

# STATE OF THE PLAN

Planning Commission  
Policy Plan Committee  
July 13, 2023



PLANNING & DEVELOPMENT



# State of the Plan

## What information does it provide?

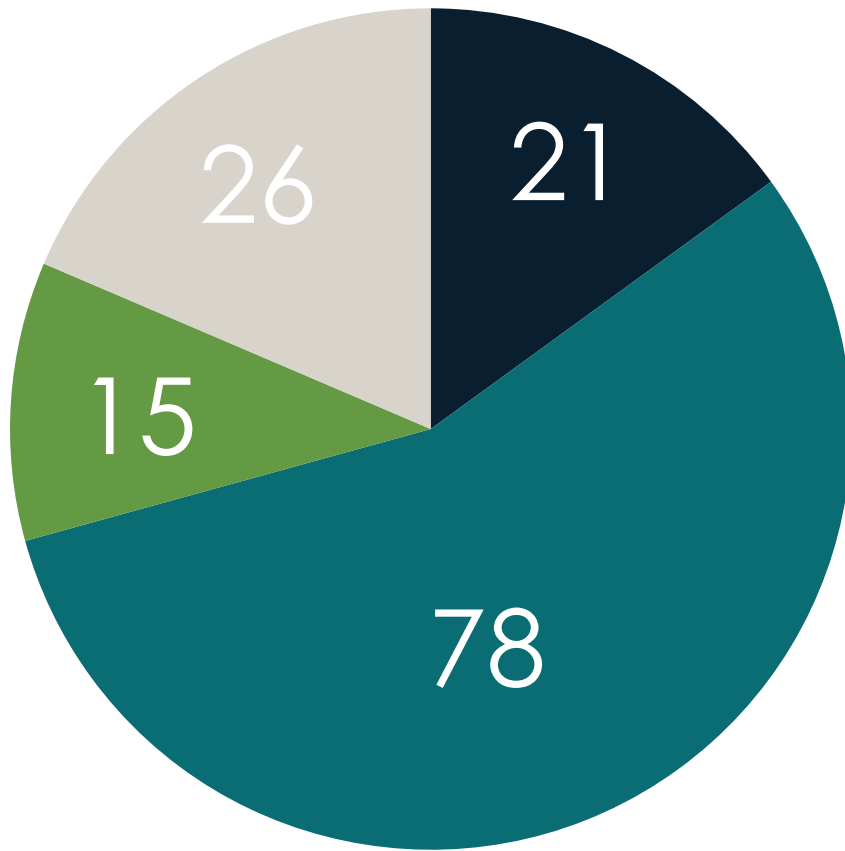
1. Timeframe: **January 2011 – December 2022**
2. Examines comprehensive planning activities across the county and evaluates how planning objectives are being met
3. Highlights major themes of approved Plan Amendments
4. Quantifies net changes in development potential both countywide and within activity centers
5. Examines how Plan Amendments and growth are meeting the goals of the Concept for Future Development

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## Summary of planning activity

**186**  
Amendments Authorized

**140**  
Amendments Approved



- Areawide Studies
- Site-Specific
- Countywide
- Policy Plan

ADOPTED COMPREHENSIVE PLAN AMENDMENTS  
2011 - 2022

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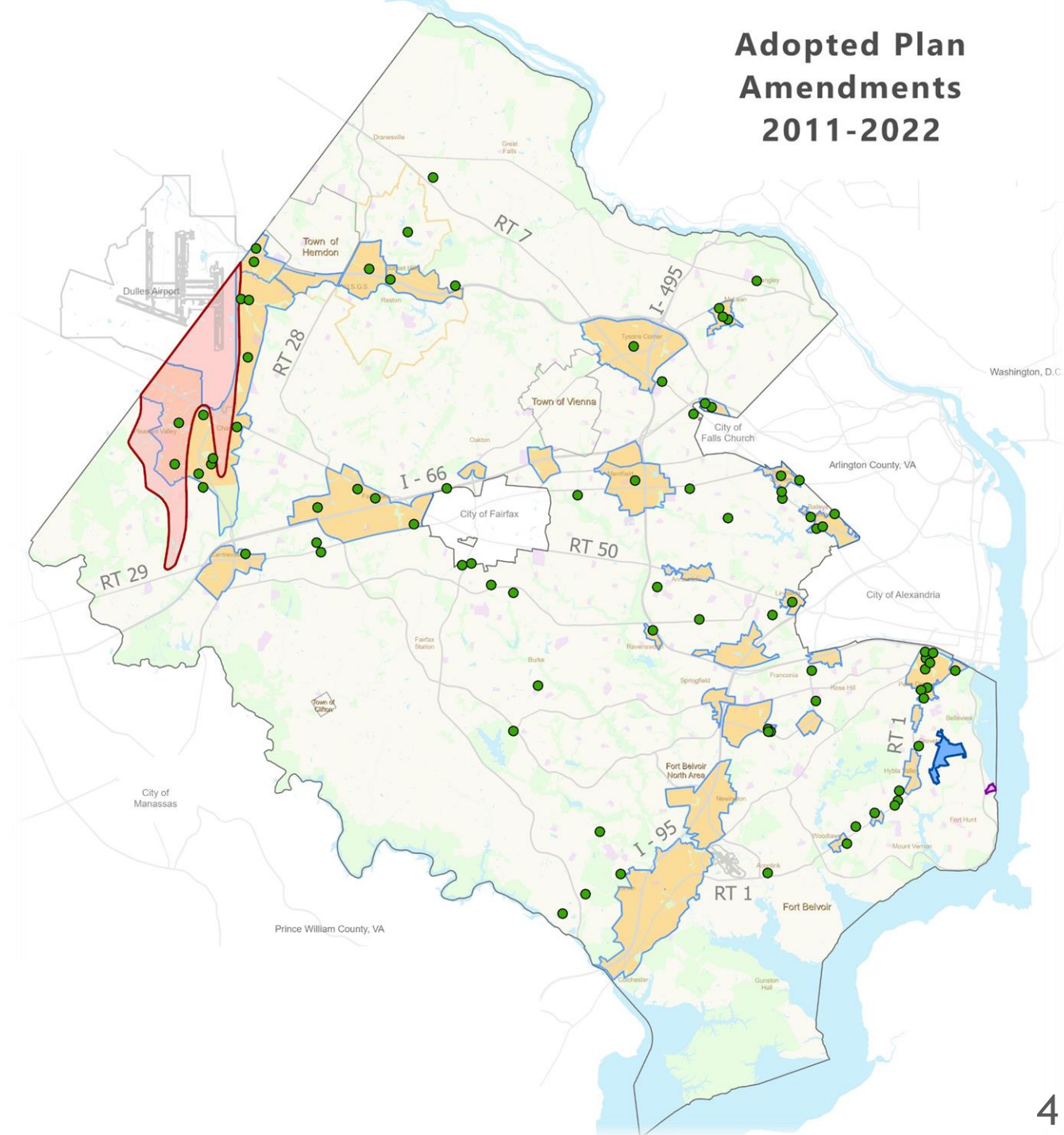
## Location of amendments

Adopted Plan  
Amendments  
2011-2022

- Adopted Plan Amendments
- Airport Noise Policy
- Hollin Hills HOD
- Wellington at River Farm HOD
- Mixed-use Centers

### NOT SHOWN:

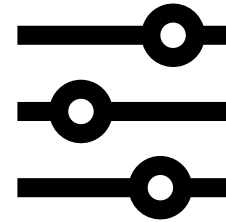
- Editorial amendments
- Policy Plan Amendments
- Other non-mappable Plan changes



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## KEY TAKEAWAYS

### 1. FLEXIBILITY

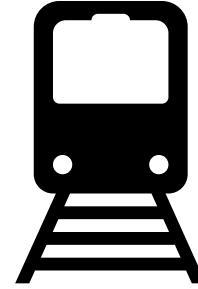


Policy Plan Amendments focused on targeted amendments to provide flexibility as market forces or economic factors change.

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## KEY TAKEAWAYS

## 2. TRANSIT ORIENTED



Adopted Plan changes reflect the county's goal of orienting higher-intensity mixed uses around key transportation nodes and promoting:

- (1) a better balance of housing to jobs,
- (2) increased housing availability,
- (3) increased use of transit, and
- (4) the creation of vibrant, walkable neighborhoods.

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## KEY TAKEAWAYS

### 3. HOUSING IN DEMAND



Introducing options for a variety of residential and residential mixed uses is an overriding theme among both site-specific Plan amendments and area-wide amendments.

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## Plan Amendment Themes

### POLICY PLAN



#### INFRASTRUCTURE

Amendments to the Policy Plan during the first half of the reporting period focused on updates to various elements of **infrastructure policy**.



#### FLEXIBILITY

During the second half of the reporting period, amendments were targeted, with the goal of **increasing flexibility** with consideration to changing market forces and economic factors.



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## Plan Amendment Themes

### AREAWIDE



#### MIXED USE

Half of all adopted areawide amendments during the reporting period concerned large-scale planning efforts that focused on mixed-use activity centers – in areas with existing, funded, and/or planned transit options.

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## Plan Amendment Themes

### SITE-SPECIFIC



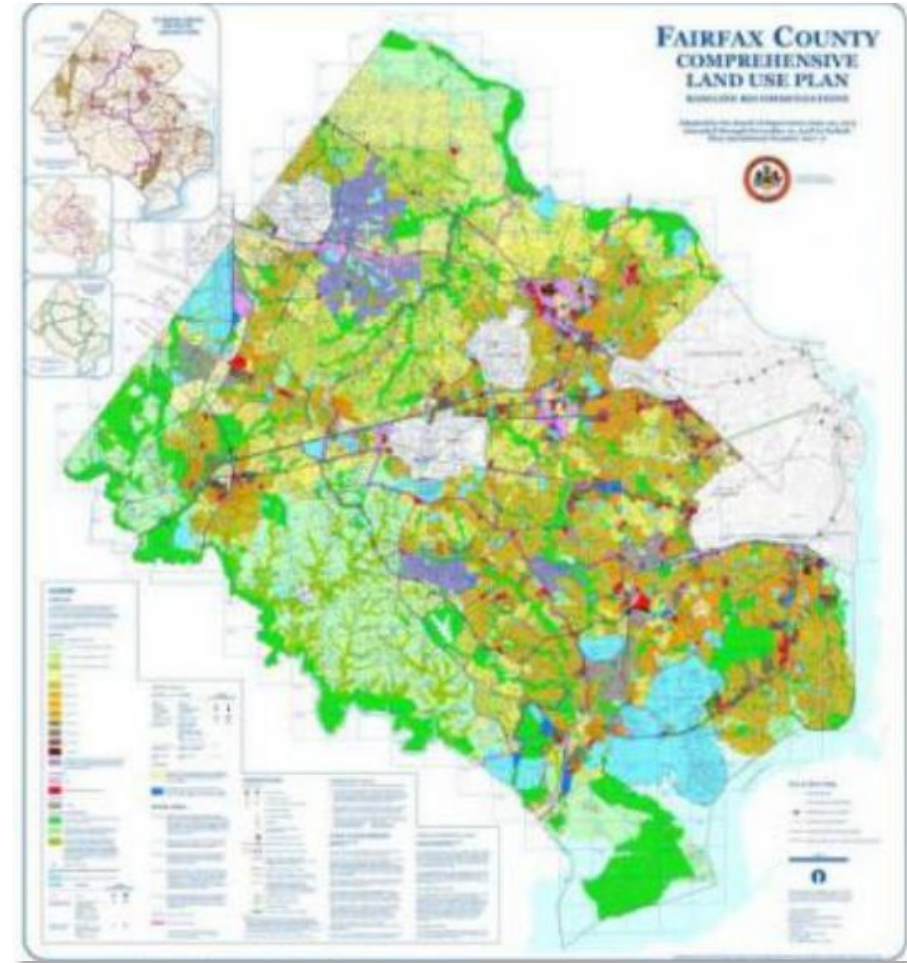
#### MORE HOUSING

Half of all adopted site-specific amendments (59%) during the reporting period were for the purpose of adding either residential or residential mixed-use options.

77% percent of amendments adding residential mixed-use options were in activity centers.

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## Existing and Planned Development

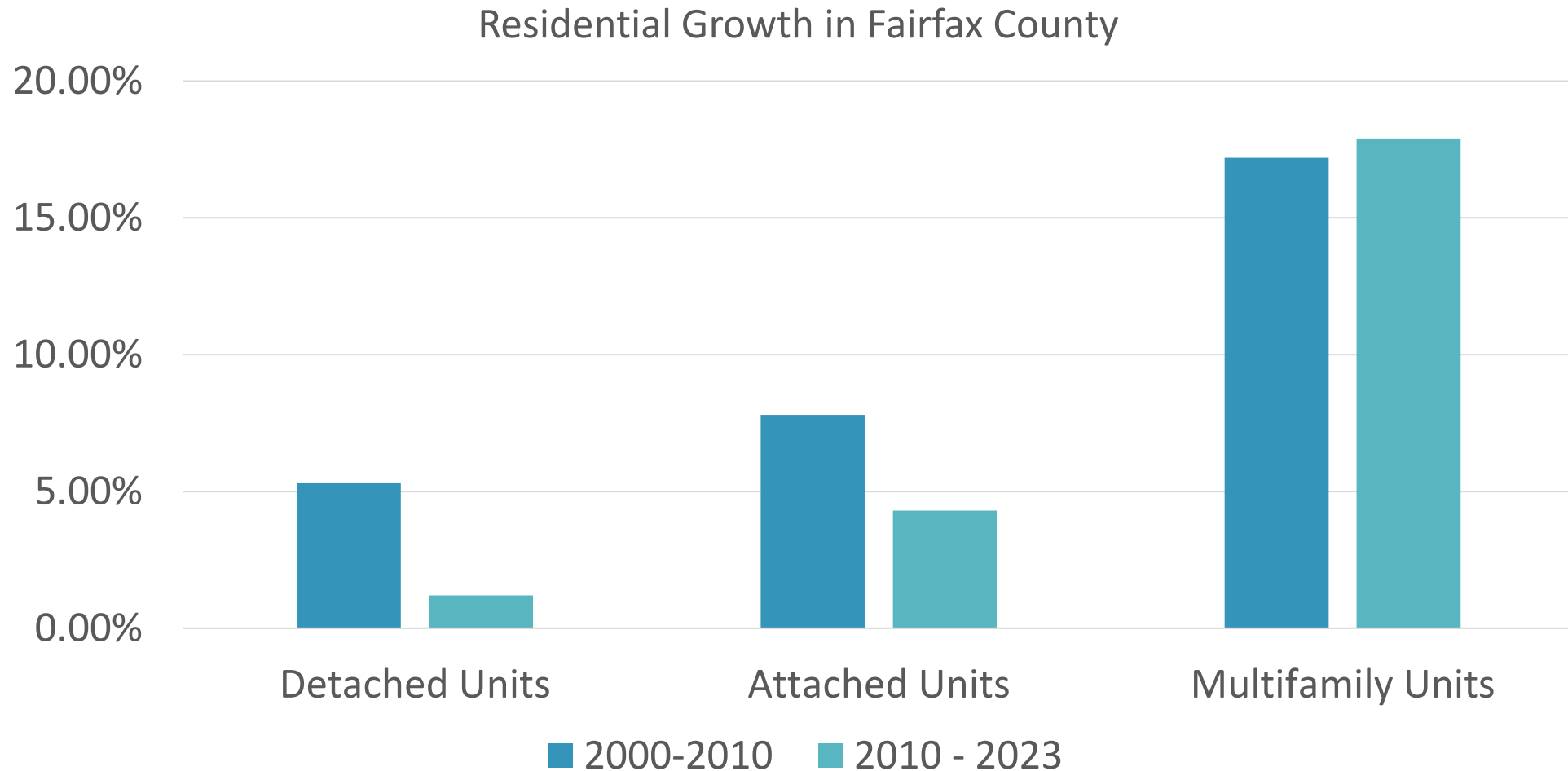


Comparing existing development levels to the estimated Plan buildout potential shows how much development potential has been implemented, and generally, how much remains.

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## Residential Development

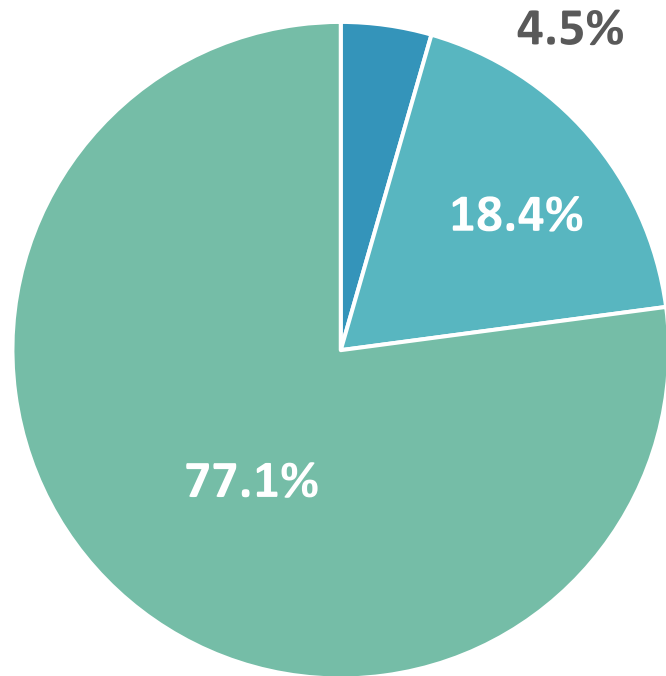
Multifamily residential units grew more than detached and attached residential units.



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## Existing Residential Units

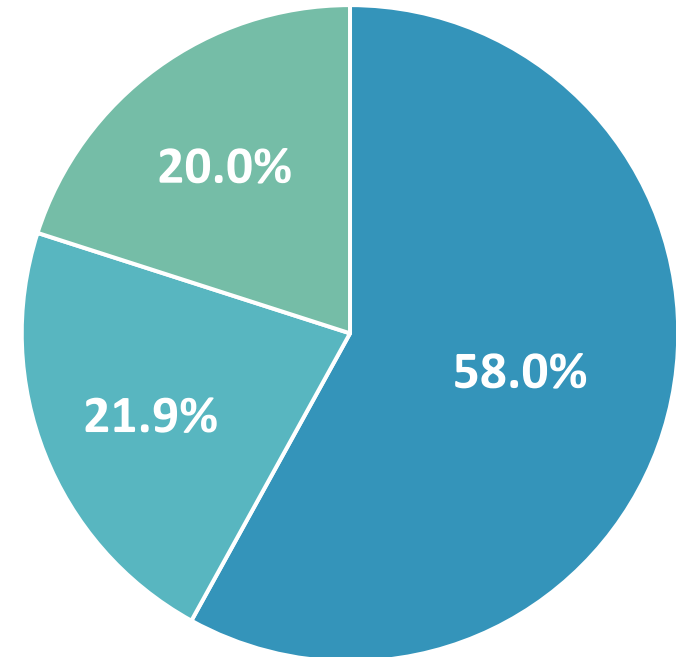
Residential Units  
Within Activity Centers (2023)



**101**

THOUSAND UNITS

Residential Units  
Outside Activity Centers (2023)



**324**

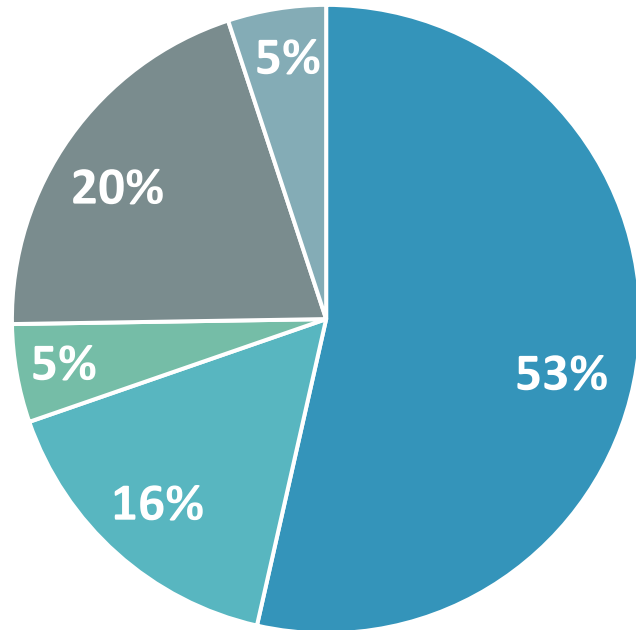
THOUSAND UNITS

- Detached
- Attached
- Multifamily

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## Existing Non-residential Square Footage

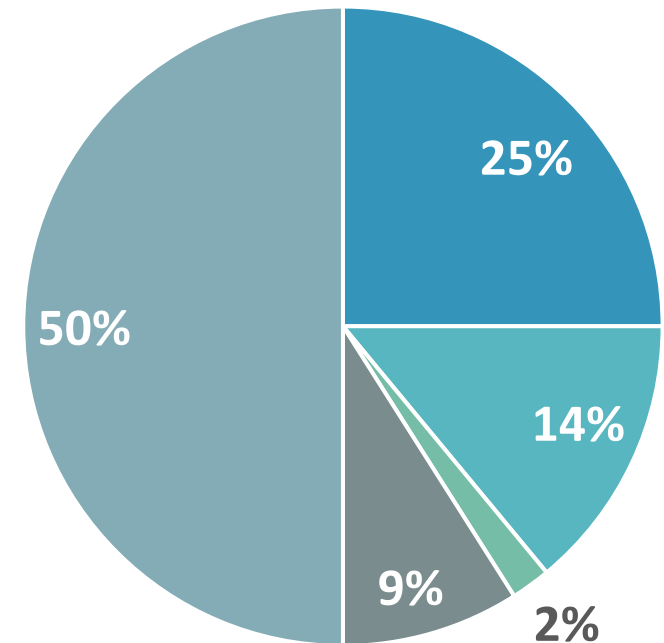
Non-Residential Development  
Within Activity Centers (2023)



**201**  
MILLION SQ FT

Non-Residential Development  
Outside Activity Centers (2023)

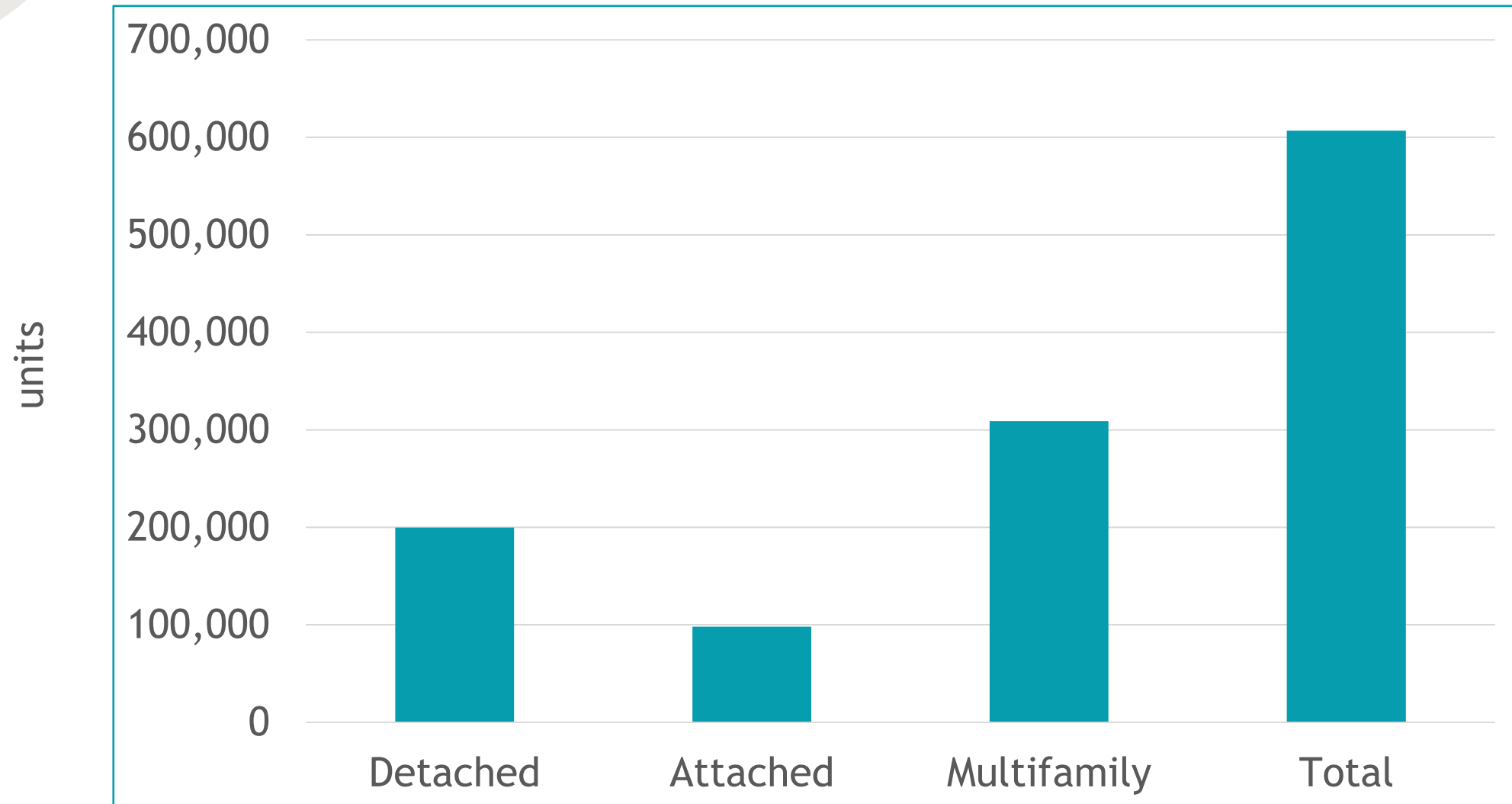
- Office
- Retail
- Hotel
- Industrial
- Institutional



**85**  
MILLION SQ FT

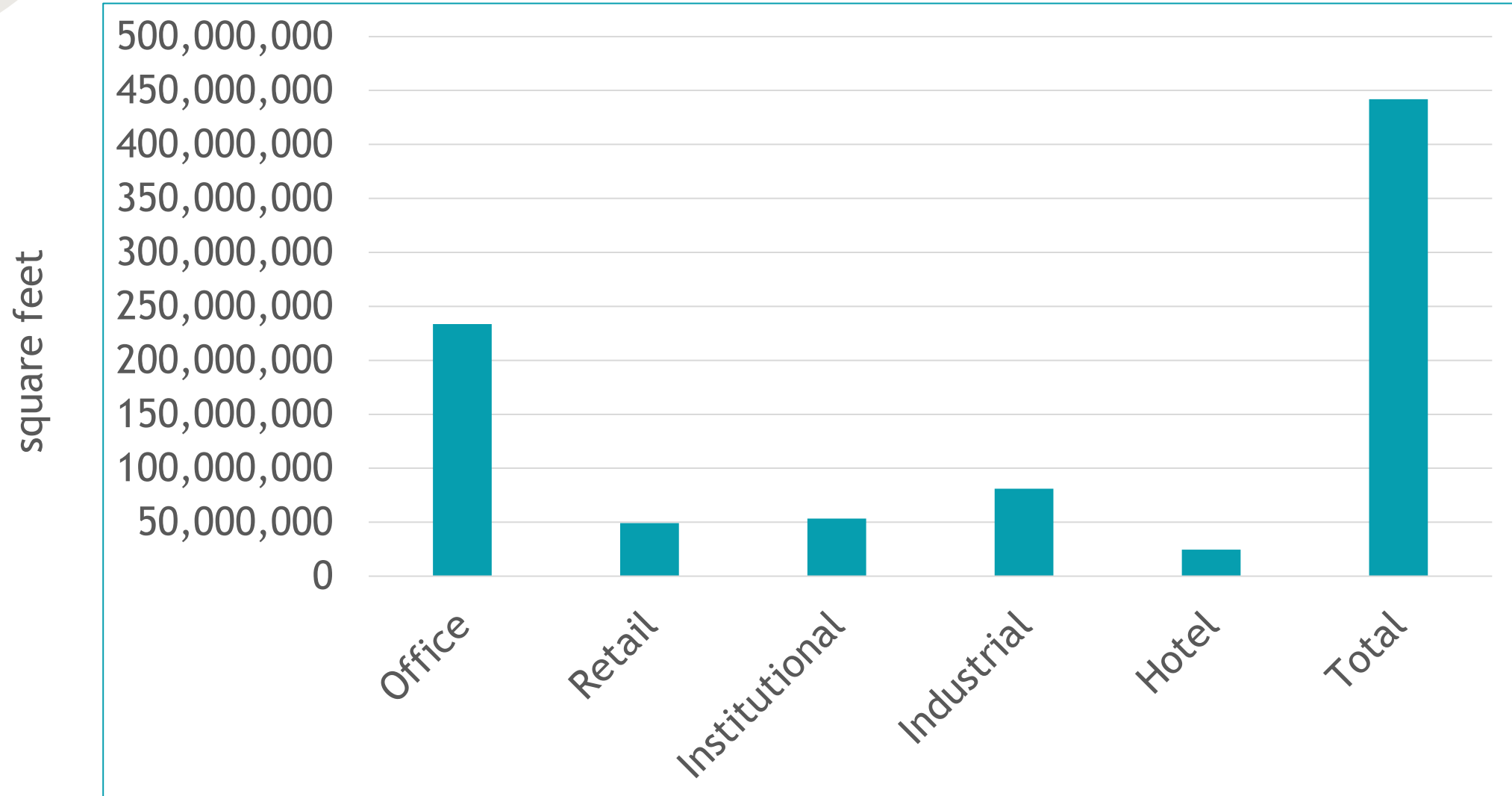
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## Maximum Development Potential - Residential



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## Maximum Development Potential - Non-Residential





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## Remaining Comprehensive Plan Potential

Total number of housing units planned to increase by nearly

**200**  
THOUSAND



**91%**  
MULTIFAMILY

The majority of multifamily housing is planned within mixed-use activity centers

Total number of non-residential square feet is planned to increase by nearly

**156**  
MILLION



**67%**  
OFFICE

21% Industrial  
8% Hotel  
3% Retail  
1% Institutional

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## Forecast vs. Maximum Development Potential

The net Comprehensive Plan growth potential compared to the net growth estimated by Metropolitan Washington Council of Governments (MWCOG)

	Remaining Plan Potential	Forecast Increase by 2045	Difference
Dwelling Units	182 THOUSAND	80 THOUSAND	101 THOUSAND
Jobs	446 THOUSAND	135 THOUSAND	311 THOUSAND

# State of the Plan Report to be published

- Expected by the end of Summer 2023



PLAN  
FORWARD



STATE OF THE PLAN 2023



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