**Envision Loudoun Public Workshops**

**Background**

As DAAR members, each of you knows the impact local land use rules have on your ability to earn a successful living as a REALTOR®. The Envision Loudoun initiative addresses growth, land use, transportation, community facilities and amenities, economic development, and fiscal management. The Workshops are designed to gather information from the public in order to help county officials identify community preferences for approaches and choices for achieving goals.

**Workshop Format**

*Open House*. The first ½ hour of each session will allow time for participants to check in and review various maps of regions in Loudoun County that are identified as potential areas of change (maps are attached).

*Subject Area Table Discussions*. Following a brief presentation from county officials, participants will provide feedback on the Envision Loudoun Vision and Goals (attached) and discuss the issues presented at their table. Topics include those that are: 1) regional in scope, such as transportation; and 2) specific to the region, such as the suburban, rural, and transition policy areas, Dulles employment area, and any local redevelopment areas. Participants are welcome to provide comments on all subjects and are not limited to any one topic or table.

**Talking Points**

The DAAR Legislative Positions should serve as a guide for you to provide feedback on what county presents, as well as input into what should be included in the Plan.

DAAR recommends that the Comprehensive Plan should:

* Serve as a guide for identifying an adequate supply of developable land;
* Encourage innovative land use policies;
* Encourage development of housing that is affordable; and
* Be frequently updated.

**Guide for Identifying an Adequate Supply of Developable Land**

The Comprehensive Plan policies guide land use development decisions. These decisions range from specific development proposals to addressing the redevelopment of older areas. It is critical that a sufficient amount of land is identified for residential, recreational, commercial, industrial and other uses to meet the market’s demand. The Plan should also include an adequate amount of land to link communities together through a comprehensive approach to transportation.

Share your knowledge of the areas you feel could be used for future development and the importance of including land for the creation of a safe and efficient multi-modal transportation network.

**Encourage Innovative Land-Use Policies**

The Comprehensive Plan is designed to guide the future actions of a community. Existing urban centers should be redeveloped in an effort to revitalize communities and reduce the consumption of land for new development. Additionally, development clustering will encourage mixed-use and pedestrian-friendly developments. Finally, land use policies should result in encouraging the use of the Silver Line metro.

There are areas already identified as ones that will exclude housing, such as around the future Route 606 metro station (Loudoun Gateway Station). Share your thoughts on the importance of mixed-use development and other innovative land-use policies throughout the county. Include ones that will result in financial support for Metrorail, such as a toll-free exit/entrance from the Greenway to provide direct access to the Silver Line Metrorail at the Loudoun Gateway Station.

**Encourage Development of Housing That Is Affordable**

The Comprehensive Plan is the foundation for service plans, economic development, and other strategies; as well as for regulatory tools such as zoning and subdivision ordinances. One of the Plan’s major topics is titled Residential Housing Choice and Diversity. As such, it should include provisions for housing that is affordable for those who wish to purchase or rent property in Loudoun County, especially those who wish to work in Loudoun County or earn less than the median household income. The Plan should incorporate a mix of rental housing units that are affordable for the workforce to support retail and commercial employment centers.

Share your thoughts on how the development and preservation of the area’s housing stock preserves the dream of home ownership. It is equally important to retain members of the workforce as an essential component of a strong and healthy community.

**Frequently Updated**

The Comprehensive Plan presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. The current comprehensive plan has been in place for over fifteen years. The new Plan must be regularly reviewed and updated to accommodate different types of residential and commercial needs that support the county’s economic vision.

Virginia Code, Article 3, § 15.2-223 requires that a comprehensive plan must be reviewed at least every five years. At that time, it may be updated to accommodate different types of residential and commercial needs that support the county’s economic vision.