt bond financing, and leverage gap financing, and stimulate cooperative partnerships toward the preservation and production of housing to address unmet needs.			2.4
78	G. Work in partnership with nonprofit, public, and private entities that are committed to provide a wide range of housing opportunities by offering technical and financial assistance such as loans, gap financing, tax credits, and grants.			1.6
79	<u>Strategy</u>			
80	3.3. Explore offering free or subsidized public land to developers seeking to address the unmet housing need in the County.	High	Delete: The deficits and high priority and cost for acquiring public land for all sorts of public uses should not add an obligation of providing "free" land for housing.	4.0
81	<u>Actions</u>			
82	A. Develop Explore the development of a proactive "public land for public good" program that offers public property to reduce the cost of housing development by reducing or eliminating the land cost.		Delete	4.0
83	B. Establish Explore the establishment of a community land trust/land bank and assemble properties, including tax sale properties, for the construction of housing that addresses the County's unmet housing needs.			2.6
84	C. Use public property to offset the land costs to nonprofit and for-profit housing developers seeking to build housing for persons with special needs and/or households earning less than 50 percent AMI.			2.8
85	D. When purchasing obtaining real property for public use, promote collocating public facilities with affordable housing.	High	Delete	4.0
	NEW E. Amend the County's Capital Improvement Program (CIP) process to require that all projects involving constructing new public facilities or redeveloping existing public facilities prepare an assessment of the appropriateness of co-locating housing on the project site.			
86	<u>Strategy</u>			
87	3.4. Expand the County's existing home purchase programs.			2.0
88	<u>Actions</u>			
89	A. Expand and increase the funding for the Down Payment and Closing Cost Assistance and Public Employee Grant programs to help households earning up to 100% AMI purchase a home.			1.5
90	B. Create and implement home buyer readiness financial literacy classes to help educate first-time home buyers.			2.0
91	C. Promote and facilitate the First-time Home Buyers Savings Plan which enables the establishment of a savings plan for the purchase of a home and exempts the earnings on the savings (Code of Virginia Chapter 32, sections 55-555 through 55-559).			1.9

Chapter 4 - HOUSING -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
92	D. Expand the employer-assisted housing program to help meet the private sector's workforce housing needs. REVISED: Expand Work with employers located in the employer-assisted housing program County to help meet the private sector's develop workforce housing needs-financial assistance programs such as direct loans, gap financing, revolving loans, credits, and grants.	High	Delete: Public funds should not be used to assist the private sector to provide subsidized housing for employees directly. Targeting "winners" for benefits should not be County Policy.	4.0
93	<u>Strategy</u>			
94	3.5. Promote cross-sector collaboration to help address the County's unmet housing needs.		Comment: Action A is the actual Strategy and should be substituted for the vague language as written	3.0
95	<u>Actions</u>			
96	A. Facilitate collaboration among residential developers, affordable housing developers, lenders, the Virginia Housing Development Authority, economic development agencies, and transportation officials.		A. This is the actual strategy statement substitute for Strategy 3.5	3.0
97	B. Develop a housing ambassador program to Loudoun's incorporated towns to raise awareness and provide technical assistance to assist them in establishing and maintaining programs that address their unmet housing needs.		B. Delete as towns have their own planning and zoning controls.	4.0
98	C. Conduct regular focus groups with the building industry, the CEO Cabinet, and major employers.			2.1
99	D. Convene an Annual Housing Summit to check in with stakeholders on issues and successes.			2.1
100	E. Coordinate with the Virginia Regional Transit and other transit providers to ensure access to and from housing to jobs and services.		E. Delete. Vague. This has no real meaning of impact.	4.0
101	F. Implement a robust community outreach plan to promote the importance of housing to Loudoun's quality of life and the economy.		F. Delete. A PR program is not a good use of County resources.	4.0
	<u>ADDED</u>			
			Action RPA 1.1D Identify the network of historic rural roads and work with VDOT to maintain them in their traditional alignment and paving to support rural economy and tourism uses.	5.0

Chapter 5 - ECONOMIC DEVELOPMENT -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
Economic Development - VISION A diverse and globally competitive Loudoun Economy.			A diverse and globally competitive economy that creates high value employment opportunities, is fiscally sustainable, is sensitive to protecting clean water, air and the environment and maintains a high quality of life for residents.	3.0
Policies, Strategies, and Actions		High	PSA in Chapter 5 Economic Development are almost entirely related to “process” whereby economic development will be pursued. There are few PSA’s related to an actual Economic Development Strategy. Example: there are no PSA’s related to Data Centers and their effect on the rest of the potential for economic development in the other clusters (which are not even listed in the PSA).	
1	Policy 1: Diversify the economy by strengthening targeted industry clusters.		Policy 1: Diversify the economy by identifying the top five industry clusters with limited impact on the environment and quality of life for diversification in the county and develop detailed capture plans for each cluster.	2.6
2	<u>Strategies</u>			
3	1.1. Attract new businesses in key industries so that the global competitive advantage of Loudoun is strengthened in the targeted industry clusters.		1.1. Attract new businesses that fulfill unique County residents needs, helps strengthen the global competitive advantage of Loudoun while maintaining the environmental, cultural and quality of life in the County.	3.0
4	1.2. Work with existing businesses proactively and retain businesses that may be considering leaving Loudoun by helping with relocation or expansion efforts.			1.5
5	1.3. Catalyze start-ups and entrepreneurial growth by providing quality resources.		1.3. Create a group of business experts from County staff and volunteers from the existing businesses and retired executive community living in Loudoun that can be called upon to assist start-ups and provide help to entrepreneurs seeking to grow their businesses.	3.0
6	1.4. Continue to sustain economic growth at and around the Washington Dulles International Airport and the Leesburg Executive Airport, including support of land use restrictions in noise-sensitive areas located within the Ldn 65 or higher noise contours.			1.6
7	1.5. Expand international relationships and attract foreign businesses within targeted clusters.			1.9
8	<u>Actions</u>			
9	A. Embed staffing resources in each cluster/overlay to attract or expand businesses using industry expertise, relationships, and earned reputation.			2.0
10	B. Use marketing and research to create promotional materials, conduct market analysis, assist with site selection, and provide ombudsman services.			1.9
11	C. Provide assistance with the regulatory process and streamline when possible using electronic plan submittals and online portals to get clients to market more quickly, provided all public safety, health, and welfare regulations are met.			1.9
12	D. Create mechanisms for the rural economy to maintain its status as a regional agricultural leader and local advantage.	High	D. Create mechanisms with detailed guiding principals for the rural economy to maintain its status as a regional agricultural leader and local advantage while assuring these mechanisms will not negatively impact the environment, character of the area or quality of life for the rural residents.	3.0
13	E. Focus on providing resources, networking/education events, and other programs to startup companies that place a high value on growth, including assistance with establishing additional incubators, accelerators, co-working spaces, and makerspaces.			1.5
14	F. Reserve adequate amounts of developable commercially-zoned land for cluster growth of the targeted industry clusters.			1.9

Chapter 5 - ECONOMIC DEVELOPMENT -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
15	G. Strategically use economic incentives as needed for attraction and retention.	High	G. Develop written guidelines and identify funding sources for using economic incentives as required for attraction and retention of business.	3.0
16	H. Ensure new development does not create flight obstructions, or otherwise impede flight operations at Washington Dulles International Airport and Leesburg Executive Airport, notwithstanding building and height standards recommended elsewhere in <i>Loudoun 2040</i> .			1.5
17	I. Require developments that are Implement regulations to require a development that is subject to Federal Regulation 14 CFR Part 77 to provide the County with certification from the Federal Aviation Administration (FAA) that it will not constitute a hazard to air navigation, and to comply with any recommendation(s) found in an FAA decision that results in a no hazard determination.			1.5
18	Policy 2: Create desirable places in key corridors and employment centers.		Language. Explain what this means.	3.0
19	Strategies			
20	2.1. Ensure that the design and infrastructure of key economic corridors and employment centers creates desirable places for workers, businesses, residents, and visitors.		2.1. Ensure that the design and infrastructure of key economic corridors and employment centers creates . . .	2.5
21	2.2. Support development projects near the Ashburn and Innovation Metrorail stations that provide a continuum of housing types, retail, entertainment, and employment options in a walkable environment.			1.6
22	2.3. Be flexible, customer-focused, timely, and open to interpretation in and timely in review and approval of commercial or mixed-use projects to keep pace with business innovations and reduce time to market.		2.3. Be customer focused, timely, and use reasonableness tied to Plan guidelines in interpretation during the review and approval of commercial or mixed-use projects to keep pace with business innovation and reduce time to market.	3.0
23	2.4. Encourage multimodal infrastructure design, especially within biking distance of Metrorail stations and near other employment and major hotel centers, which minimizes impact to development potential of land.			1.6
24	2.5. Support a diversity of available commercial products when planning land use to improve attraction of a multifaceted business base.			1.6
25	2.6. Accommodate all types of critical infrastructure when planning and designing for transportation; complete streets, power, water, and fiber.			1.6
26	Actions			
27	A. Establish State-endorsed "Technology Zones" for the encouragement of new and expanding technology businesses that enable reduction of user and permit fees, local tax incentives, special zoning treatment, and exemption from local ordinances and regulatory flexibility.		A. Establish State-endorsed "Technology Zones" for the encouragement of new and expanding technology businesses that enable reduction of user and permit fees, local tax incentives, special zoning treatment while protecting the environment limiting impact on the character of the specific area. Cost benefit analysis?	3.1
28	B.—Streamline the process for amending the Comprehensive Plan to allow for flexible and timely responses to evolving market conditions and technological innovation and to reduce project time to market.	High	Delete. Utilize change process outlined in Plan	4.0
29	B. Periodically update the County's zoning regulations and design standards to keep pace with innovation in the marketplace.	High	C. Using the Comprehensive Plan as guiding principals, periodically adjust the County's Zoning Ordinance to keep pace with innovation in the marketplace.	3.0
30	C. Extend support to the Towns to plan for enhancing the economic base.			1.7
31	Policy 3: Invest in the skilled workforce needed for continued economic growth.			1.8
32	Strategies			
33	3.1. Support continual growth of the workforce through recruitment assistance, training, and placement programs.			1.5
34	3.2. Proactively attract workforce, develop existing pipeline, and explore ways to increase access to qualified job applicants in targeted clusters.			1.5

Chapter 5 - ECONOMIC DEVELOPMENT -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
35	3.3. Cultivate partnerships with schools, colleges, and businesses to link all levels of education (including K-12) to targeted industry needs.			1.4
36	3.4. Develop housing programs to create a continuum of housing types that are attainable and desirable to all levels of the workforce.	High	Delete. Belongs in Housing chapter	4.0
37	<u>Actions</u>			
38	A. Collaborate with community and academic partners on connecting people to careers, expanding "learn by doing" programs, securing funding sources for training, and developing vocational training and industry certification and degree programs.			1.5
39	B. Actively engage local businesses to determine workforce challenges and needed skills.			2.0
40	C. Incentivize Develop programs to incentivize construction of attainable workforce housing using density bonuses, fee-waivers, revolving loans, or assistance with required infrastructure.	High	Delete. Belongs in Housing chapter	4.0
41	D. Consider using the Economic Development Authority for property acquisition to bank land for public-private partnerships on workforce housing projects.	High	Delete. Belongs in Housing chapter	4.0
42	Policy 4: Market the County as a world-class business ecosystem.			1.6
43	<u>Strategies</u>			
44	4.1. Market the County as a world-class place to do business using a variety of tools and communication platforms.			1.9
45	4.2. Promote gender and ethnic diversity of the local business community.			1.4
46	4.3. Market Washington Dulles International Airport as a destination portal to a diverse Loudoun economy.			1.5
47	<u>Actions</u>			
48	A. Tailor messaging to decision makers and influencers who play a role in starting, expanding, or relocating businesses (e.g., owners, executives, site selectors, or brokers).			1.9
49	B. Post and respond on the County's economic development website and social media channels in a timely fashion to maintain credibility.			1.8
50	C. Maintain economic development brands for custom professional-grade collateral.			1.8
51	Policy 5: Support the promotion and development of Loudoun County as a tourism destination.			2.0
52	<u>Strategies</u>			
53	5.1. Collaborate with Visit Loudoun to support the development and enhancement of tourism and hospitality infrastructure, including hotels, bed and breakfasts, event facilities, and cultural attractions.			1.6
54	5.2. Encourage and support tourism destination development and marketing.			1.6
55	<u>Actions</u>			
56	A. Establish State-endorsed "Tourism Zones" that would enable the County to be eligible for gap financing from the State for provide tax incentives and regulatory, and would provide a mechanism to assist developers of authorized tourism-related development projects to obtain gap financing and make payments thereon.			1.6
57	B. Refresh online content and optimize for search engines regularly, translate into multiple languages, and focus design to reflect Loudoun's unique personality and strengths.			1.6
58	COMMENTS:			1.5
59	Above PSAs are mainly procedure oriented for seeking economic development. The are not PSAs for WHAT KIND of economy is best for Loudoun through 2040.			

Chapter 6 - FISCAL MGMNT & PUBLIC INFRASTRUCTURE -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
	Fiscal Management & Public Infrastructure - VISION Provide high quality, efficient, and environmentally sensitive infrastructure systems supporting growth management goals and delivering innovative services to the community.		Employ a sustainable fiscal revenue strategy to provide high quality, efficient, and environmentally sensitive infrastructure systems supporting growth management goals and delivering balanced growth of housing, commercial sites, parkland, open space, utilities and social and community services to benefit our current and future citizens.	
1	Policies, Strategies, and Actions			
2	Unless otherwise specified, the following policies, strategies, and actions apply Countywide. All of the Policies, Strategies, and Actions set forth in all of the following paragraphs of Chapter 6 shall apply and be applied by the County only subject to and in compliance with the limitations established by Virginia Code Section 15.2-2303.4 as applicable. In its consideration and acceptance of all proffers, the County will apply the standards of Virginia Code Sections 15.2- 2297, 15.2-2303, and 15.2-2303.4, as applicable, to evaluate the reasonableness of proffered conditions, and for those applications subject to Section 15.2-2303.4, the County shall accept only those proffers permitted or deemed reasonable under Virginia Code Section 15.2-2297 and not deemed unreasonable under Section 15.2-2303.4.			1.0
3	<u>Fiscal Policy 1: Provide public facilities to meet identified needs.</u>			1.6
4	<u>Strategy</u>			
5	1.1 Use the CNA Program to plan and coordinate facility needs and location criteria to ensure adequate dispersal and timely availability of County facilities.		Spell out "Capital Needs Assessment"	3.0
6				
7	<u>Actions</u>			
8	A. Support LCPS acquisition of needed sites through the fiscal planning and land development processes.			1.8
9	B. Co-locate public safety and other facilities whenever it will improve service efficiencies.			1.7
10	C. Make school-related open space and athletic fields available for joint use by PRCS.			1.8
11	D. Combine public open space and parks with public facilities and civic buildings, in community centers, town centers, and other gathering places and include amenities such as seating areas, public art, playgrounds, gardens, etc.			1.7
12	E. Design public facilities to be a distinguishing feature of the community using sustainable materials, context-sensitive design, and attractive architectural features.			1.4
13	F. Design new public facilities to 1) be functional and efficient to persons with diverse abilities, 2) to reflect the physical character of the surrounding community, and 3) to maximize the broader social and cultural role the facility can play in the community.			1.4
14	G. Establish an expansion plan for the Fire and Rescue Training Academy based on a needs assessment of the existing campus as the needs of LCFR and the County increase. Ensure the requirements of Fire and Rescue training remain a priority during the development of surrounding areas.			1.6
15	<u>Strategy</u>			
16	1.2 Support continued use of existing public facilities through ongoing capital asset replacement, renovation, and modernization, particularly where facilities play an important role in social and economic activity of the local community or are historically significant.			1.1
17	<u>Action</u>			
18	A. Maintain and modernize existing County facilities to meet current resource demands and customer needs; for example, improve library space for collaborative, hands-on learning ("maker spaces") with computer labs and large, multi-purpose rooms to meet the growing community demand for spaces to host community events.			1.4

Chapter 6 - FISCAL MGMNT & PUBLIC INFRASTRUCTURE -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
19	<u>Strategy</u>			
20	1.3 Strategically locate public facilities where they can serve the community efficiently and effectively.			1.8
21	<u>Actions</u>			
22	A. Locate new public facilities on sites that can accommodate future expansions and allow co- location with other public agencies with similar activities or clients when possible. Use the expansion space around new public facilities for parks, commuter parking, and other interim uses that are compatible with the new facility until expansion is required.			1.6
23	B. Investigate co-locating County facilities with complementary uses that would create a mutually beneficial relationship; for example, locate schools with affordable housing or libraries with parks and make surplus County lands available for affordable housing projects.			1.7
24	C. Locate Fire and Rescue and Sheriff's Office facilities in accordance with adopted response time goals and at the most strategic point in a proposed service area.			1.6
25	D. Locate libraries and other high traffic uses in highly visible, accessible locations with adequate automobile and pedestrian access; examples of such locations include mixed-use centers, towns, and villages.		D. Locate libraries and other high traffic uses in highly visible, accessible locations with adequate automobile, bicycle and pedestrian access; examples of such locations include mixed-use centers, towns, and villages.	3.0
26	E. Integrate housing, human services facilities, and other services for special needs populations in the Urban, Suburban, and Transition Policy Areas, Towns, and JLMAs to provide ease of access to associated commercial services, jobs, and amenities.			2.8
27	F. Link new facilities and adjacent neighborhoods with sidewalks, greenways, and trails.			1.1
28	G. Locate new public facilities in western Loudoun in close proximity to the Towns and JLMAs when suitable land is available and locations can meet response time and other service standards.			1.8
29	H. Establish and maintain effective levels of public open space in all residential and mixed-use communities.	High	Replace "effective" with a metric. Metric could be defined in Facility Standards Manual as acres of park per population served. Define open space. <i>What are "effective levels of public open space?"</i>	3.0
30	I. LCPS will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with LCPS to identify suitable sites based on the <i>Loudoun 2040 Comprehensive Plan</i> and its land use and growth policies in concert with LCPS's standards and levels of service as adopted by the Board of Supervisors.			1.6
31	J. The County will acquire school sites in advance of LCPS's recognized short and long- term future needs to minimize school transportation costs and to structure future planned growth.			1.6
32	<u>Strategy</u>			
33	1.4 Encourage partnerships that contribute toward significant, meaningful, shared public facilities.			1.9
34	<u>Actions</u>			
35	A. Support and encourage partnerships that develop sustainable housing for special needs populations, including the elderly, the mentally and physically handicapped, low income persons, and the homeless.			1.8
36	B. Support the acquisition of land and development of facilities such as the Potomac Heritage National Scenic Trail.			1.4
37	C. Work with the United States Department of the Interior, the Virginia Tech Conservation Management Institute, the Virginia Department of Historic Resources, NOVA Parks, and other local, regional, and state organizations and the incorporated Towns to define and recommend areas for open space preservation and development of a trail network that links the County's natural, historic, and recreational resources.		<i>Prefer the use of the term "multi-modal" to describe the trail network.</i>	1.2
38	D. Work with homeowners' associations (HOA) and other property owner associations (POA) to encourage greater public access to association open space and facilities.			1.5

Chapter 6 - FISCAL MGMNT & PUBLIC INFRASTRUCTURE -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
39	E. Collaborate with Loudoun Water and NOVA Parks to support safe, compatible public access and recreation at water supply reservoirs.			1.3
40	F. In subdivision plans for villages and clusters in the Rural Policy Area, include a plan outlining the proposed use of associated open space and suitability for rural economy uses.			1.5
41	G. Coordinate recreation planning efforts with the Towns to prevent duplication of services.			1.5
42	H. Identify opportunities, such as public/private partnerships and co-location, to work with the private sector to provide public facilities.			1.7
43	I. Locate telecommunications facilities and equipment associated with public safety agencies in accordance with communication utility standards and the Comprehensive Plan.			1.6
44	Emergency Services Development Standards			
45	Fiscal Policy 2: Enhance efficient and effective public safety and emergency services response through the implementation of appropriate development standards.			1.7
46	<u>Strategy</u>			
47	2.1 Ensure adequate fire suppression for residential uses that are not served by an on-site water source and/or are located outside minimum response times of existing stations.			1.6
48	<u>Actions</u>			
49	A. Create and maintain development regulations that require an adequate water supply, such as dry hydrants or tanks, for new residential subdivisions of more than five dwelling units when an alternative water source is not available on site.			1.6
50	B. Encourage and offer incentives to voluntarily provide sprinklers in new residential construction.		B. Encourage and offer incentives to voluntarily provide sprinklers in new residential construction.	3.0
51	C. As part of residential rezoning applications in areas that are subject to approved small area plans or approved Metrorail service districts, recommend that sprinklers be installed in all new residential construction that is located outside of the recommended emergency services response times established in agency services plans.		REMOVED IN 3/13. RESTORE? D. Higher densities proposed in compact and mixed-use communities, and design concepts such as narrower streets, reduced yards and less space between buildings should be contingent on installation of sprinkler systems in all buildings.	5.0
52	<u>Strategy</u>			
53	2.2 Ensure adequate and efficient access for emergency vehicles.			1.9
54	<u>Actions</u>			
55	A. Eliminate non-contiguous street names, duplicate street names, and sound-alike street names, and ensure that addresses reflect the access location.			1.6
56	B. Coordinate with Virginia Department of Transportation (VDOT) to ensure that all new traffic signals are equipped with signal preemption equipment to provide priority access to emergency vehicles responding to a call.			1.6
57	C. Establish a program that retrofits existing traffic signals, subject to VDOT approval, with signal preemption equipment to provide priority access to emergency vehicles responding to a call.			1.7
58	D. Require development applications to demonstrate adequate access for emergency apparatus.			2.0
59	E. Ensure that development regulations address the installation and maintenance of emergency apparatus access roads for fire and rescue resources.			1.8
60	F. Discourage the use of "emergency access only" gates and other roadway barriers.		Allow non motorized use of access roads, but do not allow gates or barriers to be opened or used.	1.9
61	Open Space (see also Chapter 3, Natural and Heritage Resources)		Change this heading from Open Space to "Integrated Park Network" and move entire section of Following Strategies and Actions to Chapter 2: Quality Development	3.0

Chapter 6 - FISCAL MGMNT & PUBLIC INFRASTRUCTURE -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
62	Fiscal Policy 3: Retain the County's unique combination of urban, suburban, and rural communities by using open space to protect natural resources and habitat, to create a network of high-quality active and passive recreation spaces, and to delineate our built environments.	High	This must be changed. We need specific policies on Parks: Replace this with the following: Policy 3: Expand and/or increase resources and land dedicated for parkland facilities to achieve protection of key environmental, cultural and historical assets of Loudoun County, ensure growth of adequate public facilities as the population grows, and conservation of open space. [Note: this is consistent with current Loudoun County Parks Strategic Plan-2016-2018]	2.5
63	Strategy			
64	3.1 Use contiguous linear parks, connected trails, and natural open space corridors to improve public access to open space, encourage healthy lifestyles, and link destinations throughout the County.		this should be moved to Quality Development Chapter 2, and reference the map at the end of the chapter to clarify where these parks and corridors are to be located.	1.1
65	Actions			
66	A. Build on and encourage links to current planned trails and park areas, placing greater emphasis on connected, publicly usable, and accessible open space and identify desired locations and connections of future trails and parks to facilitate acquisition and development.		this should be moved to Quality Development Chapter 2	1.1
67	B. Establish programs and regulatory mechanisms to increase publicly accessible open space through easements, land dedications, and purchase; ensure that such programs and mechanisms are consistent with County facilities plans.		this should be moved to Quality Development Chapter 2	1.1
68	C. Incorporate open space amenities into the design of stormwater facilities and link such facilities by trails to create a network of water-based parks and greens.		this should be moved to Quality Development Chapter 2 <i>Delete "water-based" because stormwater facilities are dubious park locations.</i>	1.3
69	D. Ensure that new developments extend publicly-accessible trails and linear parks into and through their projects with the intent of creating a network of public trails that is consistent with the County plans.		this should be moved to Quality Development Chapter 2	1.1
70	E. Encourage applicants requesting rezoning to include language in HOA/POA bylaws that would should allow public access to some or all linear parks and trails, particularly those connecting to public facilities and to outside trails or parks.		this should be moved to Quality Development Chapter 2 <i>Change "should allow" to "shall permit recreational use consistent with state law and mandate" in order to maximize the network without putting communities in legal jeopardy.</i>	3.0
71	F. Establish and maintain desirable levels of usable, public open space in all residential and mixed-use communities.		this should be moved to Quality Development Chapter 2; Also Add: <i>natural open space should also be established and maintained in residential and mixed-use communities</i>	1.3
72	G. Increase the number of access points to key trail systems from adjacent neighborhoods and destinations.		this should be moved to Quality Development Chapter 2 <i>Include access points suitable for horse trailer parking where appropriate.</i>	3.0
73	H. Seek through public purchase, proffer, donation, or third-party easement, the preservation of natural areas and the development of linear parks, recreation space, and trails.		this should be moved to Quality Development Chapter 2	1.1
74	I. Continue the Open Space Preservation Program, to the extent permitted by Virginia Code Section 15.2-2303.4, linking the loss of open space associated directly with low-density land use to the provision of open space or funds towards the purchase of open space that provides publicly accessible and usable open space as follows:		this should be moved to Quality Development Chapter 2	1.3
75	i. In the Suburban Policy Area, residential neighborhoods or land bays proposing densities lower than 6.3 dwelling units per acre or floor area ratios of less than 0.4.6 should augment required open space with voluntary participation in the Open Space Preservation Program providing:		this should be moved to Quality Development Chapter 2	2.8
76	a. The equivalent of 40 percent public open space in the Suburban Neighborhood place type and 20 percent in the Suburban Compact Neighborhood and Suburban Mixed Use place types, consisting of onsite open space required by development regulations and additional usable and publicly accessible open space proximate to the development, or		this should be moved to Quality Development Chapter 2	2.6
77	b. A cash contribution, equivalent to the value of the additional open space towards the Open Space Preservation Program.		this should be moved to Quality Development Chapter 2	2.2

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78	ii. In the Urban Policy Area, residential or mixed-use land bays proposing densities less than 12 dwelling units per acre or floor area ratios of less than 0.6 should augment required open space with voluntary participation in the Open Space Preservation Program providing:		this should be moved to Quality Development Chapter 2	2.6
79	a. The equivalent of 20 percent open space consisting of on- site open space required by the zoning regulations and design standards and additional usable and publicly accessible open space proximate to the development, or		this should be moved to Quality Development Chapter 2	2.4
80	b. A cash contribution, equivalent to the value of the additional open space towards the Open Space Preservation Program.		this should be moved to Quality Development Chapter 2	2.4
81	iii. Link modifications reducing on-site open space, buffer widths, or landscaping requirements with the provision of an equivalent or greater amount of open space or an equivalent or greater cash contribution towards the Open Space Preservation Program.		this should be moved to Quality Development Chapter 2	2.6
82	iv. Use open space easements or funding provided by projects in the Urban and Suburban, Policy Areas through the Open Space Preservation Program to extend existing public trails, provide active and passive parks or to protect priority sites (see 3.1.J., below).	-	this should be moved to Quality Development Chapter 2 and rewritten to: iv. Use open space easements or funding provided by projects in the Urban, <u>and</u> Suburban, and Transition Policy Areas through the Open Space Preservation Program to extend existing public trails, <u>linear parks and other provide</u> active and passive parks <u>unless otherwise directed by the Board or to protect priority sites (see 3.1.J., below).</u>	1.5
83	J. Institute a program whereby the County facilitates acquisition of conservation easements by others by providing assistance such as a revolving loan program to reduce or defer the landowner cost of establishing conservation easements. The program should emphasize protecting the priority open space areas that are identified in this Plan that are not otherwise protected.		this should be moved to Quality Development Chapter 2	1.1
84	K. Encourage protection of the following priority open space areas through conservation easements acquired by the County or others, participation in the Open Space Preservation Program, development design, and other means:		this should be moved to Quality Development Chapter 2; Also add "Development Design" to Glossary	1.1
85	i. Key natural and heritage resource features not already protected from development by conservation easements or regulation;		this should be moved to Quality Development Chapter 2	1.4
86	ii. Rural areas immediately adjacent to the Towns, JLMAs, and Rural Villages that help form greenbelts and gateway buffers;		this should be moved to Quality Development Chapter 2	1.1
87	iii. Areas adjacent to the Potomac River, Catoctin Creek, Bull Run, Goose Creek, and Broad Run floodplains, to protect water quality;		this should be moved to Quality Development Chapter 2	1.1
88	iv. Properties on or eligible to be listed on the State or National Registers of Historic Places and within local historic districts;		this should be moved to Quality Development Chapter 2	1.1
89	v. Corridors and sites identified for trails and parks and additions to existing parks; and		this should be moved to Quality Development Chapter 2	1.1
90	vi. Other areas of local natural, historic, or cultural significance including but not limited to designated scenic rivers and roads, ridgelines, and battlefields.		this should be moved to Quality Development Chapter 2	1.1
91	L. Amend the zoning ordinance and development regulations as needed to permit a percentage of the open space required on an individual site to be met through off-site permanent open space that creates a more usable, desirable, or environmentally significant open space (see 3.1.J, above) that is in the same planning subarea identified in the latest Capital Needs Assessment.		this should be moved to Quality Development Chapter 2	2.5
92	Sewer and Water (see also Chapter 2, Towns and JLMA)			

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93	Fiscal Policy 4: The County will work Work with Loudoun Water, and the Health Department, to ensure timely provision of central, community, or on-site sewer and water in accordance with the land use policies of this Plan. The County will encourage water and wastewater service to be provided in the most efficient & effective manner possible and promote the use of the best utility system in accordance with the policies of this Plan.			1.7
94	Countywide Strategies			
95	<u>Strategy</u>			
96	4.1 Implement strategies to resolve sewer and water issues in existing communities.			1.6
97	<u>Action</u>			
98	A. Pursue funding sources to rehabilitate homes that currently lack adequate sewer and water systems.			1.3
99	<u>Strategy</u>			
100	4.2 Define specific service areas for utility systems to protect the viability of County land use goals.			1.6
101	<u>Actions</u>			
102	A. Establish the geographic limits of standards-based utility service, and ensure adequate capacity and supply safeguards through the Commission Permit process prior to expanding existing service boundaries, or adding new boundaries in the case of the Rural Policy Area.			2.1
103	B. Prohibit connection to water distribution and wastewater collection systems when such requires crossing land outside a defined water or sewer service area.			1.6
104	<u>Strategy</u>			
105	4.3 Prohibit the use of any standalone or community system that does not ensure long-term safe, sustainable, and environmentally sound water supply and wastewater treatment.			1.1
106	<u>Actions</u>			
107	A. Require development proposals outside of areas served by central system facilities to demonstrate a safe, adequate, and long-term sustainable potable water supply and sewage treatment capacity in accordance with the land use policies of this Plan.			1.1
108	B. Encourage concentrating development away from water supply reservoirs and water supply sources.			2.0
109	C. Implement a pollution prevention and mitigation program to protect and improve the County's surface water quality.			1.6
110	D. Permit pump-and-haul operations only as a last resort and a temporary wastewater disposal method and only to address a proven public health issue.			1.7
111	Urban, Suburban & Transition Policy Areas – Central Sewer and Water			3.0
112	<u>Strategy</u>			
113	4.4 Loudoun Water will be responsible for the provision of central water and sewer service in the Loudoun Water Central System area as shown on the Water/Sewer Service Areas map Urban, Suburban, and Transition Policy Areas.			3.0
114	<u>Actions</u>			1.9
115	A. Collaborate with Loudoun Water to ensure safe and adequate long-term water supply and wastewater treatment systems to meet County development goals.			1.9
116	B. Facilitate development and efficient operation of retired quarries as water supply reservoirs and protect reservoirs by establishing effective and sustainable watershed protection measures.			1.6
117	C. Expand the use of Loudoun Water's reclaimed water network.			1.6

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118	D. Require new development in the Urban, Suburban, and Transition Policy Areas to connect to Loudoun Water's central water supply and wastewater treatment systems.			2.8
119	E. Encourage existing residences and communities served by onsite or community facilities to connect to central water or sewer facilities when such facilities become available via long-term financing or other incentives.			3.0
120	F. Assist existing communities or residences to connect to a nearby central water or sewer system if on-site water supply or waste treatment capability has deteriorated to a point where there is a potential public health risk.			1.6
121	G. Construct new central wastewater and water lines and facilities in a manner that causes the least environmental risk and visual disruption.			1.6
122	Rural Policy Area – On site and Community Systems			
123	<u>Strategy</u>			
124	4.5 Protect the rural character of western Loudoun by considering the ability of an area to support onsite or community water and wastewater systems for any areas proposed for development.		Only in emergency situations	3.0
125	<u>Actions</u>			
126	A. Prohibit extension of central water and wastewater service into the Rural Policy Area, except as allowed herein to address a public health threat to an existing rural community.			1.9
127	B. Institute a wellhead protection program in all areas not served by central system facilities to ensure adequate water quality.			1.6
128	C. Discourage the use of groundwater for nonagricultural irrigation such as automated lawn sprinklers and swimming pools and other nonessential purposes.			1.7
129	D-C. Recommend monitoring groundwater and surface water in the Limestone Overlay District and report any negative changes to the Board for appropriate action.	High	Restore	2.6
130	D. Maintain oversight of siting, design, installation, and maintenance of conventional, alternative, and alternative discharging on-site sewage disposal systems.			1.6
131	E. Require the installation of technology that treats groundwater to a surface water level of treatment standard, in accordance with Loudoun Water's Engineering Standards Manual, as a condition of approval for development of potable water supplies in any portions of the Limestone Overlay District and/or where subsurface karst geology exists.			1.6
132	F. Implement an inspection and maintenance program for conventional on-site sewage disposal systems and provide homeowner educational materials on this and related well and septic safety for residents in the Rural Policy Area, particularly in the Limestone Overlay District.			1.6
133	<u>Strategy</u>			
134	4.6 Collaborate with the Health Department in conjunction with Loudoun Water to identify viable alternative water supply and wastewater treatment methods to individual well, septic and drainfield-based systems, including community treatment plants and onsite treatment to support clustered residential development.			2.0
135	<u>Actions</u>			
136	A. Implement water and wastewater treatment and disposal standards for alternative systems that protect water quality.			1.6
137	B. Allow community water and wastewater systems in the Rural Policy Area:		should be deleted, not appropriate for Rural area	3.0
138	i. to serve rural economy uses and residential clusters as defined in this Plan,		should be deleted, not appropriate for Rural area	3.0
139	ii. to solve potential public health risks, and		should be deleted, not appropriate for Rural area	3.0

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140	iii. to serve public facilities.		should be deleted, not appropriate for Rural area	3.0
141	C. Support construction of community systems for existing rural communities facing a potential public health risk. In such cases, the community system may be available to undeveloped lots within the existing community to support development that extends the viability of the community and is consistent with the scale, density, and character of the community.			1.8
142	D. Require Loudoun Water to own and operate all public community water and wastewater systems with more than 15 connections.			1.6
143	E. Require a Commission Permit, establishing a defined service area, prior to the construction of any community water or wastewater system.			1.3
144	F. Permit the extension of municipal (town) sewer and water into the Rural Policy Area to serve public facilities or to address a potential public health risk.			2.4
145	G. Require financing of community water and wastewater systems by the developer or by those who will be directly served by the system. A financing plan will be required to address initial capital costs and operating costs. The system must be designed, organized, and operated to be financially self-sustaining to pay all costs incurred by Loudoun Water for operation and maintenance and to provide appropriate reserves. The County may provide financial assistance in the form of loans or grants to assist in the construction of such a facility for existing rural communities if the system is needed to solve a significant public health threat.			1.7
146	Solid Waste Management			
147	Fiscal Policy 5: Continue to implement an integrated solid waste management strategy that prioritizes reduction, reuse, and recycling of solid waste above resource recovery, incineration, and disposal into landfills.			1.6
148	<u>Strategy</u>			
149	5.1 The County Solid Waste Management Plan will identify the type and level of service to be provided in the community.			1.6
150	<u>Actions</u>			
151	A. Continue to ensure that the County always has an acceptable means of local waste disposal through the County landfill operations, should other waste disposal alternatives fail or become ineffective.			1.6
152	B. Continue to seek private sector support for the provision of current and future Solid Waste Management Services.			1.6
153	C. Develop a hazardous waste education program and increase residential access to the safe disposal of hazardous waste to protect groundwater resources.			1.6
154	D. Reduce landfill waste by promoting recycling and composting.			1.6
155	Electrical			
156	Fiscal Policy 6: Support expanded electrical capacity through generation facilities that use clean burning and environmentally sound fuel sources and energy efficient design.			1.7
157	<u>Strategy</u>			
158	6.1 Encourage local electrical generation in appropriate locations throughout the County.		Add action F to this list: F. Encourage and find ways to allow transmission and other utility line rights of way to be used as publicly accessible corridors for passive trails and wildlife consistent with County's overall plan for trails and linear parks.	3.0
159	<u>Actions</u>			

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160	A. Establish zoning regulations and design standards that permit alternative electrical generation such as wind and solar generation by and for individual users.		Add "and community users." at the end	2.8
161	B. Encourage the safe grouping and burying of utility lines and facilities.			1.3
162	C. Work with electrical providers to identify potential high voltage distribution lines and substation locations that minimize impacts on key travel corridors, sensitive cultural and historic resources, and existing residential communities or to place high voltage distribution lines underground when approaching such areas; and where possible, use existing transmission corridors and substation sites to expand capacity.			1.8
163	D. Encourage the use of design techniques that will minimize the visual impact of electrical substations adjacent to major travel corridors or residential communities including the use of stealth design techniques.			2.0
164	E. Continue to monitor and minimize energy use in County facilities and create a program that would encourage benchmarking energy use in private buildings.			1.8
165	Communication			
166	Fiscal Policy 7: The County supports Support the development of a high-quality wired and wireless telecommunications network to serve businesses, residents, and visitors.			1.5
167	<u>Strategy</u>			
168	7.1 The County's <i>Strategic Land Use Plan for Telecommunication Facilities</i> and other regulations and standards will be regularly updated to address emerging technologies, to create an environment attractive to businesses, and provide high-quality services to meet the demands of the County.			1.2
169	<u>Actions</u>			
170	A. Review and update the County's <i>Strategic Land Use Plan for Telecommunication Facilities</i> to facilitate the expansion of fiber and broadband service throughout the County.			1.4
171	B. Adopt zoning regulations and design standards requiring open access conduit to all development projects to facilitate future broadband extensions.			1.4
172	C. Establish performance standards for wireless communication facilities to minimize the need for legislative action.			1.6
173	D. Incorporate the capacity to locate broadband and wireless facilities into the design, approval, and construction of all public facilities.			1.4
	E. Locate telecommunications facilities and equipment associated with public safety agencies in accordance with communication utility standards and the Comprehensive Plan.			
174	Fiscal Management			
175	Fiscal Policy 8: The County will Link the goals of the Board of Supervisors' adopted Fiscal Policy and the County's Comprehensive Plan.			1.3
176	<u>Strategy</u>			
177	8.1 Maintain a diversified and stable revenue structure by balancing residential and non- residential development.			2.1
178	<u>Actions</u>			
179	A. Seek further revenue diversification to increase fiscal stability and thereby mitigate tax burdens on Loudoun County taxpayers.		REPLACE provision with: "The County will continue to maintain its diversified fiscal revenue structure and limit exposure to sources of significant risk."	3.0

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180	B. Direct the majority of public investments into currently developed communities, Towns and non-residential areas of the County where development is planned according to the Comprehensive Plan and give priority to the redevelopment and enhancement of existing infrastructure, capital facilities, and services.		MOVE TO Article 8.2 and ADD "Give priority to projects included in the Capital Needs Assessment that have been triggered for development but delayed due to funding constraints.	3.0
180.5			NEW 8.1 B. - "The County will establish progressively and thereafter maintain a sustainable real and personal property revenue structure derived primarily from the County's existing taxable residential and non-residential properties. Accordingly, it will not be substantially dependent upon the development of new County lands to meet the growth in County operational and capital expenditures.	3.0
181	C. Where permitted by law, continue to seek private sector support for improvements or provision of current and future public facilities and sites, including proposals of cash and in-kind assistance for public facilities in addition to the timely provision of dedicated sites.			2.0
182	D. Seek authority from the state legislature to establish impact fees and a reasonable implementation process applicable in areas of the County where rezonings are not anticipated or where the provision of improvements and facilities through proffers associated with rezonings for new residential development is restricted by State legislation.			2.2
183	<u>Strategy</u>			
184	8.2 Capital facility planning and budgeting will reflect anticipated needs based on forecasted development.		Delete "based on forecasted development"	1.8
185	<u>Actions</u>			
186	A. Update financial and planning tools regularly to evaluate long-term land use, fiscal, and demographic issues under the oversight of the Board and its advisory committee, the Fiscal Impact Committee.			1.6
187	B. Maintain long-range forecasts of residential and non-residential development, population, households, and employment.			1.6
188	C. Develop demographic, economic, and financial data that are used as inputs to demographic forecasts and for fiscal impact modeling.			1.6
189	D. Develop and regularly update the CIF – the dollar amount of the capital facilities impact measured by unit type or unit characteristics and geographic location that is calculated using County CFS and demographic inputs. The County uses the CIF to assess the capital facilities impacts of new residential development and provides a guideline for proffer negotiations during valuation and consideration of residential rezoning applications with proposed proffers.			1.8
189.1	i. Calculate the CIF using the following formula:		Restore	5.0
189.2	$CIF = (Household\ Size \times County\ Facility\ Cost\ per\ Capita) + (Students\ per\ Household \times School\ Facility\ Cost\ per\ Student)$		Restore	5.0
190	E. Regularly refine CFS, including the type, acreage, and size of future capital facilities, along with "triggers" based on population, population characteristics, or other community factors.			1.6
191	F. Regularly refine the CNA, including the type and number of capital facilities needed over a ten-year planning period beginning at the end of the current six-year CIP.			1.6
192	G. Where permitted, ensure that the users or beneficiaries of a development will finance an equitable portion of public facility and infrastructure development costs that are directly attributable to a particular development project.			1.3
193	H. Evaluate, consistent with the Virginia Code Sec. 15.2-2283 and 15.2-2284, and other applicable law the adequacy of existing and planned public facilities and services when reviewing assessing impacts of any legislative application for more intensive use or density. To fairly implement and apply this policy, the County will consider the following:			1.8
194	i. existing facilities;			1.6
195	ii. facilities included in the CIP;			1.6

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196	iii. the ability of the County to finance facilities under debt ratios and limits established by its fiscal policies;			1.6
197	iv. CFS and the effect of existing and approved development, and the proposed development, on those standards;			1.6
198	v. service levels of the existing transportation system – the effect of existing and approved development and the proposed development on those service levels and the effect of proposed roads which are funded for construction;			1.6
199	vi. commitments to phase the proposed development to the availability of adequate services and facilities;			1.6
200	vii. the availability of non-profit or HOA facilities to provide equivalent public access and programming; and		Change "availability" to "ability": the availability ability of non-profit or HOA facilities to provide equivalent public access and programming; and other mechanisms or analyses as the County may employ that measure the adequacy of such services and facilities for various areas or that measure the County's ability to establish adequate services and facilities.	3.0
201	viii. other mechanisms or analyses as the County may employ that measure the adequacy of such services and facilities for various areas or that measure the County's ability to establish adequate services and facilities.			1.9
202	<u>Strategy</u>			
203	8.3 Until such time as the General Assembly grants authority for other options, the County will consider landowner proposals of cash and in-kind assistance to mitigate capital facilities costs associated with new development, subject to the limitations established by Virginia Code 15.2-2303.4.			2.1
204	<u>Actions</u>			
205	A. Consider proposals of the timely dedication of land, cash, and in-kind assistance from a landowner through proffered conditions submitted in accord with Virginia Code Sections 15.2-2303 , 15.2-2303.4, and 15.2-2297, as applicable, in the provision of public facilities identified in the CIP or CNA.			1.9
206	i. The County expects that such proposals of public facility and utility assistance by developers will occur in conjunction with any rezoning request seeking approval of densities above the existing zoning regulations and design standards.		Such assistance must be provided only for rezoning that is in conformity with the Comprehensive Plan. Strike "and design standards" as they are not optional.	3.0
207	B. Ensure that an equitable and a proportionate share of public capital facility and infrastructure development costs that are directly attributable to a particular development project are financed by the users or beneficiaries.		Is this duplicated in Strategy 8.2 Action G?	3.0
208	C. Apply all of the proffer policies and actions and guidelines set forth in this document only subject to and in compliance with the limitations established by Virginia Code Section 15.2-2303.4 as applicable. In its consideration and acceptance of all proffers, the County will apply the standards of Virginia Code Sections 15.2-2297, 15.2-2303, and 15.2-2303.4, as applicable, to evaluate the reasonableness of proffered conditions.			1.9
209	D. For those land development applications subject to Virginia Code Section 15.2- 2303.4, the County shall accept only those proffers permitted or deemed reasonable under Section 15.2-2297 and not deemed unreasonable under Section 15.2-2303.4.			1.9
210	E. Where and to the extent permitted by law, the County will structure residential proffer guidelines based upon the respective levels of public cost of capital facilities generated by various factors such as size, location, and type of dwelling units.			1.9
211	F. To assist the County in an equitable and uniform evaluation of developer proffers and other proposals, for proposed densities above the specified base density for each planning policy area, which otherwise conform with the policies of this Plan, the County anticipates developer assistance valued at 100 percent of capital facility costs associated with such increased densities.			2.1

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212	G. The County will consider differentiating between conventional suburban housing and other types of housing such as age-restricted, accessory, and micro units, and consider commitments to small unit sizes or affordability in estimating the capital facility needs and CIF.			2.0
213	H. Review the Capital Policy Subarea boundaries to ensure, to the extent feasible, that they do not divide existing communities and consider service standards that provide flexibility to respond to demographics, land availability, and other characteristics of specific communities.			1.9
214	I. Consider developing capital standards for roads to incorporate into the CIF or providing credit against the anticipated capital facilities proffers for transportation proffers that exceed the anticipated transportation impact mitigation of the proposed development.			2.1
215	8.4 Adoption of the Plan establishes Establish the boundaries for Small Area Plans, authorized under Code of Virginia Section 15.2-2303.4, encompassing the Urban Policy Area, Suburban Policy Area, Transition Policy Area, and Leesburg JLMA, and the three Silver Line Metrorail Stations within the County as shown on the Small Area Plan Boundaries Map. The planned land use within these Small Area Plan boundaries will reflect the land uses developed in the Loudoun County 2019 Comprehensive Plan for each policy area until such time as the Board adopts more detailed plans.		Leave TPA out of Small Area Plans: Change to: establish the boundaries for Small Area Plans, authorized under Code of Virginia Section 15.2-2303.4, encompassing the Urban Policy Area, Suburban Policy Area, Transition Policy Area, and Leesburg JLMA policy areas, and the three Silver Line Metrorail Stations within the County. The planned land use within these Small Area Plan boundaries will reflect the land uses developed in the Loudoun 2040 Comprehensive Plan for each policy area until such time as the Board adopts more detailed plans.	3.0
216	<u>Strategy</u>			
217	8.5 Use the following capital facilities proffer guidelines to evaluate proposed capital facility proffers subject to and in compliance with the limitations established by Virginia Code Section 15.2-2303.4 as applicable.			1.9
218	<u>Actions</u>			
219	A. Use the following definition of "Capital Facility Proffer" to evaluate proffers: "A contribution consistent with County policies and service needs, in cash or in kind (land or improvement), that benefits County residents at large is intended to mitigate capital facility impacts of the development and is agreed to as a condition of a rezoning."			1.9
220	To be considered a proffer based on this definition, the following criteria shall apply:			2.0
221	i. The proffered facility is dedicated to the County or to a local, state, federal, or regional authority or otherwise satisfies a need identified in the CFS, CNA, or CIP;			2.0
222	ii. The measure of credit will be determined on a case-by-case basis and may based on the service needs of the proposed development and should not exceed what the County would expect to supply given the CFS and the population served at the date of official acceptance of the application or at the date of reactivation of an inactive application;			1.9
223	iii. The contribution has a quantifiable value;			1.9
224	iv. The value of land contributed for public use or use as a public facility site is recognized as a capital facility proffer;			1.9
225	v. Land for County facilities should be conveyed to the County or its designee;			1.9
	vi. Cash contributions should be the equivalent of the capital facility impacts of the proposed development as determined by the Capital Intensity Factor adopted by the Board of Supervisors at the time the application is considered;			
226	vii. The contribution would not be required under existing statutes or ordinances; and			1.9
227	viii. The proffer is irrevocable.			1.9
228	B. Seek annual adjustments for proffers involving cash contributions based on the Consumer Price Index (CPI).			1.9
229	C. Base density thresholds beyond which capital facilities proffers will be anticipated are specified by planning policy areas as follows:		Delete	4.0

Chapter 6 - FISCAL MGMNT & PUBLIC INFRASTRUCTURE -- MARCH 13, 2019 DRAFT		CODE	RECOMMENDED / REQUIRED CHANGES	AVG Rank
230	i. Rural Policy Area: The planned density for the Rural Policy Area is implemented by the existing zoning pattern and zoning amendments are not anticipated. However, for zoning map amendment applications within existing villages and other similar applications, include capital facility contributions proffers for units above the density permitted by current zoning regulations.		Delete	4.0
231	ii. Transition Policy Area: Evaluate capital facilities proffers against the base density permitted by current zoning regulations.		Delete What if proffers are not allowed? BOS action	4.0
232	iii. Suburban and Urban Policy Areas: Evaluate capital facilities proffers against the base density permitted by the current zoning regulations or a base density of 1.0 dwelling unit per acre, whichever is lower.		Delete	4.0
233	iv. Joint Land Management Areas: Evaluate capital facilities proffers against the base density permitted by the current zoning regulations or a base density of 1.0 dwelling unit per acre, whichever is lower.		Delete	4.0
234	D. To evaluate proffers for public use sites, determine the per-acre value of unimproved land by a market appraisal of the site compared to properties with the same densities proposed by the applicant. The appraisal shall be conducted by an appraiser agreed to by the County, paid for by the developer, and the results provided to the County. For improved sites, consideration will be given as applicable to:			2.1
235	i. Site-preparation including clearing and grubbing, grading, erosion control, and related engineering and permitting costs.			2.1
236	ii. Project infrastructure such as stormwater management ponds, sanitary sewer lines, and major off-site and on-site roadways serving the site.			2.1
237	iii. A proportional share of improvements directly related to providing access to the site (pedestrian underpasses, construction of adjacent streets, trails, and sidewalks).			2.0
			<i>There are many strategies listed in the "Implementation Matrix" for the Rural Policy Area in Chapter 7 that affect the equine industry and are designated as "long-term" (10+ years). These strategies are in the current Comprehensive Plan and have been discussed (in "the Long View" as well as other documents) for years, as essential to the health and future of the quine industry in Loudoun. Placing them in the "long-term" time frame rather than as short-term priorities in this Draft increases the likelihood that they will not be achieved. The LCEA therefore recommends they be labeled as "short-term" (1-5 years) to encourage the growth and retention of Loudoun's \$180 million (annual economic impact) equine industry. Specific examples of these policies and strategies were included in the LCEA "Comments on the Draft 2040 Comprehensive Plan" sent to Supervisors in January. All are still identified as "long-term" in this most recent Draft.</i>	5.0



QUANTIFICATION OF POLICY, STRATEGY & ACTION REQUESTED CHANGES

PRIORITY

CH	CHAPTER TITLE	Starting PAGE #	TOTAL PSAs	1 Good	2 Benign	3 Strengthen	4 Delete	5 Add
1	Introduction	7	38	25	4	8	1	0
				65.8%	10.5%	21.1%	2.6%	0.0%
2	Infill-UPA-SPA	QD/IR: 13 UPA/SPA: 20	211	84	84	25	9	9
				39.8%	39.8%	11.8%	4.3%	4.3%
2	Transition Policy Area	25	57	6	20	28	3	0
				10.5%	35.1%	49.1%	5.3%	0.0%
2	Rural Policy Area	30	52	21	4	16	3	8
				40.4%	7.7%	30.8%	5.8%	15.4%
2	Villages-Towns-JLMA	Vil: 34 Towns: 37	121	53	37	29	0	2
				43.8%	30.6%	24.0%	0.0%	1.7%
3	Natural/Heritage Resources	46	360	193	42	62	5	58
				53.6%	11.7%	17.2%	1.4%	16.1%
4	Housing	71	67	4	33	17	12	1
				6.0%	49.3%	25.4%	17.9%	1.5%
5	Economic Development	77	49	2	32	11	4	0
				4.1%	65.3%	22.4%	8.2%	0.0%
6	Fiscal & Public Facilities	80	202	41	119	34	5	3
				20.3%	58.9%	16.8%	2.5%	1.5%
	TOTALS		1119	404	371	222	41	81
				36.1%	33.2%	19.8%	3.7%	7.2%
				69.3%				

HIGH	HIGH+
1	0
10	4
6	1
6	
4	
8	2
6	1
8	
3	
52	8