

**BOARD OF SUPERVISORS
BUSINESS MEETING
INFORMATION ITEM**

SUBJECT: Silver Line Comprehensive Plan Amendment Update

ELECTION DISTRICT: Broad Run and Dulles

CRITICAL ACTION DATE: At the pleasure of the Board

STAFF CONTACTS: Richard Klusek AICP, Project Manager, Planning and Zoning
Ricky Barker, AICP, Director, Planning and Zoning

PURPOSE: This item provides an update regarding the status of the Scenario Planning Study being conducted as part of the Silver Line Comprehensive Plan Amendment (CPAM) studies. Staff will present graphics of the Consultant's recommended scenario and discuss the status of the final report, which will describe key concepts and recommendations associated with that scenario.

BACKGROUND: On September 16, 2015, consultants for the County's Silver Line CPAM Studies presented project updates to the Board of Supervisors (Board). The Market Analysis and Best Practices Consultants (HR&A Advisors and Kimley Horn) presented their final report and the Scenario Planning Consultants (Stantec) presented an interim project update. Subsequently, the Board provided feedback during individual interviews and at the Board Business Meeting on October 7, 2015. Based on all of the feedback and information gleaned through this study, Stantec has developed a recommended land use scenario which will be presented at the December 2, 2015 Board Meeting. Attachment 1 shows the consultant's recommended land use scenario.

Consistent with the Board's direction at the start of this project, the recommended scenario was developed as a means of striking the desired balance between 1) prompt realization of tax revenues to support future Metrorail operations, 2) maximizing future employment generation, 3) achieving a desirable land use pattern, and 4) minimizing demands on the county's transportation infrastructure. The Key elements of this recommended scenario include:

- Placing the highest densities near Metro stations;
- Supporting walkable neighborhoods to live, work, shop, and play;
- Focusing forecast growth into key development areas;
- Providing park land and open space to meet community needs;
- Protecting operations at Washington Dulles International Airport;

- Providing a new urban multifamily housing product;
- Building a multi-modal roadway network;
- Allowing for phased development and interim uses; and
- Incorporating efficient transit service.

As shown in Attachment 1, the Consultant Recommended Scenario focuses growth and development in a compact form in the areas closest to the future Metrorail stations. This scenario accommodates all growth forecast through 2040 in key development areas and retains additional land that can be used for open space, future development, or county facilities. The key development areas also allow for strategically placed data centers that provide significant revenue to the tax district without creating demands on transportation infrastructure and other county services. The development areas also respect the Airport Impact Overlay Zone and nearby areas to provide protections for airport operations by recommending predominately non-residential uses. The compact form of the development provides for walkability, multi-modal transportation and efficient transit service while creating a desirable residential unit type land development pattern that is generally not currently available in the County.

SILVER LINE CPAM NEXT STEPS: At this time, Stantec is finalizing the report for the Scenario Planning Study. While the report was originally anticipated to be presented at the December 2, 2015 meeting, additional time was needed to gather stakeholder and Board feedback on the community-driven scenarios. Staff and the consultant have determined that additional time is necessary to ensure that the consultant recommendations are thoroughly described and presented in a way that is most useful for implementing future Comprehensive Plan updates. Upon completion of the final report, staff will review the report and develop a recommended strategy and work plan for implementing recommendations of both the Market Analysis and Best Practices Study and Scenario Planning Study. The final report and work plan are scheduled to be presented at the second business meeting in January 2016. At that time, staff will request the Board's specific feedback on the final report recommendations and direction on the work plan and process for moving forward with a comprehensive plan amendment for this area.

FISCAL IMPACT: The Board of Supervisors has previously approved funding for the Silver Line CPAM Studies; therefore, there is no fiscal impact relative to the studies. However, the Scenario does have a fiscal impact to the County in that the underlying land uses that are ultimately decided on by the Board will determine the best utilization of land around Metro stations to generate revenue to support the Metro Rail tax district.

ATTACHMENT:

1. DRAFT Consultant Recommended Land Use Scenario

GROWTH CONCEPT MAP

