

From staff we have learned that they're doing a gaps analysis right now in preparation for the facilitator coming on board and the process advancing. In light of that, what I've offered below is slightly different from my previous suggested edits in that I'm offering a few examples of specific edits, but overall taking a higher-level view with general theme comments. The general themes can be incorporated into whatever form the final document takes.

Comp Plan Open Space Chapter

Need "Natural Open Space" paragraph in "Intent" section, page 5 and elsewhere in the Open Space Plan under "Intent"

Housing Chapter

Housing Policy 4: Intersection of Mobility and Housing

Strategically locate diverse housing types near transportation, services, and employment centers to build equitable comprehensive multimodal communities and reduce associated transportation expenses for cost burdened residents. Provide 75% of new housing in Activity Centers [as defined by COG].

H4.2: Support future housing growth and infill development in designated Activity Centers, Redevelopment Corridors and Small Area Plans by encouraging the highest planned density in locations near high-capacity transit at sites. withDevelop a variety of housing types to meet regional housing targets, to reduce traffic congestion and reduce commuting costs for residents, especially for residents when housing costs result in a cost-burdened lifestyle.

H4.6: Track the number of dwelling units built annually within Activity Centers, Redevelopment Corridors and Small Area Plans to measure progress toward the goal of providing 75% of new housing with multimodal access.

H4.14: Provide density bonuses for infill and redevelopment projects in Activity Centers and for those that provide or contribute to affordable units.

General comment: See Activity Center comment below after H7.7.

Housing Policy 5: Sustainability/Environmental Growth Policy. Foster environmentally sustainable housing communities with a variety of housing types, densities, locations, and affordability to promote a safe and livable environment for all residents.

H5.2: During the entitlement process, encourage densities at the highest planned density in the Long-Range Land Use category where consistent with the Comprehensive Plan.

General comment: The highest densities should only be encouraged in concert with high-capacity transit opportunities.

H7.7: Explore the Board of County Supervisors' options to rezone low density areas, where housing supply is low, to provide alternatives to accommodate future population growth at densities that permit economically viable development of attainable housing.

General comment: The COG goal of 75% of new housing in Activity Centers does not pertain to areas such as those currently defined by the county in many places as Activity Centers and Small Area Plan areas. The language and goal of 75% of new housing near Activity Centers in the Comprehensive Plan in all chapters should be more closely aligned with the COG use of the Activity Center term, which involves co-location with high-capacity transit availability.

Mobility Chapter

MOBILITY POLICY 7: Align mobility priorities with land use to increase mobility options, minimize projected trip demand and improve quality of life for County residents.

RP7.2: Reduce expected traffic demand through use of Transportation Demand Management ("TDM") strategies and use of Transit-Oriented Development ("TOD") to create compact, mixed-use Activity Centers that encourage greater micro transit, transit, and active mobility trips and reduce vehicle trips. This includes continued coordination with transit partners (OmniRide, VRE, and DRPT).

General comment: To have a chance to significantly reduce vehicle miles traveled, emphasis should be placed on concentrating 75% of new development in Activity Center areas as the term is used by COG and other land-use experts.