

NORTHERN VA BUILDING INDUSTRY ASSOC. FOCUS GROUP INPUT – FEBRUARY 20, 2020

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
2/20/2020	Northern Virginia Building Industry Association	Current ZO geared to suburban pattern of development/hard to achieve urban design. Urban concepts in plan do not fit into current Zoning Ordinance. New regulations for urban development should be driven by consumer demand, BMPs, metro. Consider broader, more diverse districts that allow more flexibility to implement plan. Prefer fewer districts that provide more options.
2/20/2020	Northern Virginia Building Industry Association	Range of densities in GP needs to be accommodated into districts.
2/20/2020	Northern Virginia Building Industry Association	Create structure that can accommodate change so ordinance does not become obsolete when change occurs and conditions evolve. Ordinance needs to be responsive.
2/20/2020	Northern Virginia Building Industry Association	Additional consideration for the revitalization areas as envisioned in the General Plan. Areas do or will need revitalization – the Ordinance should deal with revitalization in district regulations.
2/20/2020	Northern Virginia Building Industry Association	ADU in most other localities refers to "accessory dwelling unit." In Loudoun County it refers to "affordable dwelling unit." Consider aligning acronym with other localities to reduce confusion. Also, consider allowing more accessory DUs as way to address affordability and/or as ADUs. Higher density, smaller unit types.
2/20/2020	Northern Virginia Building Industry Association	Flexibility of ADU development standards, incomes, locations, development, design. Apply development standards to all zoning districts to encourage affordability. Integration will also allow affordable to work better in urban/overall development.
2/20/2020	Northern Virginia Building Industry Association	To address housing affordability – also look at other incentives, such as capital intensity factor, process changes, tax incentives.
2/20/2020	Northern Virginia Building Industry Association	Make the Zoning Ordinance more user friendly (modern) using summary charts for various requirements (setbacks, heights, etc.) Summarize permitted or Special Exception uses, etc. into tables. Use graphics and illustrations where possible and use of plain English.
2/20/2020	Northern Virginia Building Industry Association	Very few 100% use places anymore. Envision ZO with mixed uses, not only single use. Adapt ZO to reality of mix of uses. Minimums are scary and take options off of the table (do not allow intermediary situations). ZO needs to allow evolution over time and with or without amendments to approvals. Process can disincentive best use.
2/20/2020	Northern Virginia Building Industry Association	Need flexibility in Article 7 for incomes, locations, development, and design.
2/20/2020	Northern Virginia Building Industry Association	Commercial districts – uses are too restrictive, e.g., % limitations on mix in certain districts.
2/20/2020	Northern Virginia Building Industry Association	Uses in ZO – Avoid inconsistencies. Ensure flexibility in appropriate districts/locations. Phasing - ZO district minimums do not allow intermediary situations or creative design/financing. ZO need to allow project evolution over time. Current process can disincentivize best use. Address how permitted.
2/20/2020	Northern Virginia Building Industry Association	ZO should provide ways to allow flexibility to achieve plan types with or without modifications.

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2/20/2020	Northern Virginia Building Industry Association	Too difficult to get record plat approved. Other jurisdictions have a more efficient process.
2/20/2020	Northern Virginia Building Industry Association	Difficulty in navigating process is increasing because County expectation of more specificity regarding product, lot layout, etc. (e.g. required content of CDP). Difficult to do at legislative review stage because builders are not typically involved at this stage. Also, does not allow much flexibility at the development stage (when builders involved) and trends, builder design/options may have changed.
2/20/2020	Northern Virginia Building Industry Association	Over legislating (e.g. too much reliance on legislative process/approvals).
2/20/2020	Northern Virginia Building Industry Association	Design guidelines. Envision Loudoun Stakeholders Committee not in favor, but will now be ordered.
2/20/2020	Northern Virginia Building Industry Association	Needs to be greater effort on the County side to weigh competing elements in process, especially when referrals are in direct conflict. Expectation for applicants to solve issues raised in referrals entirely, even when they contradict. Applicants need guidance on what, how, where to focus/what is critical/most important to address.
2/20/2020	Northern Virginia Building Industry Association	Meetings with staff do not result in decisions, largely because staff decision makers are not at meetings; to expedite, staff decision makers should be involved in meetings.
2/20/2020	Northern Virginia Building Industry Association	How do we expedite zoning determinations, improve process?
2/20/2020	Northern Virginia Building Industry Association	ZO should take into consideration and evaluate the regulations for waivers, modifications/etc.
2/20/2020	Northern Virginia Building Industry Association	Modernization of the Zoning Ordinance is needed. Want one Zoning Ordinance, not creation of a fourth. Loudoun County has unique characteristics, but we can modernize and achieve/keep what is unique.
2/20/2020	Northern Virginia Building Industry Association	Very steep slopes. Re-evaluate standards and related application process. Intent of regulations not being applied consistently.
2/20/2020	Northern Virginia Building Industry Association	New ZO needs to transition away from suburban standards. Suburban design is going away (e.g. single family detached DUs on cul-de-sac, 1/2 acre lots). Update ZO to address this trend. More dense, more urban going forward. Will need to manage political/criticism fears about changes to development type and/or design.
2/20/2020	Northern Virginia Building Industry Association	Consider/evaluate how open space fits with the lot/building standards.
2/20/2020	Northern Virginia Building Industry Association	Ensure consistency of requirements across regulations/agencies, e.g. building height treated differently in ZO and Fire Code.
2/20/2020	Northern Virginia Building Industry Association	Modernization needed - currently too rigid.

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2/20/2020	Northern Virginia Building Industry Association	Issues with entrance features. Need flexibility on what is a sign and what counts toward the area of a sign. Walls/community features currently count toward sign area, which do not like.
2/20/2020	Northern Virginia Building Industry Association	Needs to be realization that there are interim signs during sale/construction. Need to improve/speed up permitting process for these signs. Consider separate criteria for such signs.
2/20/2020	Northern Virginia Building Industry Association	Architects/designers should design for quality of life. Challenge is then for engineers, fire marshal, etc. to figure out how implement/make that design achievable. Do not let non-designers (technicians) drive design.
2/20/2020	Northern Virginia Building Industry Association	There should be a firewall between place types and FSM. The ZO requirements that achieve place types and quality design should be guarded from standards in FSM, fire marshal (which are waivable). ZO place types/uses should not be dictated by FSM and Fire Marshal standards that may be waivable