

Report on the Progress of Cities, Counties, and Towns Toward Designating Urban Development Areas (UDAs)



**Commission on Local Government
Commonwealth of Virginia**

November 2011

***Members of the
Commission on Local Government (CLG)***

Chairman

Wanda C. Wingo

Vice Chairman

Cole Hendrix

Harold H. Bannister, Jr.

Kathleen K. Seefeldt

John G. Kines, Jr.

Director, Department of Housing and Community Development

William C. Shelton

CLG Staff for This Report

Susan B. Williams, Local Government Policy Manager

Zachary L. Robbins, Senior Policy Analyst

DHCD Staff for This Report

Wyatt L. Little, CBCP, Policy Analyst

This report is available on the DHCD website at www.dhcd.virginia.gov

Main Street Centre
600 E. Main Street, Suite 300
Richmond, Virginia 23219
(804) 786-6508

**REPORT ON THE PROGRESS OF CITIES, COUNTIES, AND TOWNS
TOWARD DESIGNATING URBAN DEVELOPMENT AREAS (UDAs)**

TABLE OF CONTENTS

I.	INTRODUCTION.....	1
A.	Required Components of UDAs.....	1
B.	Deadlines for Implementation.....	2
C.	Commission on Local Government Report.....	2
D.	UDA Grant Program.....	3
II.	2011 SURVEY OF UDA DESIGNATIONS.....	3
A.	Survey Highlights: Groups 1 and 2.....	5
1.	Group 1 Survey Highlights.....	5
2.	Group 2 Survey Highlights.....	6
B.	Survey Results: Groups 1 and 2.....	7
1.	Group 1 Survey Results.....	7
2.	Group 2 Survey Results.....	16
III.	DOCUMENTS SUBMITTED AS REQUIRED BY STATUTE.....	24
IV.	URBAN DEVELOPMENT AREA DESCRIPTIONS.....	25
A.	Group 1 Descriptions.....	25
B.	Group 2 Descriptions.....	58
V.	CONCLUSION.....	59

Appendices:

A:	Va. Code § 15.2-2223.1.....	60
B:	2011 Survey Instrument.....	64
C:	Group 3 Localities, Survey Results and UDA Descriptions.....	72
D:	Group 4 Localities, Survey Results and UDA Descriptions.....	84
E:	Group 5 Localities and Survey Results.....	99
F:	Group 6 Localities, Survey Results and UDA Descriptions.....	105

**REPORT ON THE PROGRESS OF CITIES, COUNTIES, AND TOWNS
TOWARD DESIGNATING URBAN DEVELOPMENT AREAS (UDAs)**

I. INTRODUCTION

Section 15.2-2223.1 of the Code of Virginia requires certain localities within the Commonwealth to designate urban development areas (UDAs) in their comprehensive plans. A UDA is defined as an area that is designated by a locality that is (i) appropriate for higher density development due to its proximity to transportation facilities, the availability of a public or community water and sewer system, or a developed area and (ii) to the extent feasible, to be used for redevelopment or infill development.¹

UDAs are required to be established within the comprehensive plan for any locality that has adopted zoning and either (i) has a population of at least 20,000 and a decennial population growth of at least five percent, or (ii) has a decennial population growth of at least fifteen percent. Additionally, any locality that does not meet these criteria may choose to establish a UDA within its comprehensive plan. For the purpose of determining population growth, a locality may exclude population growth caused by the opening or expansion of correctional facilities.

A. Required Components of UDAs

The following is a summary of the mandatory components of UDAs:

- Required to be sufficient to meet the projected residential and commercial growth in the locality for the next 10 to 20 years (or 10 to 40 years for Fairfax County).
- Development within the UDAs at the following minimum densities:

	For localities with population of 130,000 or more	For localities with population of less than 130,000
Single-Family	8 per acre	4 per acre
Townhouses	12 per acre	6 per acre
Apartments, Condominiums, or Cooperative Units	24 per acre	12 per acre
Commercial	0.8 floor area ratio	0.4 floor area ratio

- Shall incorporate principles of traditional neighborhood design.
- The comprehensive plan shall describe any financial and other incentives for development within the UDA.

¹ A copy of Va. Code § 15.2-2223.1 is included in Appendix A.

- A portion of one or more UDAs shall be designated as a receiving area for any transfer of development rights program established by the locality.
- A county may designate one or more UDAs in any incorporated town within such county, if the town has also amended its comprehensive plan to designate the same areas as UDAs with at least the same density designated by the county.
- To the extent possible, federal, state, and local transportation, housing, water and sewer facilities, economic development and other public infrastructure funding for new and expanded facilities shall be directed to UDAs.
- Any locality that would be required to amend its comprehensive plan to designate a UDA that determines its existing plan accommodates growth in a manner consistent with the UDA requirement may adopt a resolution certifying such compliance and will not be required to further amend its comprehensive plan.
- In conjunction with the periodic review of the locality's comprehensive plan, the boundaries and size of the urban development area shall be reexamined and, if necessary, revised every five years.

B. Deadlines for Implementation

- July 1, 2011: All counties are required to comply with the legislation. (Acts 2007, Ch. 896)
- July 1, 2012: All cities and towns are required to comply with the legislation. (Acts 2009, Ch. 469)
- July 1, 2012: All localities with population of 130,000 or more must comply with the additional density requirement, as indicated in the chart above.
- February 2, 2013: Any locality that becomes subject to the UDA requirement due to population growth shall have two years following the release of the census figures to comply.

C. Commission on Local Government Report

Localities are directed to forward to the Commission on Local Government documents describing all urban development area designations (or the resolution certifying compliance with the UDA requirement), associated written policies, zoning provisions and other ordinances, and the capital improvement program within ninety days of the adoption or amendment of comprehensive plans and other written policies, zoning provisions and other ordinances. The Commission is required to report, annually, on the overall compliance with the urban development area requirement to the Governor and General Assembly.

While the Commission produced a preliminary document in 2010 that presented some baseline information regarding the designation of UDAs, this is the Commission's initial report as required by the statute. As such, the Commission was required to develop an appropriate format in concert with the relevant planning district commission (PDC). On July 19, 2011, Commission staff contacted the 21 PDC executive directors in Virginia via email requesting their input on a suggested report format set forth in the text of the message and on a proposed survey instrument, which was attached to the message. In addition, Commission staff presented both the proposed report format and the draft survey instrument to the PDC executive directors during the Virginia Association of Planning District Commissions (VAPDC) 2011 Summer Conference on July 28, 2011. While the Commission received several suggestions regarding the content of the survey, all of which were incorporated, the Commission did not receive any suggestions or comments regarding the proposed report format.

D. UDA Grant Program

The Urban Development Area Grant Program administered by the Virginia Department of Transportation (VDOT) was established to provide on-call consultant time to local governments to analyze future growth patterns, plan for and designate at least one UDA in their comprehensive plans and revise applicable local ordinances to incorporate the principles of traditional neighborhood design. The grant program consists of two tiers for which VDOT has set forth specifications and does not require any local matching funds. However, local governments that accept a grant are expected to revise their comprehensive plans to incorporate at least one UDA and to revise their zoning and subdivision ordinances to incorporate the principles of new urbanism and traditional neighborhood design. A total of 32 UDA grants totaling \$2.35 million were awarded to the following jurisdictions: the Counties of Albemarle, Amelia, Amherst, Bedford, Caroline, Cumberland, Dinwiddie, Fauquier, Fluvanna, Gloucester, Goochland, Halifax, Isle of Wight, King William, Mecklenburg, Montgomery, New Kent, Page, Rockingham, Spotsylvania, Stafford and Washington; the Cities of Harrisonburg, Martinsville, Virginia Beach and Winchester; the Towns of Blacksburg, Broadway, Herndon, Orange, South Boston and Woodstock.

II. 2011 SURVEY OF UDA DESIGNATIONS

For the purpose of determining how localities across the state are progressing toward compliance with the UDA requirement, on August 10, 2011, an electronic survey regarding UDA designations was sent to the chief administrative officers (or highest ranking elected official if no administrator exists) of all 324 of Virginia's counties, cities and towns as well as to the planning directors where email addresses were available. A hardcopy of the survey was mailed to the localities for which no email address was available. In addition, emails reminding localities to complete the survey were subsequently sent, and the planning district commissions

followed up with their member jurisdictions. By the survey deadline on September 9, 2011, 216 Virginia localities had responded to the questionnaire for an overall response rate of approximately 66.7 percent. More specifically, 87 of 95 (92%) counties, 30 of 39 (77%) cities and 99 of 190 (52%) towns responded. A copy of the survey instrument is included in Appendix B.

For purposes of analyzing the data collected, localities were divided into six groups.

Group 1: Counties that met the population growth threshold based on the difference in their population from the 1990 to the 2000 Census and based on the difference in their population from the 2000 to the 2010 Census. Group 1 consists of 41 counties, and their deadline to establish one or more UDAs was July 1, 2011.

Group 2: Counties that met the population growth threshold based on the difference in their population from the 1990 to the 2000 Census only (i.e., they did not meet the threshold based on the difference in their population from the 2000 to the 2010 Census). Group 2 consists of 11 counties, and their original deadline to establish one or more UDAs was July 1, 2011. However, because Va. Code § 15.2-2223.1 does not specifically address whether the localities in this category are still required to comply with the UDA mandate, some jurisdictions contend that they are no longer subject to it based on their population growth between the 2000 and 2010 Census.

Group 3: Cities that met the population growth threshold based on the difference in their population from the 1990 to the 2000 Census and based on the difference in their population from the 2000 to the 2010 Census. Group 3 consists of 33 localities (i.e., five cities and 28 towns), and their deadline to establish one or more UDAs is July 1, 2012.

Group 4: Cities and towns that met the population growth threshold based on the difference in their population from the 1990 to the 2000 Census only (i.e., they did not meet the threshold based on the difference in their population from the 2000 to the 2010 Census). Group 4 consists of 39 localities (i.e., seven cities and 32 towns), and their original deadline to establish one or more UDAs is July 1, 2012. However, because Va. Code § 15.2-2223.1 does not specifically address whether the localities in this category will still be required to comply with the UDA mandate, some jurisdictions contend that they are no longer subject to it based on their population growth between the 2000 and 2010 Census.

Group 5: Localities that met the population growth threshold based on the difference in their population from the 2000 to 2010 Census only. Group 5 consists of 27 localities (i.e., five cities, three counties and 19 towns), and their deadline to establish one or more UDAs will be February 2, 2013, which is two years following the report of the Census made pursuant to P.L. 94-171.

Group 6: Localities that did not meet the population growth threshold based on the difference in their population from the 1990 to the 2000 Census or the 2000 to the 2010 Census and are, therefore, not required to designate one or more UDAs.

The Commission sent the survey to all Virginia local governments because the reporting requirement is not limited to those jurisdictions required to designate UDAs. However, because the focus of this report is on compliance, Group 1 and Group 2 survey results and UDA descriptions are provided in the body of this year's report because their deadline for compliance was July 1, 2011. Survey results and UDA descriptions pertaining to the other four groups are included in Appendices C-F.

A. Survey Highlights: Groups 1 and 2

1. Group 1 Survey Highlights

Group 1 is comprised of the Counties of Albemarle, Arlington, Augusta, Bedford, Botetourt, Campbell, Caroline, Chesterfield, Culpeper, Dinwiddie, Fairfax, Fauquier, Fluvanna, Franklin, Frederick, Gloucester, Goochland, Greene, Hanover, Henrico, Isle of Wight, James City, King George, King William, Loudoun, Louisa, Montgomery, New Kent, Orange, Powhatan, Prince George, Prince William, Roanoke, Rockbridge, Rockingham, Shenandoah, Spotsylvania, Stafford, Warren, Washington and York.

- 39 of the 41 (95%) Group 1 counties responded to the survey.
- 95% indicated that their locality is required to designate one or more UDAs.
- 40% have already amended their comprehensive plans to designate one or more UDAs.
- 25% intend to designate one or more UDAs in their comprehensive plans by July 1, 2012.
- 20% have determined that their comprehensive plans accommodate growth in a manner consistent with the UDA requirement and have adopted a resolution certifying compliance.
- 5% do not presently intend to designate UDAs in their comprehensive plans.
- 3% have determined that their comprehensive plans accommodate growth in a manner consistent with the UDA requirement but have not yet adopted a resolution certifying compliance.
- 2% intend to designate one or more UDAs in their comprehensive plans by February 2, 2013.

- Of the Group 1 counties that have not yet designated UDAs in their comprehensive plans:
 - 50% reported that an amendment is being developed.
 - 40% indicated that a draft is before the Planning Commission.
 - 10% reported no action pending.
- Of the counties that have already designated UDAs in their comprehensive plans:
 - 60% reported that their UDAs are sufficient to meet projected residential growth in the locality for the next 10-20 years, and 40% did not respond.
 - 60% indicated that their UDAs are sufficient to meet projected commercial growth in the locality for the next 10-20 years, and 40% did not respond.
 - 48% reported that their comprehensive plan describes financial or other incentives for development in the UDA.
- Group 1 counties reported a total of 87 UDA designations.
- Prince George County indicated that a majority of its governing body has determined that the county will not comply with the mandate to designate one or more UDAs.
- Roanoke County indicated that its governing body voted to table the issue of designating UDAs for one year.

2. Group 2 Survey Highlights

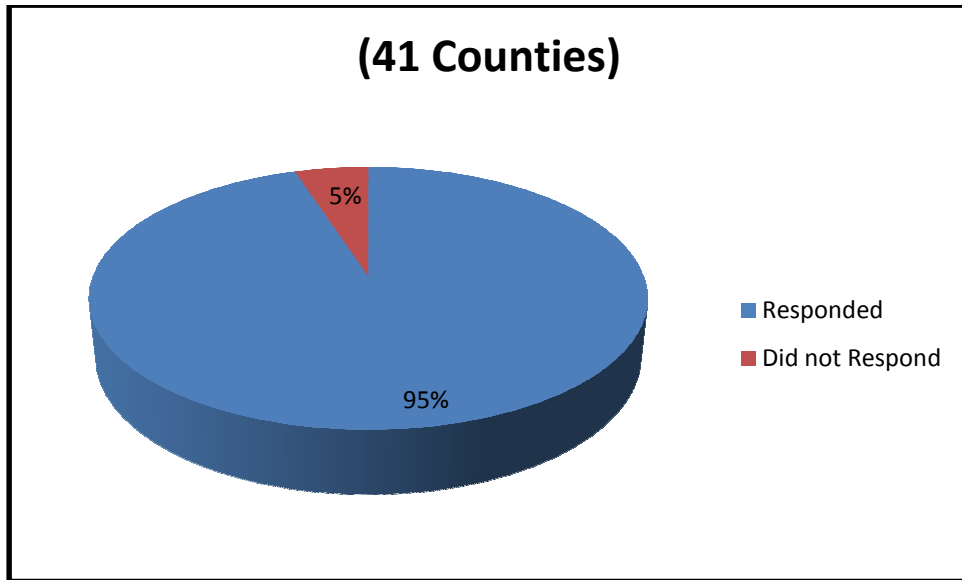
Group 2 is comprised of the Counties of Accomack, Amelia, Amherst, Brunswick, Craig, Cumberland, Halifax, Mecklenburg, Northumberland, Page and Pittsylvania.

- 10 of the 11 (90%) Group 2 Counties responded to the survey.
- 36% indicated that their locality is required to designate one or more UDAs and 56% indicated that their locality is not subject to the UDA designation requirement.
- 18% have already amended their comprehensive plans to designate one or more UDAs.
- 46% intend to designate one or more UDAs in their comprehensive plans by July 1, 2012.
- 18% do not presently intend to designate UDAs in their comprehensive plans.
- 9% acknowledged that their locality would be required to designate one or more UDAs based on population growth but indicated that the locality has elected (pursuant to Va. Code § 15.2-2223.1) to exclude the inmate population of a new or expanded correctional facility that opened within the time period between the two censuses and does not intend to amend its plan.

- Of the Group 2 counties that have not yet designated UDAs in their comprehensive plans:
 - 40% reported that an amendment is being developed.
 - 40% indicated that a draft is before the Planning Commission.
 - 20% reported that a draft is before the governing body.
- Of the counties that have already designated UDAs in their comprehensive plans:
 - 18% reported that their UDAs are sufficient to meet projected residential growth in the locality for the next 10-20 years, and 82% did not respond.
 - 18% indicated that their UDAs are sufficient to meet projected commercial growth in the locality for the next 10-20 years, and 82% did not respond.
 - 9% reported that their comprehensive plan describes financial or other incentives for development in the UDA.
- Group 2 counties reported a total of two UDA designations.
- The Counties of Northumberland and Pittsylvania indicated that, based on the report of the 2010 Census, they do not believe they are required to designate one or more UDAs.

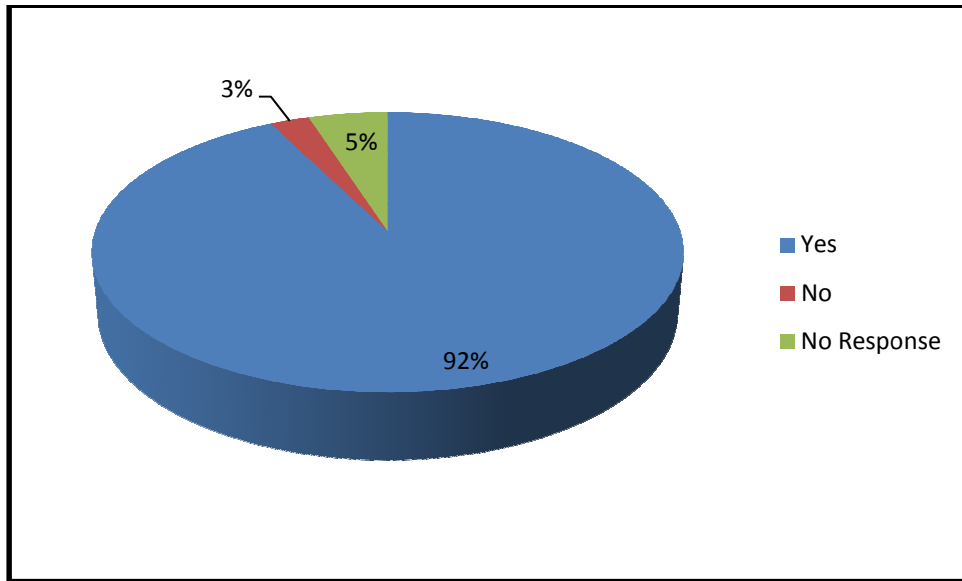
B. Survey Results: Groups 1 and 2

1. Group 1 Survey Results²

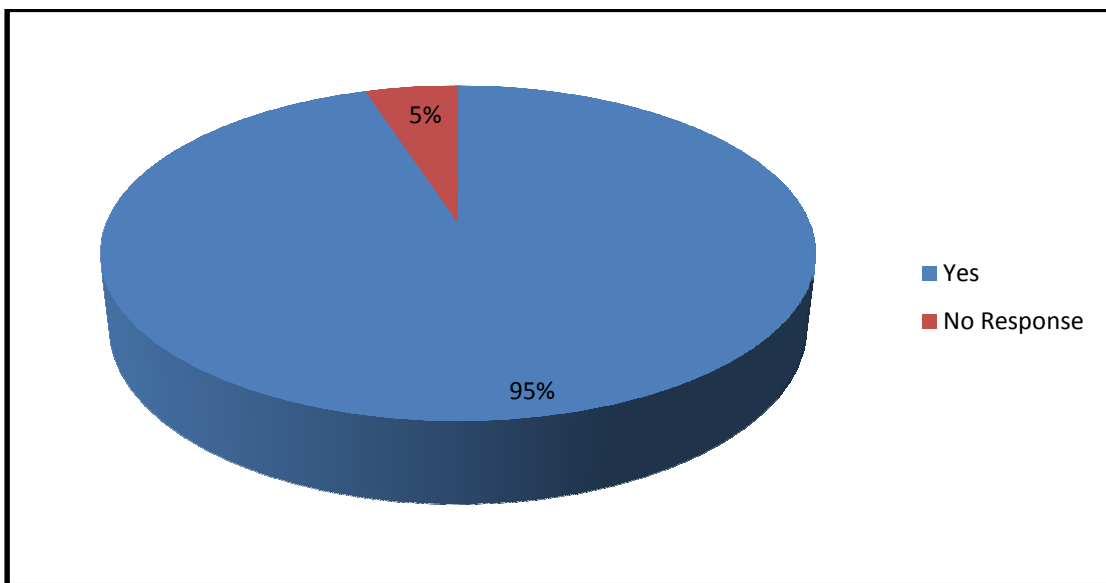


² The Counties of Greene and Hanover did not respond to the survey. However, Hanover County provided to the Commission on Local Government the information required by the statute. On March 10, 2011, the Hanover County Board of Supervisors adopted a resolution certifying that the Hanover County Comprehensive Plan accommodates growth in a manner consistent with Subsection B of Section 15.2-2223.1 of the Code of Virginia.

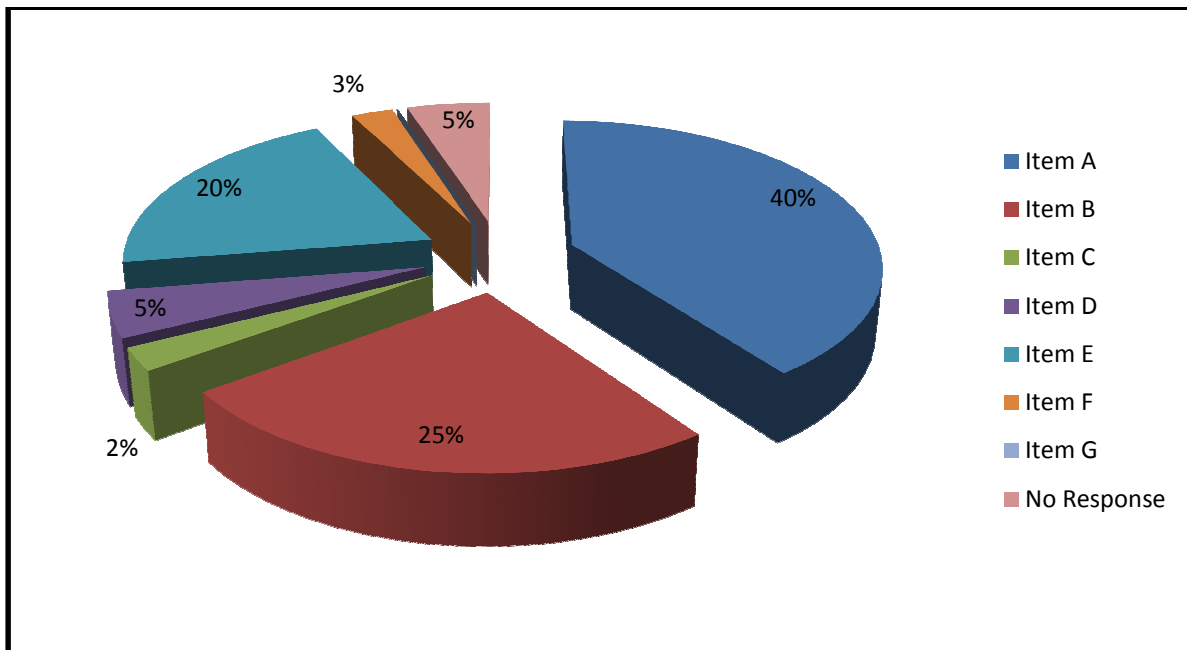
Has your locality adopted a zoning ordinance?



Is your locality required by Va. Code §15.2-2223.1 to designate one or more UDAs in its comprehensive plan?



Please select the most appropriate response for your locality.



Item A: Our locality has already amended its comprehensive plan to incorporate one or more urban development areas (UDAs).

Item B: Our locality intends to amend its comprehensive plan to incorporate one or more UDAs by July 1, 2012.

Item C: Our locality intends to amend its comprehensive plan to incorporate one or more UDAs by February 2, 2013 (i.e., two years following the report of the U.S. Census made pursuant to P.L. 94-171).

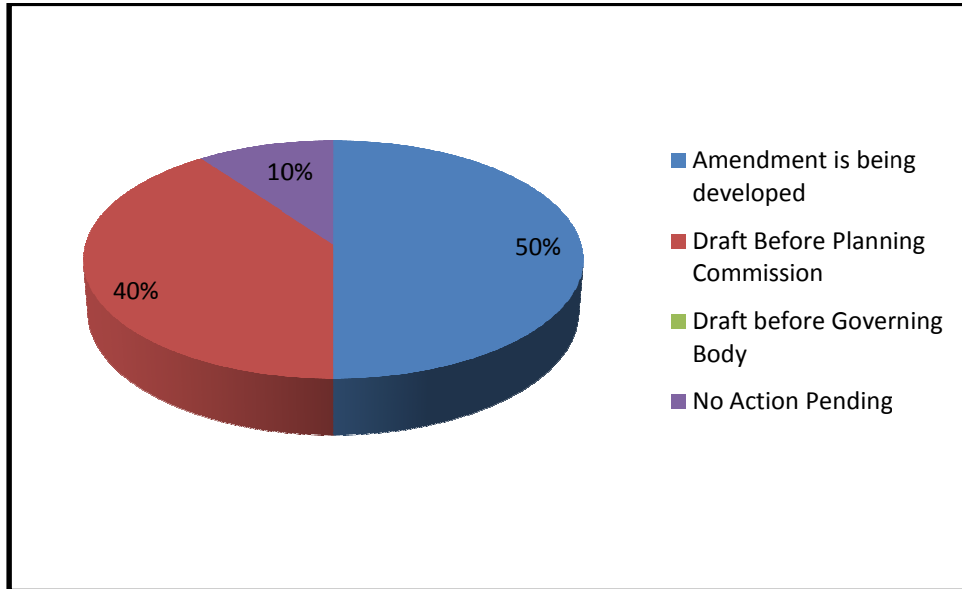
Item D: Our locality does not presently intend to amend its comprehensive plan to incorporate one or more UDAs.

Item E: Our locality determined that its comprehensive plan accommodates growth in a manner consistent with the requirement to incorporate one or more UDAs and has adopted a resolution certifying compliance with the UDA requirement.

Item F: Our locality determined that its comprehensive plan accommodates growth in a manner consistent with the requirement to incorporate one or more UDAs but has not yet adopted a resolution certifying compliance with the UDA requirement.

Item G: Our locality would be required to amend its comprehensive plan to incorporate one or more UDAs based on population growth but has elected (pursuant to Va. Code § 15.2-2223.1) to exclude the inmate population of any new or expanded correctional facility that opened within the time period between the two censuses and does not intend to amend its plan.

If you have not already designated a UDA, please indicate the current status of the comprehensive plan amendment designating a UDA:



Please indicate the date on which your local governing body adopted the comprehensive plan amendment designating the UDA(s) or the date on which it adopted the resolution certifying compliance with the UDA requirement:

<u>Locality</u>	<u>Date</u>
Albemarle County	July 6, 2011
Arlington County	December 12, 2009
Augusta County	June 24, 2009
Bedford County	June 13, 2011
Campbell County	December 7, 2009
Caroline County	May 24, 2011
Culpeper County	August 3, 2010
Fairfax County	June 22, 2010
Fauquier County	April 14, 2011
Frederick County	February 24, 2010
Henrico County	September 14, 2010
Isle of Wight County	August 4, 2011
James City County	July 12, 2011
King George County	October 20, 2009
Loudoun County	December 3, 2009
Louisa County	July 19, 2010
Montgomery County	June 13, 2011

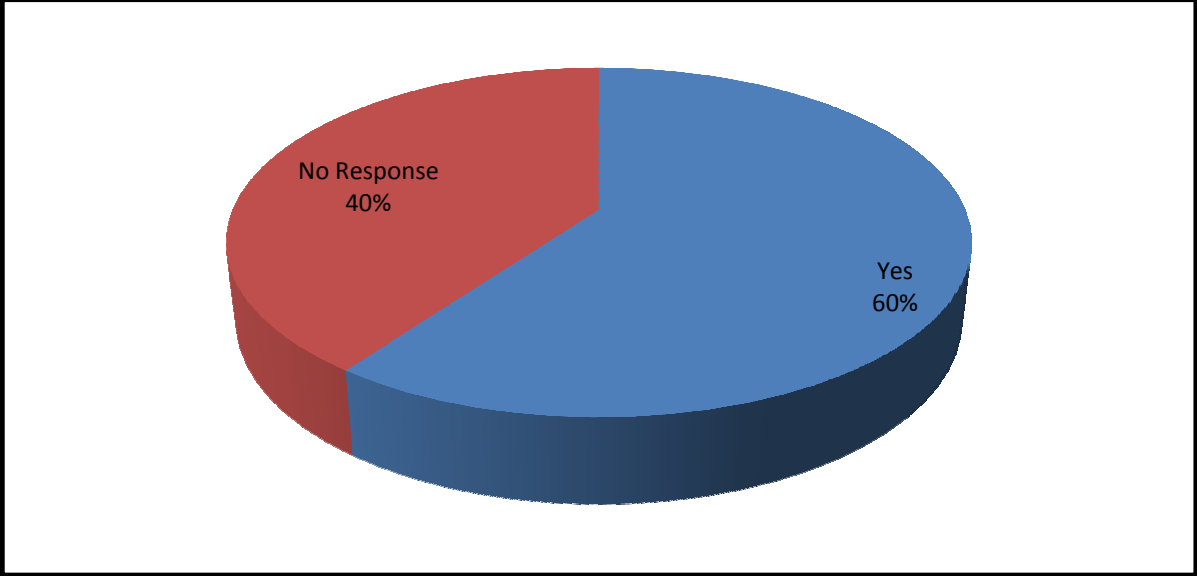
Powhatan County	July 12, 2010
Prince William County	May 17, 2011
Rockbridge County	June 23, 2003
Rockingham County	July 27, 2011
Spotsylvania County	August 9, 2011
Stafford County	June 7, 2011
Warren County	June 21, 2011
York County	November 17, 2009

Please indicate which documents are attached or were previously submitted to the Commission on Local Government (check all that apply):

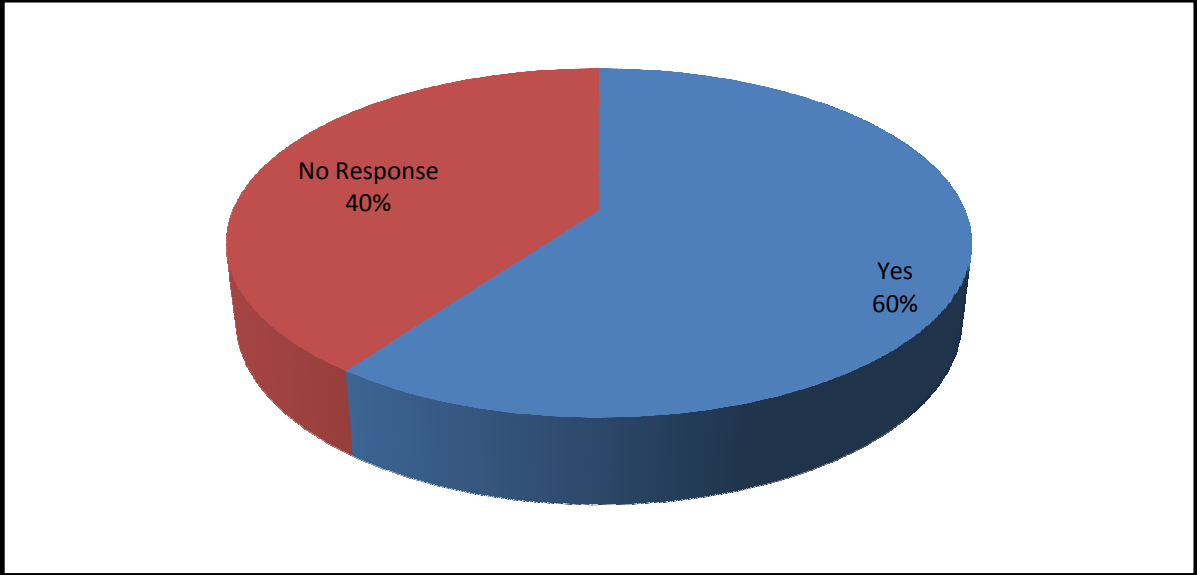
- Item A: Documents describing all UDA Designation
- Item B: Policies, Zoning Provisions, Other Ordinances
- Item C: Capital Improvement Program
- Item D: Resolution
- Item E: Other (Please list)

<u>Locality</u>	<u>Response</u>
Albemarle County	Items A, B and D
Arlington County	Item D
Augusta County	Item D
Bedford County	Items A and D
Campbell County	Items A, B and C
Caroline County	Item A
Culpeper County	Item A
Fairfax County	Items A, B and C
Fauquier County	Items A and D
Frederick County	Item D
Henrico County	Items A, C and D
Isle of Wight County	Items A, B and D
James City County	Items A, B, C and D
King George County	Items A and D
Loudoun County	Items B and D
Louisa County	Item E (We were not aware we should send documents to CLG.)
Montgomery County	Item D
Powhatan County	Item E (2010 Long-Range Comprehensive Plan)
Prince William County	Items B, C, D and E (UDA Compliance Analysis)
Rockbridge County	Item A
Rockingham County	Item A
Spotsylvania County	Items B and C
Stafford County	Items A and D
Warren County	Items A and D
York County	Item D

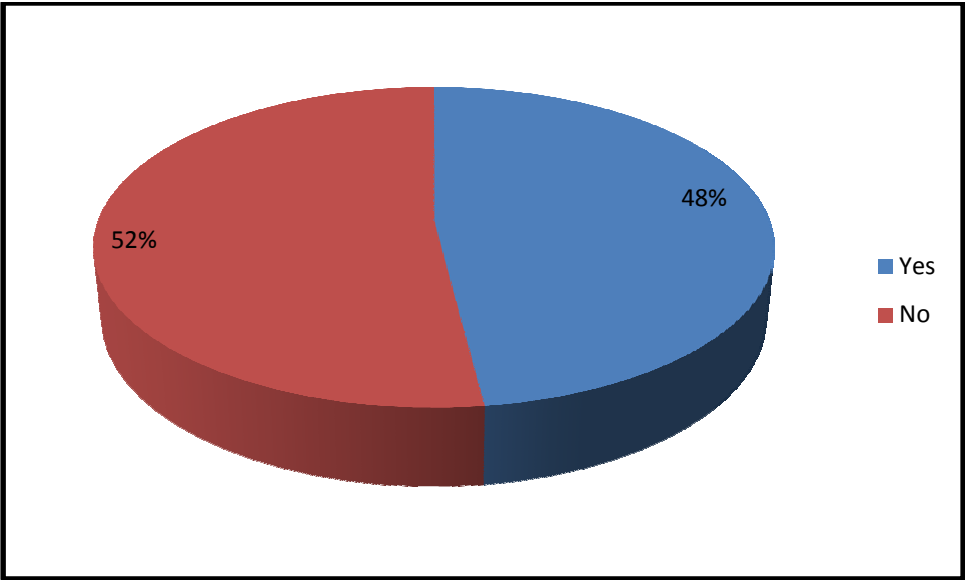
Are UDAs sufficient to meet projected residential growth in the locality for the next 10-20 years (or 10-40 years in Fairfax County)?



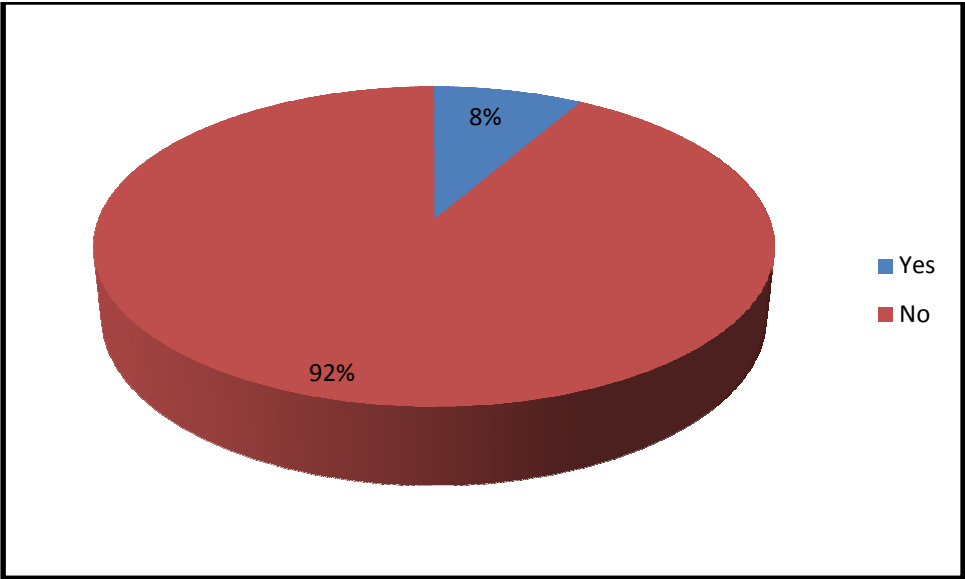
Are UDAs sufficient to meet projected commercial growth in the locality for the next 10-20 years (or 10-40 years in Fairfax County)?



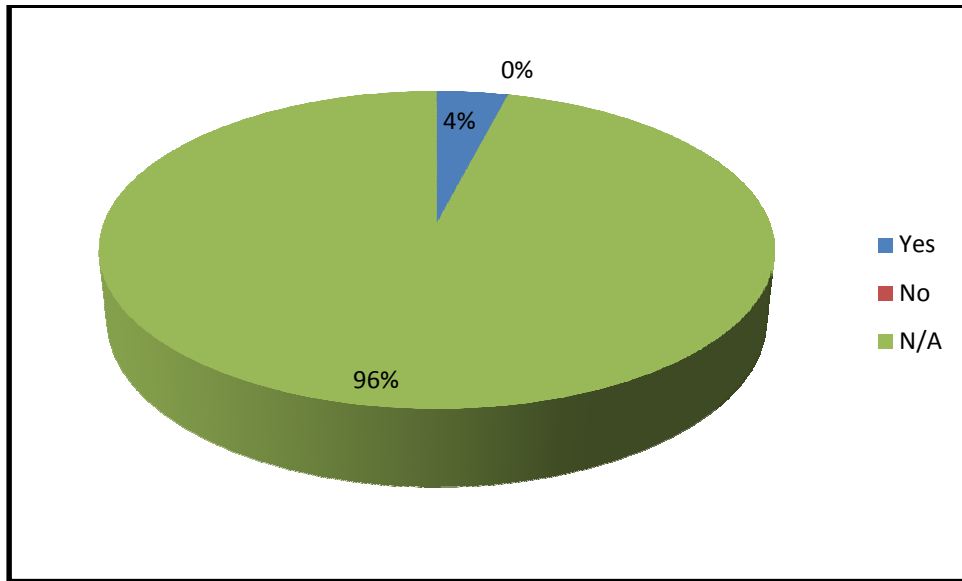
Does the locality's comprehensive plan describe any financial or other incentives for development in the UDA?



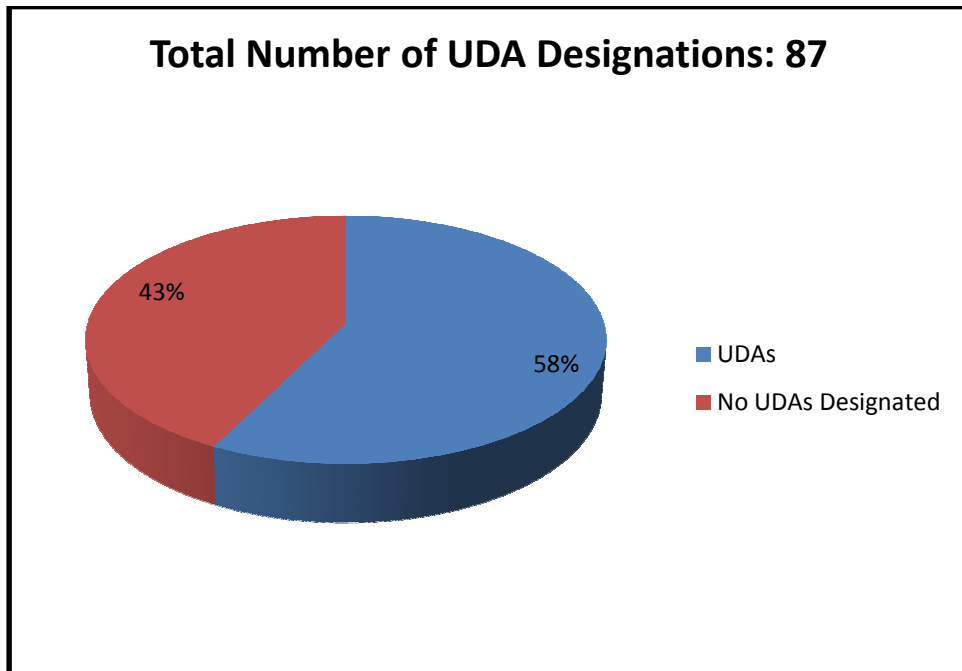
Does the locality have a transfer of development rights (TDR) program?



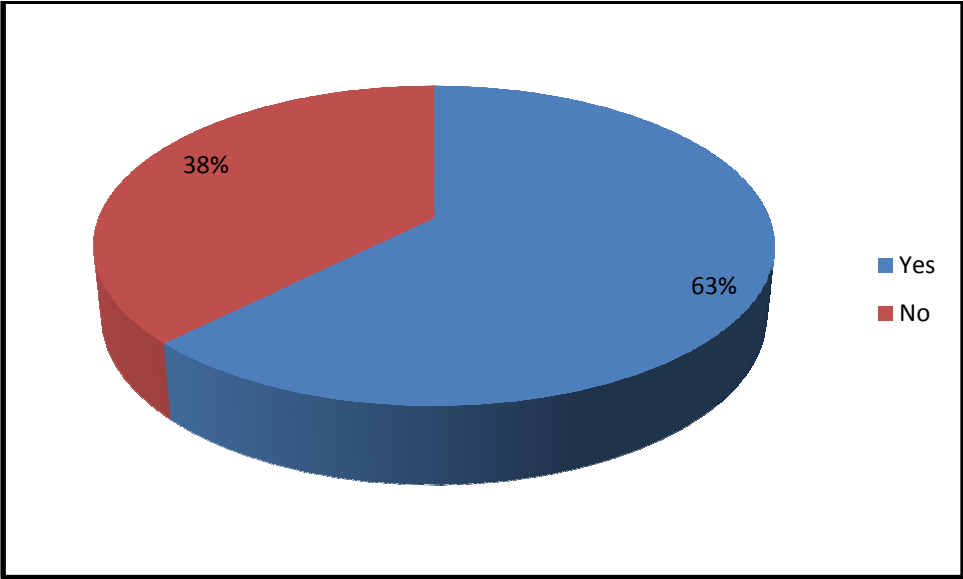
If the locality has a TDR program, has a receiving area been designated in a UDA?



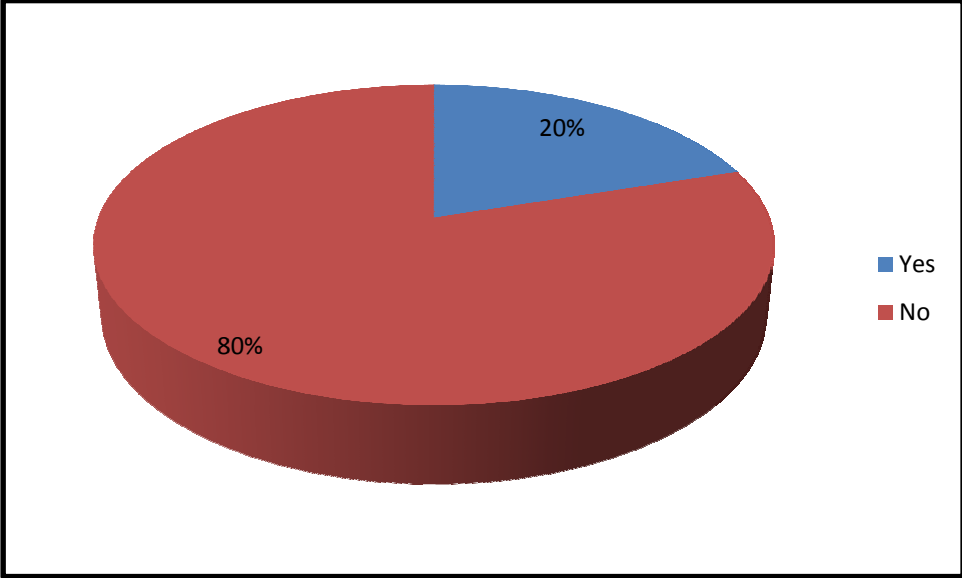
Provide the number of UDAs designated in your locality.



Is the locality a county within which an incorporated town is situated?



Did the county designate one or more UDAs in a town located within the county?



Did the town council also amend its comprehensive plan to designate the same areas as UDAs with at least the same density as that designated by the county?

The Counties of Culpeper, Rockbridge and Warren responded affirmatively to this question; there were no other responses from Group 1.

Please select the most appropriate response(s) for your locality.

Item A: Based on the report of the 2000 Census, our locality does not believe it is required to designate one or more UDAs.

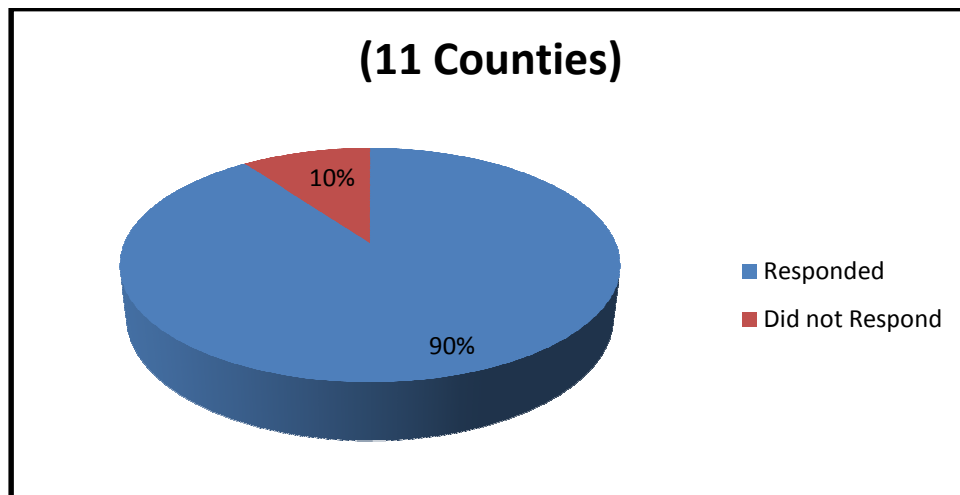
Item B: Based on the report of the 2010 Census, our locality does not believe it is required to designate one or more UDAs.

Item C: A majority of the governing body has determined that our locality will not comply with the mandate to designate one or more UDAs.

Item D: Other (please describe)

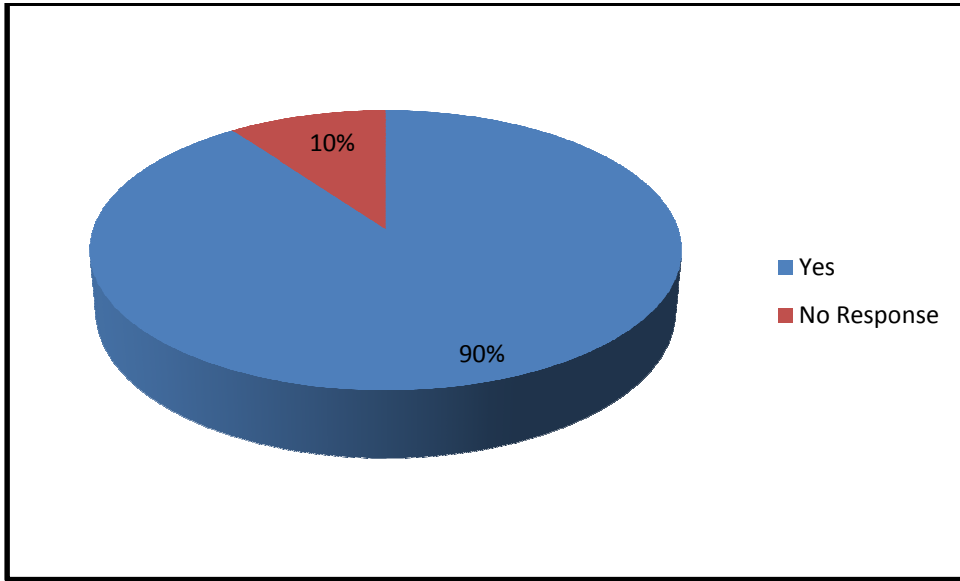
<u>Locality</u>	<u>Response</u>
Prince George County	Item C
Roanoke County	Item D (The governing body voted to table for one year the issue of designating UDAs.)

2. Group 2 Survey Results³

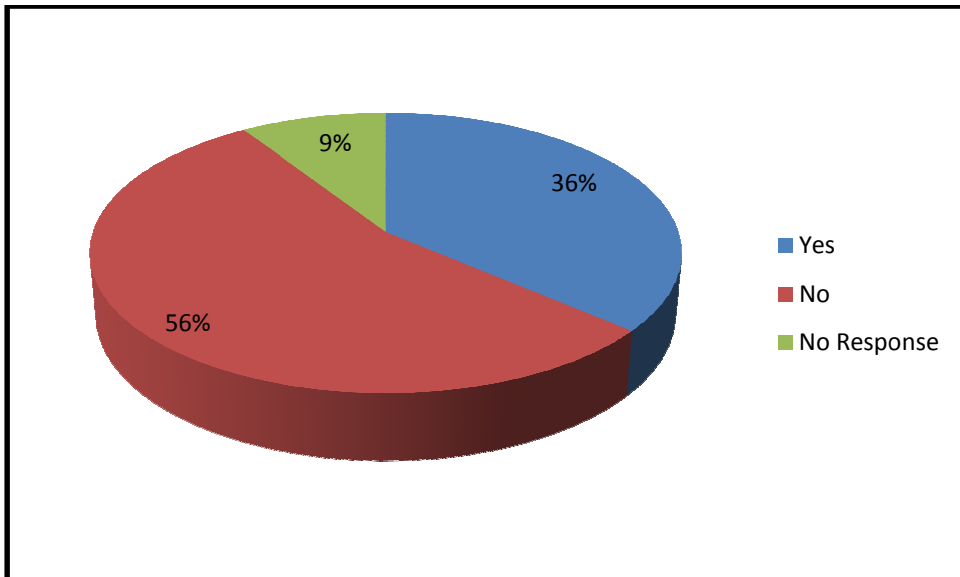


³ Craig County did not respond to the survey.

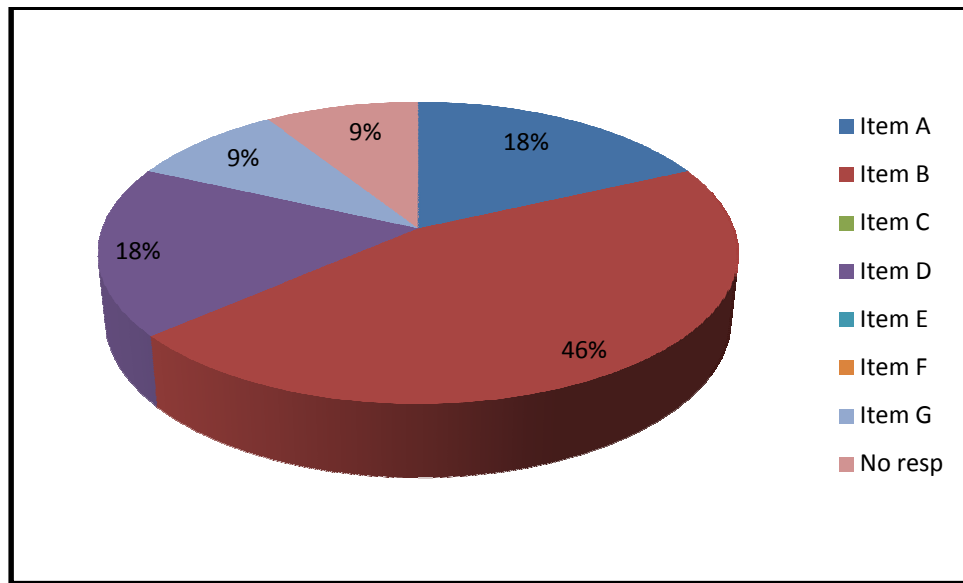
Has your locality adopted a zoning ordinance?



Is your locality required by Va. Code §15.2-2223.1 to designate one or more UDAs in its comprehensive plan?



Please select the most appropriate response for your locality.



Item A: Our locality has already amended its comprehensive plan to incorporate one or more urban development areas (UDAs).

Item B: Our locality intends to amend its comprehensive plan to incorporate one or more UDAs by July 1, 2012.

Item C: Our locality intends to amend its comprehensive plan to incorporate one or more UDAs by February 2, 2013 (i.e., two years following the report of the U.S. Census made pursuant to P.L. 94-171).

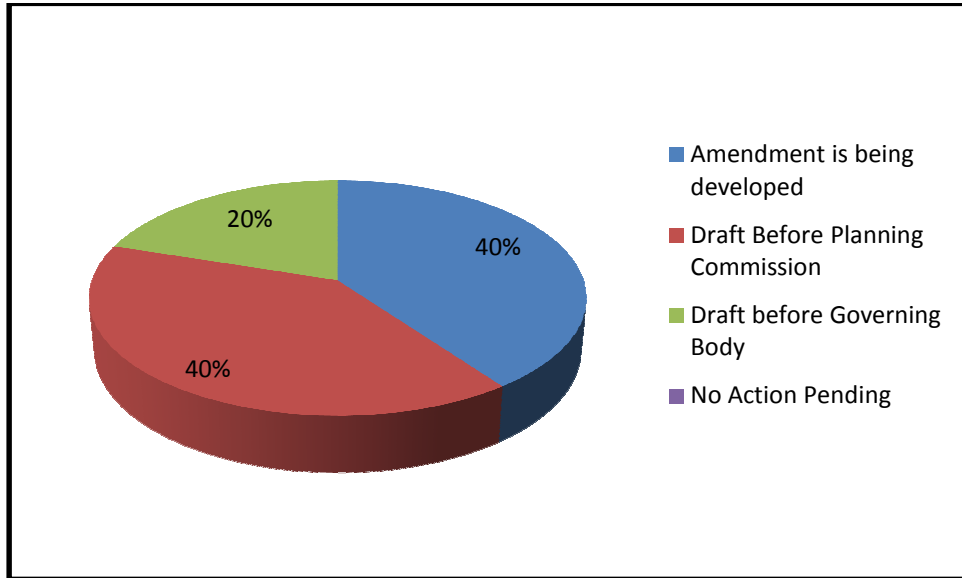
Item D: Our locality does not presently intend to amend its comprehensive plan to incorporate one or more UDAs.

Item E: Our locality determined that its comprehensive plan accommodates growth in a manner consistent with the requirement to incorporate one or more UDAs and has adopted a resolution certifying compliance with the UDA requirement.

Item F: Our locality determined that its comprehensive plan accommodates growth in a manner consistent with the requirement to incorporate one or more UDAs but has not yet adopted a resolution certifying compliance with the UDA requirement.

Item G: Our locality would be required to amend its comprehensive plan to incorporate one or more UDAs based on population growth but has elected (pursuant to Va. Code § 15.2-2223.1) to exclude the inmate population of any new or expanded correctional facility that opened within the time period between the two censuses and does not intend to amend its plan.

If you have not already designated a UDA, please indicate the current status of the comprehensive plan amendment designating a UDA:



Please indicate the date on which your local governing body adopted the comprehensive plan amendment designating the UDA(s) or the date on which it adopted the resolution certifying compliance with the UDA requirement:

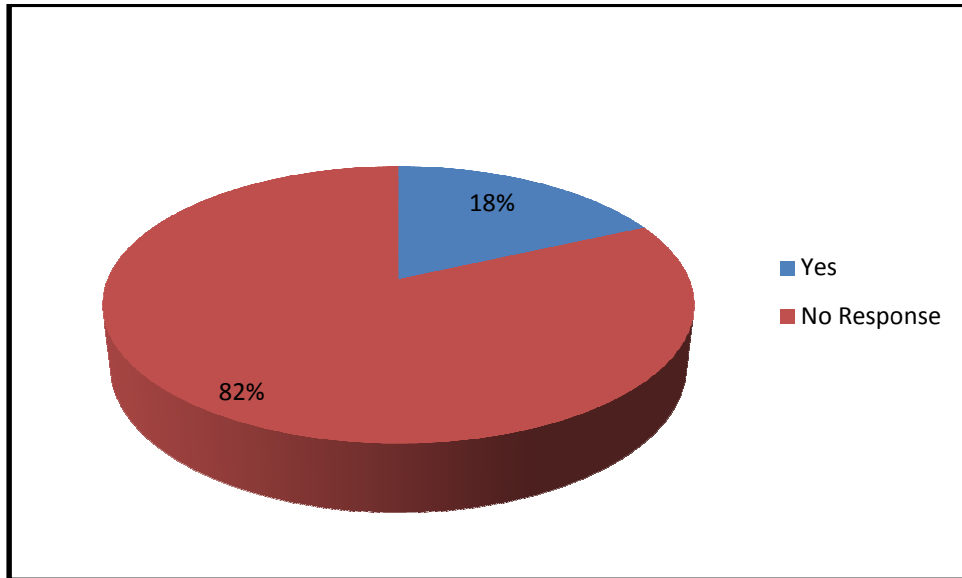
<u>Locality</u>	<u>Date</u>
Accomack County	May 14, 2008
Amherst County	July 19, 2011

Please indicate which documents are attached or were previously submitted to the Commission on Local Government (check all that apply):

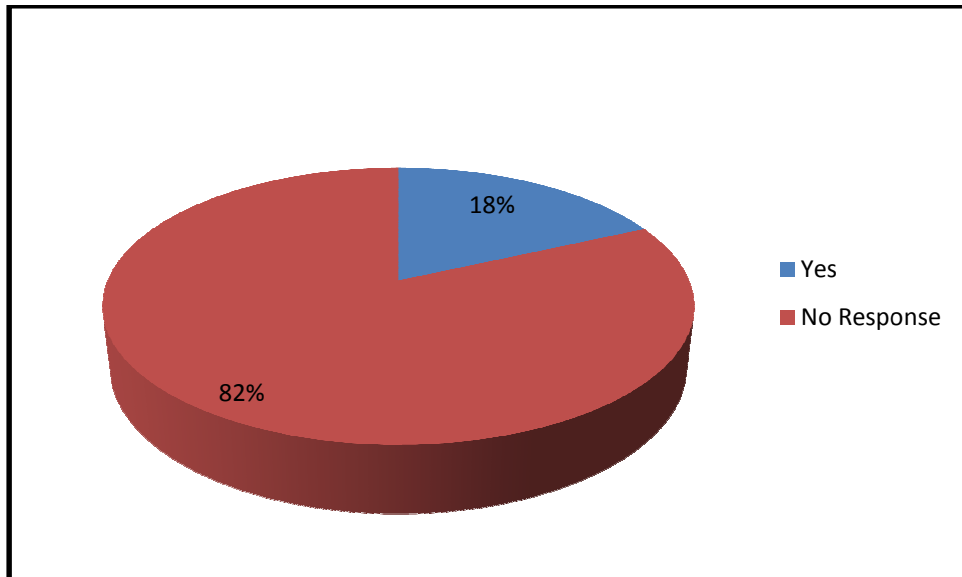
- Item A: Documents describing all UDA Designations
- Item B: Policies, Zoning Provisions, Other Ordinances
- Item C: Capital Improvement Program
- Item D: Resolution
- Item E: Other (Please list)

<u>Locality</u>	<u>Response</u>
Accomack County	Items A and B
Amherst County	None

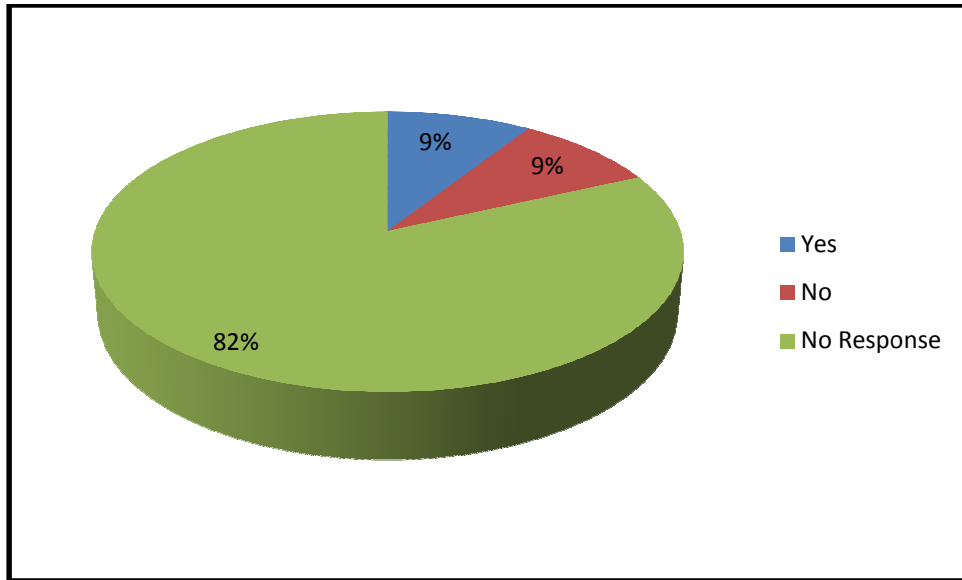
Are UDAs sufficient to meet projected residential growth in the locality for the next 10-20 years (or 10-40 years in Fairfax County)?



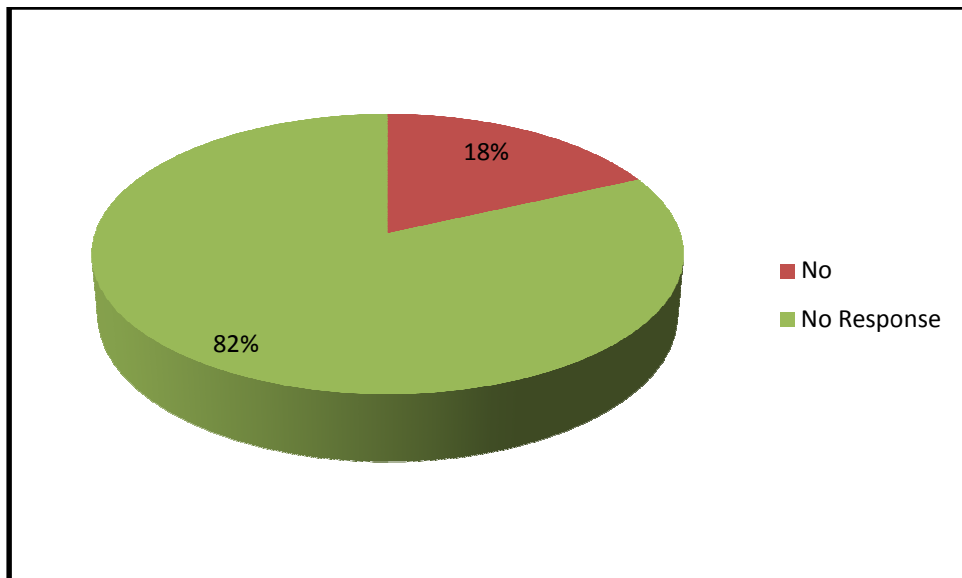
Are UDAs sufficient to meet projected commercial growth in the locality for the next 10-20 years (or 10-40 years in Fairfax County)?



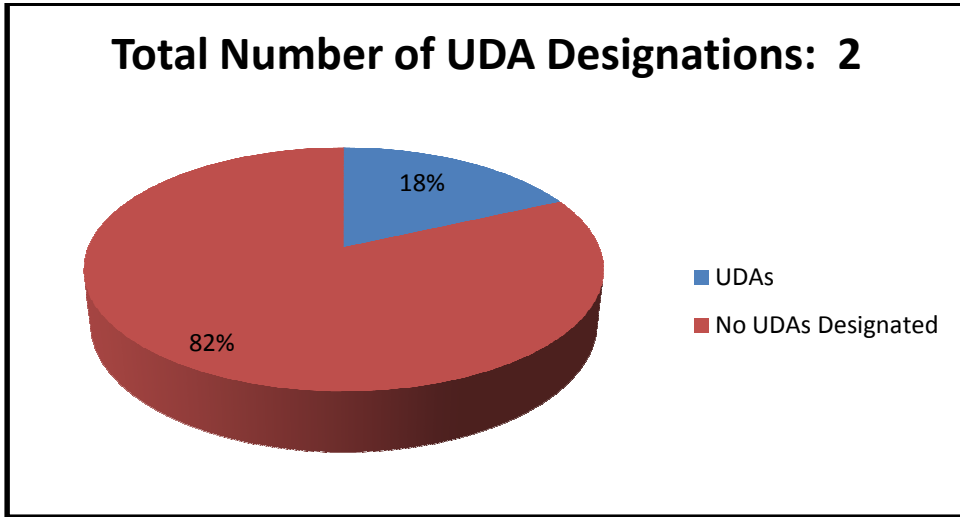
Does the locality's comprehensive plan describe any financial or other incentives for development in the UDA?



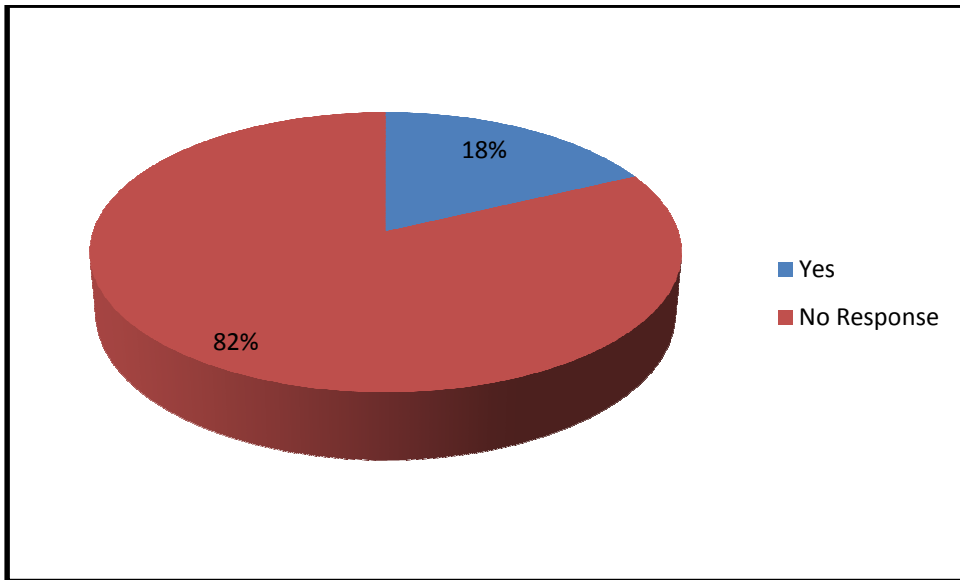
Does the locality have a transfer of development rights (TDR) program?



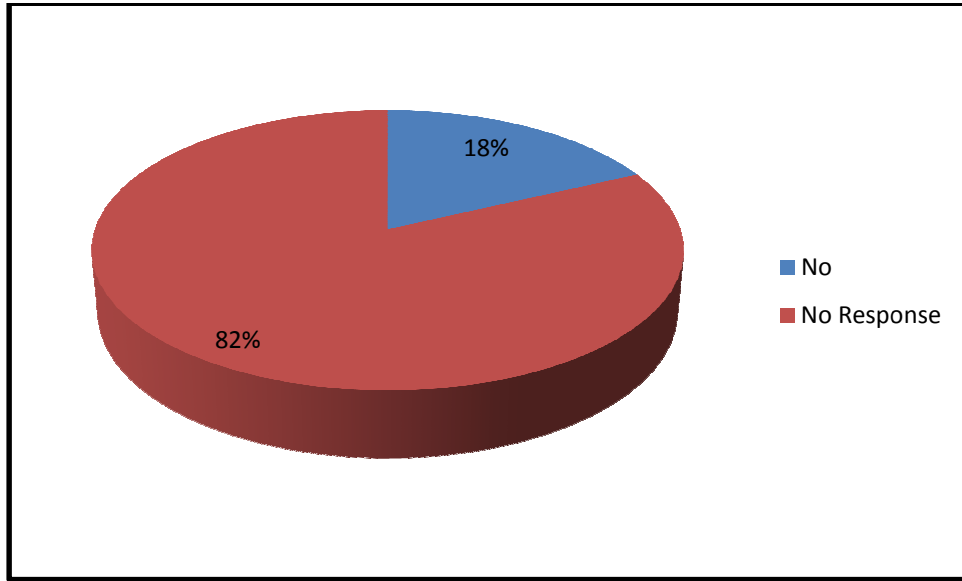
Provide the number of UDAs designated in your locality.



Is the locality a county within which an incorporated town is situated?



Did the county designate one or more UDAs in a town located within the county?



Please select the most appropriate response(s) for your locality.

Item A: Based on the report of the 2000 Census, our locality does not believe it is required to designate one or more UDAs.

Item B: Based on the report of the 2010 Census, our locality does not believe it is required to designate one or more UDAs.

Item C: A majority of the governing body has determined that our locality will not comply with the mandate to designate one or more UDAs.

Item D: Other (please describe)

<u>Locality</u>	<u>Response</u>
Northumberland County	Item B
Pittsylvania County	Item B

III. DOCUMENTS SUBMITTED AS REQUIRED BY STATUTE

Va. Code § 15.2-2223.1 requires localities to submit documents describing all urban development area designations, as well as any resolution certifying compliance, together with associated written policies, zoning provisions and other ordinances, and the capital improvement program to the Commission within 90 days of the adoption or amendment. At the time of this report, the Commission had received such documentation from thirty (30) localities as indicated below.

Group 1: The Counties of Albemarle, Arlington, Augusta, Campbell, Culpeper, Fairfax, Fauquier, Frederick, Hanover, Isle of Wight, James City, Loudoun, New Kent, Prince William, Rockingham, Spotsylvania, Stafford, Warren and York.

Group 2: The Counties of Accomack, Amherst and Brunswick.

Group 3: The City of Harrisonburg and the Town of Warsaw.

Group 4: The City of Virginia Beach and the Towns of Blacksburg and Herndon.

Group 5: None.

Group 6: The City of Hopewell and the Counties of Greenville and Lunenburg.

IV. URBAN DEVELOPMENT AREA DESIGNATIONS

A. Group 1 Descriptions

(as reported on survey)

Albemarle County

UDA Name: Places 29 - South		Acres: 269.25	
<i>Description:</i> Area is north of the City of Charlottesville on Rt. 29 and south of the south fork of the Rivanna River. It is identified as a priority area in the Places 29 Master Plan. New development and redevelopment is expected.			
<i>Identified in Comp Plan?:</i> Yes		<i>Identified on Future Land Use Map?:</i> Yes	
	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10 - 20	Places 29 Master Plan	<i>Commercial:</i> 0.4
<i>Residential:</i>	10 - 20	VEC	<i>Single Family:</i> 3 - 6 <i>Townhouse:</i> 6 - 34 <i>Multi-Family:</i> 6 - 34
<i>TND Features:</i> Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks			

UDA Name: Pantops		Acres: 58.85	
<i>Description:</i> The area is east of the Rivanna River and the City of Charlottesville. Rt. 20 and Rt. 250 are the main corridors.			
<i>Identified in Comp Plan?:</i> Yes		<i>Identified on Future Land Use Map?:</i> Yes	
	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10 - 20	Pantops Master Plan	<i>Commercial:</i> 0.4
<i>Residential:</i>	10 - 20	VEC	<i>Single Family:</i> 3 - 6 <i>Townhouse:</i> 6 - 34 <i>Multi-Family:</i> 6 - 34
<i>TND Features:</i> Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks			

Augusta County

UDA Name: Cedar Green	Acres: 547
------------------------------	-------------------

Description: Area west of the City of Staunton

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	N/A	<i>Commercial:</i> N/A
<i>Residential:</i>	20	Comp Plan	<i>Single Family:</i> 3 - 4 <i>Townhouse:</i> 4 - 8 <i>Multi-Family:</i> 0

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Craigsville	Acres: 266
------------------------------	-------------------

Description: Area south and east of the Town of Craigsville

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	N/A	<i>Commercial:</i> N/A
<i>Residential:</i>	20	Comp Plan	<i>Single Family:</i> 3 - 4 <i>Townhouse:</i> 0 <i>Multi-Family:</i> 0

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Dooms	Acres: 694
------------------------	-------------------

Description: Area north of Waynesboro along Route 340

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	N/A	<i>Commercial:</i> N/A
<i>Residential:</i>	20	Comp Plan	<i>Single Family:</i> 3 - 4 <i>Townhouse:</i> 0 <i>Multi-Family:</i> 0

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Fishersville/Stuarts Draft

Acres: 24,427

Description: Area between Staunton and Waynesboro along Route 250; South down Route 340 through Stuarts Draft; along Route 285/608 to Stuarts Draft*Identified in Comp Plan?:* Yes*Identified on Future Land Use Map?:* Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	N/A	<i>Commercial:</i> N/A
<i>Residential:</i>	20	Comp Plan	<i>Single Family:</i> 3 - 4 <i>Townhouse:</i> 4 - 8 <i>Multi-Family:</i> 9 - 16

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii**UDA Name: Greenville**

Acres: 1,037

Description: Area around the Interstate 81 interchange.*Identified in Comp Plan?:* Yes*Identified on Future Land Use Map?:* Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	N/A	<i>Commercial:</i> N/A
<i>Residential:</i>	20	Comp Plan	<i>Single Family:</i> 3 - 4 <i>Townhouse:</i> 0 <i>Multi-Family:</i> 0

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii**UDA Name: Harriston**

Acres: 651

Description: Area around Harriston*Identified in Comp Plan?:* Yes*Identified on Future Land Use Map?:* Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	N/A	<i>Commercial:</i> 0
<i>Residential:</i>	20	Comp Plan	<i>Single Family:</i> 3 - 4 <i>Townhouse:</i> 0 <i>Multi-Family:</i> 0

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: South of Waynesboro

Acres: 18

Description: Sunset subdivision- south of Waynesboro

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

20

N/A

Commercial: 0

Residential:

20

Comp Plan

Single Family: 3 - 4

Townhouse: 0

Multi-Family: 0

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Verona/Weyers Cave

Acres: 11,353

Description: Area north of Staunton to Weyers Cave including Mount Sidney

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

20

N/A

Commercial: N/A

Residential:

20

Comp Plan

Single Family: 3 - 4

Townhouse: 4 - 8

Multi-Family: 9 - 16

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Vesper View

Acres: 227

Description: Area north of Waynesboro

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

20

N/A

Commercial: N/A

Residential:

20

Comp Plan

Single Family: 3 - 4

Townhouse: 0

Multi-Family: 0

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Densities are calculated using Floor Area Ratio (FAR) for commercial uses, and Dwelling Units per Acre (DUA) for residential uses. Not all jurisdictions provided data for their designated UDAs.

UDA Name: Wintergreen	Acres: 192
------------------------------	-------------------

Description: Wintergreen Planned Unit Development

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	N/A	<i>Commercial:</i> N/A
<i>Residential:</i>	20	Comp Plan	<i>Single Family:</i> 3 - 4 <i>Townhouse:</i> 4 - 8 <i>Multi-Family:</i> 0

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Bedford County

UDA Name: Bedford Area	Acres: 603.85
-------------------------------	----------------------

Description: Generally adjacent to the bounds of the City of Bedford.

Identified in Comp Plan?: No

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10-20	Census	<i>Commercial:</i> 0.4
<i>Residential:</i>	10-20	Census	<i>Single Family:</i> 4 <i>Townhouse:</i> 6 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Moneta Area	Acres: 911.77
------------------------------	----------------------

Description: In the Moneta area south of Bedford City off of Route 122 South.

Identified in Comp Plan?: No

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10-20	Census	<i>Commercial:</i> 0.4
<i>Residential:</i>	10-20	Census	<i>Single Family:</i> 4 <i>Townhouse:</i> 6 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Densities are calculated using Floor Area Ratio (FAR) for commercial uses, and Dwelling Units per Acre (DUA) for residential uses. Not all jurisdictions provided data for their designated UDAs.

Campbell County

UDA Name: Dearing Ford	Acres: 266
-------------------------------	-------------------

Description: An industrial/commercial UDA that incorporates area in and around the County-owned Dearing Ford Business and Manufacturing Center. Land is available with public water and sewer access and existing roads.

Identified in Comp Plan?: No

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	15	staff analysis	<i>Commercial:</i> .4+
<i>Residential:</i>	n/a	n/a	<i>Single Family:</i> 0 <i>Townhouse:</i> 0 <i>Multi-Family:</i> 0

TND Features: Interconnection of new with existing roads

UDA Name: Seneca Commerce Park	Acres: 157
---------------------------------------	-------------------

Description: An industrial/commercial area encompassing the County-owned Seneca Commerce Park as well as a public recreation/park area under development.

Identified in Comp Plan?: No

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	15	staff analysis	<i>Commercial:</i> .4+
<i>Residential:</i>	n/a	n/a	<i>Single Family:</i> 0 <i>Townhouse:</i> 0 <i>Multi-Family:</i> 0

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Preservation of natural areas

UDA Name: Liberty Ridge	Acres: 187
--------------------------------	-------------------

Description: A mixed-use residential area encompassing single-family homes as well as a variety of multi-family, nursing home and assisted living units.

Identified in Comp Plan?: No

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	n/a	na	<i>Commercial:</i> n/a
<i>Residential:</i>	15	staff analysis	<i>Single Family:</i> 4 <i>Townhouse:</i> 8 <i>Multi-Family:</i> 24+

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Mixed-use neighborhoods, including mixed housing types

Densities are calculated using Floor Area Ratio (FAR) for commercial uses, and Dwelling Units per Acre (DUA) for residential uses. Not all jurisdictions provided data for their designated UDAs.

UDA Name: Airport Area		Acres: 656	
<i>Description:</i> A predominately commercial area that borders Lynchburg Regional Airport near the intersection of major highways (routes 460 and 29).			
<i>Identified in Comp Plan?:</i> No		<i>Identified on Future Land Use Map?:</i> Yes	
	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	15	staff analysis	<i>Commercial:</i> .4+
<i>Residential:</i>	n/a	n/a	<i>Single Family:</i> n/a <i>Townhouse:</i> n/a <i>Multi-Family:</i> n/a

TND Features: Interconnection of new with existing roads, Preservation of natural areas

Caroline County

UDA Name: Carmel Church		Acres: 1,059.3	
<i>Description:</i> Carmel Church UDA As required by Section 15.2-2223.1, Caroline County has designated those areas designated as Planned Mixed Use (Village Core) in the Carmel Church Community Plan (Appendix B) as a an urban development area (UDA). This area is intended to be developed as a Transit Oriented Development utilizing an Amtrak/Commuter Rail Station. Ultimate build-out within this area is projected to include			
<i>Identified in Comp Plan?:</i> Yes		<i>Identified on Future Land Use Map?:</i> Yes	
	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	Comprehensive Plan	<i>Commercial:</i> 0.4
<i>Residential:</i>	20	C. Plan	<i>Single Family:</i> 4 <i>Townhouse:</i> 8 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii , Transit Oriented

Culpeper County

UDA Name: Clevenger's Corner		Acres: 38	
<i>Description:</i> A mixed use (commercial and residential) UDA located at the intersection of Routes 211 and 229.			
<i>Identified in Comp Plan?:</i> Yes		<i>Identified on Future Land Use Map?:</i> Yes	
	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10	weldon cooper / staff	<i>Commercial:</i> 0.4
<i>Residential:</i>	10	WC and Staff	<i>Single Family:</i> 4 <i>Townhouse:</i> 8 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Densities are calculated using Floor Area Ratio (FAR) for commercial uses, and Dwelling Units per Acre (DUA) for residential uses. Not all jurisdictions provided data for their designated UDAs.

UDA Name: Brandy Station

Acres: 228

Description: Located along Route 15-29, primarily residential in nature*Identified in Comp Plan?:* Yes*Identified on Future Land Use Map?:* Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10	weldon cooper / staff	<i>Commercial:</i> 0.4
<i>Residential:</i>	10	weldon cooper / staff	<i>Single Family:</i> 4 <i>Townhouse:</i> 8 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii**UDA Name: Nalle's Mill Road**

Acres: 81

Description: Mixed use--office, commercial, residential. Adjacent to the Town of Culpeper.*Identified in Comp Plan?:* Yes*Identified on Future Land Use Map?:* Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10	weldon cooper / staff	<i>Commercial:</i> 0.4
<i>Residential:</i>	10	weldon cooper / staff	<i>Single Family:</i> 4 <i>Townhouse:</i> 8 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii**UDA Name: Route 299**

Acres: 50

Description: adjacent to the Town of Culpeper and near an interchange (29, 15-29 Business, 299). Primarily residential, but with one commercial area.*Identified in Comp Plan?:* Yes*Identified on Future Land Use Map?:* Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10	weldon cooper / staff	<i>Commercial:</i> 0.4
<i>Residential:</i>	10	weldon cooper / staff	<i>Single Family:</i> 4 <i>Townhouse:</i> 8 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Fairfax County

UDA Name: Tysons Corner Urban Center

Acres: 2,100

Description: Tysons Corner Urban Center is located about halfway between downtown D.C. and Dulles Airport. The extension of Metrorail into Tysons Corner will offer accessibility from many portions of the region. Tysons Corner is appropriate for higher density development due to its proximity to transportation facilities, the availability of public utilities, and numerous opportunities for redevelopment and infill development. The vision for Tysons Corner is one of greater density, a mix of land uses, pedestrian and transit friendly, and sustainable in design and function.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
Commercial:	40	VEC, Census, Metropolitan Washington Council COG	Commercial: up to 5.0 +
Residential:	40	VEC, Census, Metropolitan Washington (COG)	Single Family: N/A Townhouse: N/A Multi-Family: up to 150

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types, Affordable housing

Fauquier County

UDA Name: Bealeton

Acres: 587

Description: The Bealeton UDA encompasses the central area of Bealeton at the crossroads of Routes 17 and 28. It is the core area of an emerging town. The C. Plan envisions Bealeton as a pedestrian-friendly traditional town, with a mix of uses and housing types and coordinated, connected pedestrian and vehicular accommodation, promoting access to work, services, recreation and entertainment. Land use designations in this area are Town Center (commercial/mixed use), commercial office/mixed use, institutional/office/mixed use, and low, medium and high density residential.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
Commercial:	16	Used industry standard of 60 s.f. per capita	Commercial: 0.4
Residential:	12	U.S. Census/Local Projection	Single Family: 4 - 6 Townhouse: 14 Multi-Family: 14

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Mixed-use neighborhoods, including mixed housing types, Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Frederick County

UDA Name: UDA	Acres: 15,209
----------------------	----------------------

Description: The County's UDA is the general location identified to accommodate more intensive forms of residential development. Commercial, industrial, and institutional uses are also encouraged in the UDA. Provisions of public services, such as public water and sewer, community parks, and schools, are concentrated within the UDA.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
Commercial:	20	county growth trends experienced with the county's UDA since its establishment in 1989	Commercial: 0.4
Residential:	20	WC Center and historic growth trends with the county's UDA since establishment in 1989	Single Family: 4 Townhouse: 6 Multi-Family: 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types, Affordable housing, Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Henrico County

UDA Name: Innsbrook Area	Acres: 1,351
---------------------------------	---------------------

Description: The Innsbrook Area UDA encompasses properties within the 1,351 acres as shown on the Future Land Use Map of the 2026 Comprehensive Plan. This includes existing uses and areas within the boundaries of the Innsbrook Corporation Center north of West Broad Street, with the addition of underdeveloped areas adjacent to the office park. It also includes areas undergoing transition such as the former Circuit City headquarters complex and Westmark south of West Broad Street. This area is within close proximity to major road systems and interstate and takes advantage of placement of existing infrastructure and potential for high density development.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
Commercial:	20	Demand and Capacity analysis completed and updated as part of the 2026 Comprehensive Plan	Commercial: No maximum
Residential:	20	VEC & Demand and Capacity analysis completed and updated as part of the 2026 C. Plan	Single Family: 8 (min) Townhouse: 12 Multi-Family: 40

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types

Isle of Wight County

UDA Name: Camptown UDA Area #1

Acres: 679

Description: Located on the northeast corner of the intersection of Route 258 and Route 58 in the Camptown Development Service District.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
Commercial:	10	Planning Level Mapping	Commercial: 0.4
Residential:	10	Planning Level Mapping	Single Family: 4 Townhouse: 6 Multi-Family: 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

James City County

UDA Name: Stonehouse

Acres: 1,684

Description: The majority of this UDA located near the Barhamsville interchange is made up of an already-approved but not built-out Planned Unit Development with legislative approvals for close to 4,000 dwelling units and 4 million square feet of commercial floor area. The Master Plan calls for environmental protection, pedestrian features and both new roads and improvements to existing roads. The densities listed below are maximum densities allowed under the County's Planned Unit Development ordinance. The source of estimates/official projections listed below are what the staff used to indicate the projected growth for the County as a whole, not just within this UDA. The residential and commercial development potential for each UDA area was determined based on the acreage, Comprehensive Plan and zoning, project approvals and amount of developable land.

Identified in Comp Plan?: No

Identified on Future Land Use Map?: No

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
Commercial:	10	Planning staff	Commercial: 0.4
Residential:	10	Census, VEC	Single Family: 4 Townhouse: 12 Multi-Family: 18

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Reduction of front and side yard building setbacks

UDA Name: Anderson's Corner

Acres: 63

Description: This area is entirely designated mixed use by the Comprehensive Plan and is located at an important crossroads of Route 30 and Route 60. The Comprehensive Plan envisions this area as a village commercial node that is integrated with surrounding residential development and suitably transitions to rural areas to the west. To date, this UDA is largely undeveloped, so the TND features that are checked below relate to what is encouraged by the Comprehensive Plan (rather than items that are already in place or in progress through approved development). The densities listed below are maximum densities allowed under the County's Mixed Use ordinance. The source of estimates/official projections below are what the staff used to indicate the projected growth for the County as a whole, not just within this UDA. The residential and commercial development potential for each UDA area was determined based on the acreage, Comprehensive Plan and zoning, project approvals and amount of developable land.

Identified in Comp Plan?: No

Identified on Future Land Use Map?: No

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10	Planning staff	<i>Commercial:</i> 0.4
<i>Residential:</i>	10	US Census, VEC	<i>Single Family:</i> 6 <i>Townhouse:</i> 12 <i>Multi-Family:</i> 18

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types, Affordable housing

UDA Name: Toano

Acres: 213

Description: This area is entirely designated mixed use by the Comprehensive Plan and is an existing village with opportunities for infill and redevelopment located along Richmond Road. The residential densities listed below are maximum densities allowed under the County's Mixed Use ordinance. The source of estimates/official projections below are what the staff used to indicate the projected growth for the County as a whole, not just within this UDA. The residential and commercial development potential for each UDA area was determined based on the acreage, Comprehensive Plan and zoning, project approvals and amount of developable land.

Identified in Comp Plan?: No

Identified on Future Land Use Map?: No

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10	Planning staff	<i>Commercial:</i> 0.4
<i>Residential:</i>	10	US Census, VEC	<i>Single Family:</i> 6 <i>Townhouse:</i> 12 <i>Multi-Family:</i> 18

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Mixed-use neighborhoods, including mixed housing types, Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Densities are calculated using Floor Area Ratio (FAR) for commercial uses, and Dwelling Units per Acre (DUA) for residential uses. Not all jurisdictions provided data for their designated UDAs.

UDA Name: Norge

Acres: 60

Description: This area is located at the intersection of Croaker Road and Richmond Road and presents opportunities for infill and redevelopment with office and residential as the primary recommended uses. The residential densities listed below are maximum densities allowed under the County’s Mixed Use ordinance. The source of estimates/official projections below are what the staff used to indicate the projected growth for the County as a whole, not just within this UDA. The residential and commercial development potential for each UDA area was determined based on the acreage, Comprehensive Plan and zoning, project approvals and amount of developable land.

Identified in Comp Plan?: No

Identified on Future Land Use Map?: No

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10	Planning staff	<i>Commercial:</i> 0.4
<i>Residential:</i>	10	US Census, VEC	<i>Single Family:</i> 6 <i>Townhouse:</i> 12 <i>Multi-Family:</i> 18

TND Features: Mixed-use neighborhoods, including mixed housing types , Reduction of front and side yard building setbacks

UDA Name: Croaker Interchange

Acres: 724

Description: This mixed use designated area is located at the Croaker Road/I-64 interchange and has primary suggested uses of office and light industry, with commercial and moderate density residential as a secondary component. The residential densities listed below are maximum densities allowed under the County’s Mixed Use ordinance. The source of estimates/official projections below are what the staff used to indicate the projected growth for the County as a whole, not just within this UDA. The residential and commercial development potential for each UDA area was determined based on the acreage, Comprehensive Plan and zoning, project approvals and amount of developable land.

Identified in Comp Plan?: No

Identified on Future Land Use Map?: No

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10	Planning staff	<i>Commercial:</i> 0.4
<i>Residential:</i>	10	US Census, VEC	<i>Single Family:</i> 6 <i>Townhouse:</i> 12 <i>Multi-Family:</i> 18

TND Features: Interconnection of new with existing roads

UDA Name: Lightfoot

Acres: 300

Description: A mixed use designated area on both sides of Richmond Road in Lightfoot. The principle suggested uses are moderate density housing, commercial and office developments. The residential densities listed below are maximum densities allowed under the County's Mixed Use ordinance. The source of estimates/official projections below are what the staff used to indicate the projected growth for the County as a whole, not just within this UDA. The residential and commercial development potential for each UDA area was determined based on the acreage, Comprehensive Plan and zoning, project approvals and amount of developable land.

Identified in Comp Plan?: No

Identified on Future Land Use Map?: No

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10	Planning staff	<i>Commercial:</i> 0.4
<i>Residential:</i>	10	US Census, VEC	<i>Single Family:</i> 6 <i>Townhouse:</i> 12 <i>Multi-Family:</i> 18

TND Features: Interconnection of new with existing roads, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks

UDA Name: New Town

Acres: 690

Description: This area is designated mixed use and is adjacent to the City of Williamsburg. This area is partially developed with a legislatively approved master plan for commercial, office and residential uses. The residential densities listed below are maximum densities allowed under the County's Mixed Use ordinance. The source of estimates/official projections below are what the staff used to indicate the projected growth for the County as a whole, not just within this UDA. The residential and commercial development potential for each UDA area was determined based on the acreage, Comprehensive Plan and zoning, project approvals and amount of developable land.

Identified in Comp Plan?: No

Identified on Future Land Use Map?: No

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10	US Census, VEC	<i>Commercial:</i> 0.4
<i>Residential:</i>	10	US Census, VEC	<i>Single Family:</i> 6 <i>Townhouse:</i> 12 <i>Multi-Family:</i> 18

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Williamsburg Crossing

Acres: 86

Description: This is a mixed use designated area with an existing shopping center and surrounding land at the corner of Route 5 and Route 199. Opportunities exist for infill and redevelopment. The principle suggested uses are commercial and office, with moderate density residential as a secondary use. The residential densities listed below are maximum densities allowed under the County's Mixed Use ordinance. The source of estimates/official projections below are what the staff used to indicate the projected growth for the County as a whole, not just within this UDA. The residential and commercial development potential for each UDA area was determined based on the acreage, Comprehensive Plan and zoning, project approvals and amount of developable land.

Identified in Comp Plan?: No*Identified on Future Land Use Map?:* No

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10	Planning staff	<i>Commercial:</i> 0.4
<i>Residential:</i>	10	US Census, VEC	<i>Single Family:</i> 6 <i>Townhouse:</i> 12 <i>Multi-Family:</i> 18

TND Features: Interconnection of new with existing roads, Mixed-use neighborhoods, including mixed housing types , Reduction of front and side yard building setbacks

UDA Name: Routes 60/143/199 Interchanges

Acres: 264

Description: This area is adjacent to a major legislatively approved development in the City of Williamsburg, and has potential for development and redevelopment. The Comprehensive Plan recommends that development in this area be integrated with, and complementary to, development planned in the City. The residential densities listed below are maximum densities allowed under the County's Mixed Use ordinance. The source of estimates/official projections below are what the staff used to indicate the projected growth for the County as a whole, not just within this UDA. The residential and commercial development potential for each UDA area was determined based on the acreage, Comprehensive Plan and zoning, project approvals and amount of developable land.

Identified in Comp Plan?: No*Identified on Future Land Use Map?:* No

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10	Planning staff	<i>Commercial:</i> 0.4
<i>Residential:</i>	10	US Census, VEC	<i>Single Family:</i> 6 <i>Townhouse:</i> 12 <i>Multi-Family:</i> 18

TND Features: Interconnection of new with existing roads, Connectivity of road and pedestrian networks

UDA Name: Greenmount

Acres: 40

Description: This mixed use designated area is located along Route 60 in the southern end of the County, and a balanced and integrated mixture of industrial, commercial and residential uses is suggested in the Comprehensive Plan. The residential densities listed below are maximum densities allowed under the County's Mixed Use ordinance. The source of estimates/official projections below are what the staff used to indicate the projected growth for the County as a whole, not just within this UDA. The residential and commercial development potential for each UDA area was determined based on the acreage, Comprehensive Plan and zoning, project approvals and amount of developable land.

Identified in Comp Plan?: No

Identified on Future Land Use Map?: No

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10	Planning staff	<i>Commercial:</i> 0.4
<i>Residential:</i>	10	US Census, VEC	<i>Single Family:</i> 6 <i>Townhouse:</i> 12 <i>Multi-Family:</i> 18

TND Features: Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks

UDA Name: Treyburn Drive

Acres: 18

Description: This mixed-use designated area is located near a sizeable mixed-use development in the City of Williamsburg. Primary suggested uses for this area include neighborhood-scale commercial establishments and small offices, with residential as a secondary use. The residential densities listed are maximum densities allowed under the County's mixed-use ordinance. The source of projections /estimates are what the staff used to indicate the projected growth for the County as a whole, not just within this UDA. The residential and commercial development potential for each UDA area was determined based on the acreage, Comp. Plan and zoning, project approvals and amount of developable land.

Identified in Comp Plan?: no

Identified on Future Land Use Map?: No

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10	Planning Staff	<i>Commercial:</i> 0.4
<i>Residential:</i>	10	US Census, VEC	<i>Single Family:</i> 6 <i>Townhouse:</i> 12 <i>Multi-Family:</i> 18

TND Features: Pedestrian friendly, connectivity of roads and pedestrian networks, mixed-use neighborhoods, including mixed housing types, reduction of front and side yard building setbacks.

Densities are calculated using Floor Area Ratio (FAR) for commercial uses, and Dwelling Units per Acre (DUA) for residential uses. Not all jurisdictions provided data for their designated UDAs.

King George County

UDA Name: Dahlgren Primary Settlement Area

Acres: 1,159

Description: Dahlgren located on peninsula formed by Machodoc Creek and Potomac River. Area extends SW to include the commercial development around the intersection of Route 218 and Rt. 301 and NW to include land along Rt. 614. The area also includes the NSWC, which exits along Potomac River and extends to land south across Machodoc Creek. Commercial development is located primarily adjacent to major roadways along Rts. 206, 301 and 614. The land located off major roads predominately residential. Small pockets of agricultural land exist in western most portion of the Area along Rte 624. This Development Area contains the most intensely development area of the County. It contains 14% percent of the County population and approximately 1,098 housing units. The Dahlgren community contains a commercial core along Rte 206 and Rte 614. The remaining area in the community is primarily residential and outside the Dahlgren community residential area, the Area contains two large residential subdivisions (Bayberry and Monmouth North). In addition to having the greatest concentration of population; the Area contains the largest office park in the County (Dahlgren Technology Center) the largest concentration of commercial development including a strip shopping center, several fast food and other restaurants along with the majority of the County's gas stations. The area also contains County's largest employment center in the Naval Surface Warfare Center Dahlgren Division (NSWCDD). The NSWCDD has created demand for office space through the use of off-site contractors. This Area is almost entirely served by both public water and wastewater. The County wastewater treatment plant upgraded to provide improved treatment and additional capacity. Lot sizes in this Area are some of smallest in County with Dahlgren community and all of the major subdivisions in the Area are being developed on approximately 15,000 square foot lots.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10	County Staff	<i>Commercial:</i> ?
<i>Residential:</i>	10	County Staff	<i>Single Family:</i> 3 <i>Townhouse:</i> 8 <i>Multi-Family:</i> 8

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks

Loudoun County

UDA Name: Transit-Related/Urban Center

Acres: 2,400

Description: Proximate to planned transit facilities, policies guide development densities phased with the availability of transit (road phase, bus phase, rail phase). Urban Center and TOD are mixed use with residential, TREC is mixed-use with no residential (in noise contour).

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	30	Washington Council of Governments	<i>Commercial:</i> up to 2.0
<i>Residential:</i>	30	Washington COG	<i>Single Family:</i> 0 <i>Townhouse:</i> up to 50 <i>Multi-Family:</i> up to 50

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Densities are calculated using Floor Area Ratio (FAR) for commercial uses, and Dwelling Units per Acre (DUA) for residential uses. Not all jurisdictions provided data for their designated UDAs.

UDA Name: Business Communities (Regional Office)

Acres: 10,000

Description: Policies guide development of regional office developments with supportive uses. Developments greater than 75 acres may include residential unless precluded by other policies (airport noise contours, Rte. 28 Tax District and hybrid retail centers).

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	Washington COGs	<i>Commercial:</i> .4 - 1.0
<i>Residential:</i>	20	Washington COG	<i>Single Family:</i> 0 <i>Townhouse:</i> up to 16 <i>Multi-Family:</i> up to 16

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Keynote Employment

Acres: 3,000

Description: Policies guide development for large-scale regional office developments. Residential is not permitted.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	Washington COG	<i>Commercial:</i> .4 - 1.0
<i>Residential:</i>	20	Washington COG	<i>Single Family:</i> 0 <i>Townhouse:</i> 0 <i>Multi-Family:</i> 0

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Reduction of street widths and turning radii

UDA Name: Route 28 Corridor

Acres: 1,800

Description: Recently adopted Comp. Plan Amendment (3/15/11) policies guide development and densities of 3 Mixed-use Centers within the Route 28 Core area which allow residential development up to 25% of the FAR. Remaining Route 28 Core area planned for medium to high density office development.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	Washington COG	<i>Commercial:</i> up to 2.0
<i>Residential:</i>	20	Washington COGs	<i>Single Family:</i> 0 <i>Townhouse:</i> 0 <i>Multi-Family:</i> up to 25% of FAR

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Louisa County

UDA Name: Louisa	Acres: 8,099
-------------------------	---------------------

Description: Surrounds Town of Louisa

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	same	<i>Commercial:</i> 0.4
<i>Residential:</i>	20	WC Center	<i>Single Family:</i> 4 <i>Townhouse:</i> 6 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Mineral	Acres: 11,760
--------------------------	----------------------

Description: Surrounds Town of Mineral

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	same	<i>Commercial:</i> 0.4
<i>Residential:</i>	20	WC Center	<i>Single Family:</i> 4 <i>Townhouse:</i> 6 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Zion Crossroads	Acres: 8,779
----------------------------------	---------------------

Description: Zion Crossroads is where I-64; Rte. 15 and Rte. 250 meet. It is an area with tremendous development potential.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	same	<i>Commercial:</i> 0.4
<i>Residential:</i>	20	WC Center	<i>Single Family:</i> 4 <i>Townhouse:</i> 6 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Densities are calculated using Floor Area Ratio (FAR) for commercial uses, and Dwelling Units per Acre (DUA) for residential uses. Not all jurisdictions provided data for their designated UDAs.

UDA Name: Gum Spring

Acres: 6,011

Description: Where I-64, Rte. 522 and Rte. 250 meet. Could have great development potential in the future - 35 miles from Richmond.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	Weldon Cooper Center	<i>Commercial:</i> 0.4
<i>Residential:</i>	20	WC Center	<i>Single Family:</i> 4 <i>Townhouse:</i> 6 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Ferncliff

Acres: 5,447

Description: Where Rte. 208, I-64 and Rte. 250 meet. Has potential for development on a somewhat smaller scale than Zion Crossroads, which is not far.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	Weldon Cooper Center	<i>Commercial:</i> 0.4
<i>Residential:</i>	20	WC Center	<i>Single Family:</i> 4 <i>Townhouse:</i> 6 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Shannon Hill

Acres: 5,275

Description: Near intersection of Rte. 655 and Rte. 250. Most of area was rezoned to resort development and has approved master plan allowing fairly dense single family development.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	same	<i>Commercial:</i> 0.4
<i>Residential:</i>	20	WC Center	<i>Single Family:</i> 4 <i>Townhouse:</i> 6 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Boswell's Tavern

Acres: 173

Description: Intersection of Rte. 15 and Rte. 22. Intended for village-scale development.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

20

same

Commercial: 0.4

Residential:

20

WC Center

Single Family: 4

Townhouse: 6

Multi-Family: 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Lake Anna

Acres: 24,285

Description: Mostly residential/resort area on shore of Lake Anna, with commercial clustered largely in area where Rtes. 208 and 522 meet and along Rte. 208 to Spotsylvania line. Other large commercial parcels at locations where roads cross the lake.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

20

same

Commercial: 0.4

Residential:

20

Weldon Cooper Center

Single Family: 4

Townhouse: 6

Multi-Family: 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Gordonsville

Acres: 2,276

Description: Adjacent to Town of Gordonsville.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

20

same

Commercial: 0.4

Residential:

20

Weldon Cooper Center

Single Family: 4

Townhouse: 6

Multi-Family: 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Montgomery County

UDA Name: Mid County

Acres: 176

Description: Area between Merrimac and Hightop Roads adjoining Town of Blacksburg

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	VEC & Comp Plan	<i>Commercial:</i> 0.4
<i>Residential:</i>	20	VEC & Comp Plan	<i>Single Family:</i> 4 <i>Townhouse:</i> 8 <i>Multi-Family:</i> 16

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Route 177 Area

Acres: 237

Description: Area around interchange at Exit 109 of I-81

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	VEC & Comp Plan	<i>Commercial:</i> 0.4
<i>Residential:</i>	20	VEC & Comp Plan	<i>Single Family:</i> 4 <i>Townhouse:</i> 8 <i>Multi-Family:</i> 16

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Powhatan County

UDA Name: Route 711 Village

Acres: 1,900 (approx.)

Description: Encompasses area east of Rt. 288 between the James River and Chesterfield County line.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	consultant	<i>Commercial:</i> n/a
<i>Residential:</i>	20	consultant	<i>Single Family:</i> 2 (max) <i>Townhouse:</i> 2 (max) <i>Multi-Family:</i> 2 (max)

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Eastern Route 60	Acres: 7000 (approx.)
-----------------------------------	------------------------------

Description: Primary growth area extending from Chesterfield County line to Flat Rock in east central portion of County. Extends approximately 1 mile north and south of US Route 60. Served by County water and sewer.

Identified in Comp Plan?: Yes *Identified on Future Land Use Map?:* Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	consultant	<i>Commercial:</i> n/a
<i>Residential:</i>	20	consultant	<i>Single Family:</i> 4 (max) <i>Townhouse:</i> 8 (max) <i>Multi-Family:</i> 8, 12 (with future TDR program)

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Courthouse Village	Acres: 3,300 (approx.)
-------------------------------------	-------------------------------

Description: Growth area designated around the Courthouse Village. Extends from Academy Road on the east side to Route 522 on the west side. Served by County sewer and public water provided by a private company. Intended to allow growth at a scale and density comparable to that currently found in the Courthouse Village.

Identified in Comp Plan?: Yes *Identified on Future Land Use Map?:* Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	consultant	<i>Commercial:</i> n/a
<i>Residential:</i>	20	consultant	<i>Single Family:</i> 4 <i>Townhouse:</i> 4 <i>Multi-Family:</i> 4

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Prince William County

UDA Name: MTN	Acres: 11
----------------------	------------------

Description: Mass Transit Node

Identified in Comp Plan?: Yes *Identified on Future Land Use Map?:* Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10-20	MWCOG	<i>Commercial:</i> 0.8
<i>Residential:</i>	10-20	MWCOG	<i>Single Family:</i> 0 <i>Townhouse:</i> 0 <i>Multi-Family:</i> 30

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Densities are calculated using Floor Area Ratio (FAR) for commercial uses, and Dwelling Units per Acre (DUA) for residential uses. Not all jurisdictions provided data for their designated UDAs.

UDA Name: REC

Acres: 3,884

Description: Regional Employment Center

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

10-20

MWCOG

Commercial: 0.8

Residential:

10-20

MWCOG

Single Family: 0

Townhouse: 0

Multi-Family: 16-30

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: RCC

Acres: 390

Description: Regional Commercial Center

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

10-20

MWCOG

Commercial: 0.8

Residential:

10-20

MWCOG

Single Family: 0

Townhouse: 0

Multi-Family: 16-30

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: URM

Acres: 125

Description: Urban Residential Medium

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

10-20

MWCOG

Commercial: 0

Residential:

10-20

MWCOG

Single Family: 8 - 20

Townhouse: 8 - 20

Multi-Family: 8 - 20

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: URH

Acres: 42

Description: Urban Residential High

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

10-20

MWCOG

Commercial: 0

Residential:

10-20

MWCOG

Single Family: 0

Townhouse: 0

Multi-Family: 20-30

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: UMU

Acres: 281

Description: Urban Mixed Use

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

10-20

MWCOG

Commercial: 0.8

Residential:

10-20

MWCOG

Single Family: 0

Townhouse: 0

Multi-Family: 30-60

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Rockbridge County

UDA Name: Lexington area

Acres: 7,389

Description: defined County area around the City of Lexington

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

20

census

Commercial: n/a

Residential:

20

census

Single Family: 4

Townhouse: 22

Multi-Family: 22

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Connectivity of road and pedestrian networks

UDA Name: Buena Vista area

Acres: 1,530

Description: County area around the City of Buena Vista

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

20

census

Commercial: 22

Residential:

20

census

Single Family: 4

Townhouse: 4

Multi-Family: 22

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks

UDA Name: Glasgow

Acres: 1,711

Description: Town of Glasgow and defined surrounding area

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

20

census

Commercial: n/a

Residential:

20

census

Single Family: 4

Townhouse: 22

Multi-Family: 22

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks

UDA Name: Goshen

Acres: 1,132

Description: Town of Goshen and defined surrounding area

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

20

census

Commercial: n/a

Residential:

20

census

Single Family: 4

Townhouse: 22

Multi-Family: 22

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks

UDA Name: Raphine area	Acres: 430
-------------------------------	-------------------

Description: Village of Raphine

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	census	<i>Commercial:</i> n/a
<i>Residential:</i>	20	census	<i>Single Family:</i> 4 <i>Townhouse:</i> 22 <i>Multi-Family:</i> 22

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks

UDA Name: Fairfield area	Acres: 524
---------------------------------	-------------------

Description: Village of Fairfield

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	census	<i>Commercial:</i> n/a
<i>Residential:</i>	20	census	<i>Single Family:</i> 4 <i>Townhouse:</i> 22 <i>Multi-Family:</i> 22

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks

UDA Name: Natural Bridge area	Acres: 2,000
--------------------------------------	---------------------

Description: Village of Natural Bridge

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	census	<i>Commercial:</i> n/a
<i>Residential:</i>	20	census	<i>Single Family:</i> 4 <i>Townhouse:</i> 22 <i>Multi-Family:</i> 22

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks

Densities are calculated using Floor Area Ratio (FAR) for commercial uses, and Dwelling Units per Acre (DUA) for residential uses. Not all jurisdictions provided data for their designated UDAs.

Spotsylvania County

UDA Name: Courthouse Targeted Mixed Use Area

Acres: 1,437

Description: Encompasses area served by public water and sewer around the Spotsylvania Courthouse area. Includes the county government center, Spotsylvania Courthouse Historic District, and includes Courthouse Village, a traditional neighborhood development that is currently under construction.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
Commercial:	10	Partners for Economic Solutions analysis prepared by Spotsylvania County	Commercial: 0.4
Residential:	10	VEC	Single Family: 4 Townhouse: 6 Multi-Family: 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii , appropriate landscape and architectural treatments to transition to historic district

UDA Name: U.S. Route 1 / Lafayette Blvd Targeted Mixed Use A

Acres: 455

Description: Encompasses land on either side of U.S. Route 1 and Lafayette Blvd. adjacent to the City of Fredericksburg. Area is ideal for infill development and redevelopment.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
Commercial:	10	Partners for Economic Solutions analysis prepared by Spotsylvania County	Commercial: 0.4
Residential:	10	VEC	Single Family: 4 Townhouse: 6 Multi-Family: 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii , infill and redevelopment

UDA Name: U.S. Route 17 / VRE Station Targeted Mixed Use Ar	Acres: 1,668
--	---------------------

Description: Encompasses area within the Primary Development Boundary for the County that was recently served by public water and sewer and is largely a greenfield area. The area encompasses the future VRE station site, the Spotsylvania Regional Medical Center, and the proposed new Jackson Gateway I-95 interchange.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10	Partners for Economic Solutions analysis prepared by Spotsylvania County	<i>Commercial:</i> 0.4
<i>Residential:</i>	10	VEC	<i>Single Family:</i> 4 <i>Townhouse:</i> 6 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii , Transit oriented development associated with the VRE

Stafford County

UDA Name: Courthouse	Acres: 551
-----------------------------	-------------------

Description: Courthouse - Along US-1 in proximity to Stafford Courthouse

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10 for UDA, 20 for remainder of the County	County	<i>Commercial:</i> 0.4
<i>Residential:</i>	10 for UDA, 20 for remainder of the County	VEC	<i>Single Family:</i> 4 <i>Townhouse:</i> 6 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Previously adopted PTND Zoning district

Densities are calculated using Floor Area Ratio (FAR) for commercial uses, and Dwelling Units per Acre (DUA) for residential uses. Not all jurisdictions provided data for their designated UDAs.

UDA Name: Southern Gateway

Acres: 864

Description: Southern Gateway - In proximity to the I-95 and U-17 Interchange;*Identified in Comp Plan?:* Yes*Identified on Future Land Use Map?:* Yes*Planning Horizon (in years):**Sources for Projections:**Proposed Densities:**Commercial:*10 for UDA, 20
for remainder of
the County

County

Commercial: 0.4*Residential:*10 for UDA, 20
for remainder of
the County

VEC

Single Family: 4*Townhouse:* 6*Multi-Family:* 12*TND Features:* Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Previously adopted PTND Zoning district**UDA Name: George Washington Village**

Acres: 1,878

Description: George Washington Village - West of Interstate 95 near Courthouse Road and Ramoth Church Road*Identified in Comp Plan?:* Yes*Identified on Future Land Use Map?:* Yes*Planning Horizon (in years):**Sources for Projections:**Proposed Densities:**Commercial:*10 for UDA, 20
for remainder of
the County

County

Commercial: 0.4*Residential:*10 for UDA, 20
for remainder of
the County

VEC

Single Family: 4*Townhouse:* 6*Multi-Family:* 12*TND Features:* Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Previously adopted PTND Zoning district

UDA Name: Eskimo Hill	Acres: 189
------------------------------	-------------------

Description: Eskimo Hill - East side of US-1 south of Eskimo Hill Road;

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

10 for UDA, 20
for remainder of
the County

County

Commercial: 0.4

Residential:

10 for UDA, 20
for remainder of
the County

VEC

Single Family: 4

Townhouse: 6

Multi-Family: 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Previously adopted PTND Zoning district

UDA Name: Centerport	Acres: 1,118
-----------------------------	---------------------

Description: Centerport - west of Interstate 95 at Centerport Parkway exit 137;

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

10 for UDA, 20
for remainder of
the County

County

Commercial: 0.4

Residential:

10 for UDA, 20
for remainder of
the County

VEC

Single Family: 4

Townhouse: 6

Multi-Family: 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Previously adopted PTND Zoning district

UDA Name: Leeland Station	Acres: 317
----------------------------------	-------------------

Description: Leeland Station - In proximity of the Leeland Road VRE Station;

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

10 for UDA, 20
for remainder of
the County

County

Commercial: 0.4

Residential:

10 for UDA, 20
for remainder of
the County

VEC

Single Family: 4

Townhouse: 6

Multi-Family: 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Previously adopted PTND Zoning district

UDA Name: Brooke Station	Acres: 184
---------------------------------	-------------------

Description: Brooke Station - In proximity of the Brooke VRE Station

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

10 for UDA, 20
for remainder of
the County

County

Commercial: 0.4

Residential:

10 for UDA, 20
for remainder of
the County

VEC

Single Family: 4

Townhouse: 6

Multi-Family: 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Previously adopted PTND Zoning district

Warren County

UDA Name: Town of Front Royal	Acres: 723
--------------------------------------	-------------------

Description: UDA was incorporated in conjunction with the Town of Front Royal. The entire UDA is located within town limits and has access to town water and sewer service which is needed to support the density provided.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	10	In-house	<i>Commercial:</i> 0.4
<i>Residential:</i>	10	VEC	<i>Single Family:</i> 4 <i>Townhouse:</i> 4 <i>Multi-Family:</i> 4

TND Features: None

Densities are calculated using Floor Area Ratio (FAR) for commercial uses, and Dwelling Units per Acre (DUA) for residential uses. Not all jurisdictions provided data for their designated UDAs.

B. Group 2 Descriptions

(as reported on survey)

Accomack County

UDA Name: Village Development Area	Acres: 7,014
---	---------------------

Description: Purpose is to allow for a mix of residential and commercial uses in keeping with the traditional development pattern of Accomack County's villages and towns. Primary uses would be single-family residential structures, including a range of lot sizes and densities, churches and parks. Allowable secondary uses would include multi-family structures, small-scale retail, local offices, restaurants, professional services, schools, public safety facilities, and other public uses. These areas should be compact, with interconnected street networks, parks, sidewalks, and a mix of uses, convenient to both motor vehicles and pedestrians.

Identified in Comp Plan?: No

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	n/a	n/a	<i>Commercial:</i> n/a
<i>Residential:</i>	n/a	n/a	<i>Single Family:</i> n/a <i>Townhouse:</i> n/a <i>Multi-Family:</i> n/a

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Reduction of street widths and turning radii

Amherst County

UDA Name: Tyler Tracts	Acres: 149
-------------------------------	-------------------

Description: Adjacent to Route 29 Business in Madison Heights

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	?	?	<i>Commercial:</i> 0.4
<i>Residential:</i>	?	?	<i>Single Family:</i> 4 <i>Townhouse:</i> 6 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

V. CONCLUSION¹

Based on the results of the survey conducted by the Commission as well as the documents submitted by the localities, it is clear that Group 1 counties have made significant progress toward designating UDAs in their comprehensive plans. In fact, the Group 1 counties that responded to the survey have designated a total of 87 UDAs. Of the Group 1 counties that did not meet the July 1, 2011 deadline, 90 percent are either in the process of developing a comprehensive plan amendment or have a draft that is before the Planning Commission. However, the governing body of at least one Group 1 county has decided that the county will not comply with the mandate.

Collectively, Group 2 counties reported notably less progress toward designating UDAs in their comprehensive plans. Indeed, only 18 percent responded that they have designated one or more UDAs, and they reported a total of only two UDA designations. While 46 percent indicated that they intend to comply with the requirement by July 1, 2012, another 18 percent reported that they do not presently intend to designate UDAs.

As noted previously, the counties in Group 2 met the population growth threshold that triggers the UDA requirement based on the difference in their population from the 1990 to the 2000 Census, but they did not meet the threshold based on the difference in their population from the 2000 to the 2010 Census. Because Va. Code § 15.2-2223.1 does not specifically address whether the localities in this category are still required to comply with the UDA mandate, some jurisdictions contend that they are no longer subject to it based on their population growth between the 2000 and 2010 Census. In fact, in response to the survey, 56 percent of Group 2 counties indicated that their locality is not subject to the UDA requirement. Clearly, this interpretation of the statute has impacted the overall progress of Group 2 counties in designating UDAs.

Finally, it is worth noting that 31 of the 32 (97%) localities that were awarded UDA grants from the Virginia Department of Transportation (VDOT) responded to the Commission's survey. The survey results reveal that 100 percent of the 16 Group 1 counties that received UDA grants have either established one or more UDAs or are in the process of doing so, as are 100% of the six Group 2 counties that received UDA grants. These results suggest that localities may be more likely to comply with the UDA mandate if they receive funds for that purpose.

¹ Though not subject to the July 1, 2011 deadline, according to the survey results, two Group 3 localities have designated a total of four UDAs; three Group 4 localities have designated a total of ten UDAs and one Group 6 locality has designated four UDAs. The descriptive information that they provided is included in Appendices C-F.

APPENDIX A:
Va. Code § 15.2-2223.1

§ 15.2-2223.1. Comprehensive plan to include urban development areas.

A. For purposes of this section:

"Commercial" means property devoted to usual and customary business purposes for the sale of goods and services and includes, but is not limited to, retail operations, hotels, motels and offices. "Commercial" does not include residential dwelling units, including apartments and condominiums, or agricultural or forestal production, or manufacturing, processing, assembling, storing, warehousing, or distributing.

"Commission" means the Commission on Local Government.

"Developable acreage," solely for the purposes of calculating density within the urban development area, means land that is not included in (i) existing parks, rights-of-way of arterial and collector streets, railways, and public utilities and (ii) other existing public lands and facilities.

"Population growth" means the difference in population from the next-to-latest to the latest decennial census year, based on population reported by the United States Bureau of the Census. In computing its population growth, a locality may exclude the inmate population of any new or expanded correctional facility that opened within the time period between the two censuses.

"Urban development area" means an area designated by a locality that is (i) appropriate for higher density development due to its proximity to transportation facilities, the availability of a public or community water and sewer system, or a developed area and (ii) to the extent feasible, to be used for redevelopment or infill development.

B. Every locality that has adopted zoning pursuant to Article 7 (§ [15.2-2280](#) et seq.) of this chapter and that (i) has a population of at least 20,000 and population growth of at least five percent or (ii) has population growth of 15 percent or more, shall, and any locality may, amend its comprehensive plan to incorporate one or more urban development areas.

1. The comprehensive plan of a locality having a population of less than 130,000 persons shall provide for urban development areas that are appropriate for development at a density on the developable acreage of at least four single-family residences, six townhouses, or 12 apartments, condominium units, or cooperative units per acre, and an authorized floor area ratio of at least 0.4 per acre for commercial development, or any proportional combination thereof.

2. The comprehensive plan of a locality having a population of 130,000 or more persons shall provide for urban development areas that are appropriate for development at a density on the developable acreage of at least eight single-family residences, 12 townhouses, or 24 apartments, condominium units, or cooperative units per acre, and an authorized floor area ratio of at least 0.8 per acre for commercial development, or any proportional combination thereof.

3. The urban development areas designated by a locality shall be sufficient to meet projected residential and commercial growth in the locality for an ensuing period of at least 10 but not

more than 20 years, which may include phasing of development within the urban development areas. Where an urban development area in a county with the urban county executive form of government includes planned or existing rail transit, the planning horizon may be for an ensuing period of at least 10 but not more than 40 years. Future residential and commercial growth shall be based on official estimates of either the Weldon Cooper Center for Public Service of the University of Virginia, the Virginia Employment Commission, the United States Bureau of the Census, or other official government projections required for federal transportation planning purposes.

4. The boundaries and size of each urban development area shall be reexamined and, if necessary, revised every five years in conjunction with the review of the comprehensive plan and in accordance with the most recent available population growth estimates and projections.

5. The boundaries of each urban development area shall be identified in the locality's comprehensive plan and shall be shown on future land use maps contained in such comprehensive plan.

6. The comprehensive plan shall incorporate principles of traditional neighborhood design in the urban development area, which may include but need not be limited to (i) pedestrian-friendly road design, (ii) interconnection of new local streets with existing local streets and roads, (iii) connectivity of road and pedestrian networks, (iv) preservation of natural areas, (v) mixed-use neighborhoods, including mixed housing types, with affordable housing to meet the projected family income distributions of future residential growth, (vi) reduction of front and side yard building setbacks, and (vii) reduction of subdivision street widths and turning radii at subdivision street intersections.

7. The comprehensive plan shall describe any financial and other incentives for development in the urban development areas.

8. A portion of one or more urban development areas shall be designated as a receiving area for any transfer of development rights program established by the locality.

C. No locality that has amended its comprehensive plan in accordance with this section shall limit or prohibit development pursuant to existing zoning or shall refuse to consider any application for rezoning based solely on the fact that the property is located outside the urban development area.

D. Any locality that would be required to amend its plan pursuant to subsection B that determines that its plan accommodates growth in a manner consistent with subsection B, upon adoption of a resolution describing such accommodation and describing any financial and other incentives for development in the areas that accommodate such growth, shall not be required to further amend its plan pursuant to subsection B. Any locality that has adopted a resolution certifying compliance with subsection B prior to February 1, 2010, shall not be required to comply with this subsection until review of the locality's comprehensive plan as provided for in provision 4 of subsection B.

E. Localities shall consult with adjacent localities, as well as the relevant planning district commission and metropolitan planning organization, in establishing the appropriate size and location of urban development areas to promote orderly and efficient development of their region.

F. Any county that amends its comprehensive plan pursuant to subsection B may designate one or more urban development areas in any incorporated town within such county, if the council of the town has also amended its comprehensive plan to designate the same areas as urban development areas with at least the same density designated by the county. However, if a town has established an urban development area within its corporate boundaries, the county within which the town is located shall not include the town's projected population and commercial growth when initially determining or reexamining the size and boundary of any other urban development area within the county.

G. To the extent possible, federal, state and local transportation, housing, water and sewer facility, economic development, and other public infrastructure funding for new and expanded facilities shall be directed to the urban development area, or in the case of a locality that adopts a resolution pursuant to subsection D, to the area that accommodates growth in a manner consistent with this section.

H. Documents describing all urban development area designations, as well as any resolution adopted pursuant to subsection D, together with associated written policies, zoning provisions and other ordinances, and the capital improvement program shall be forwarded, electronically or by other means, to the Commission within 90 days of the adoption or amendment of comprehensive plans and other written policies, zoning provisions and other ordinances. The Commission shall annually report to the Governor and General Assembly the overall compliance with this section including densities achieved within each urban development area. Before preparing the initial report, the Commission shall develop an appropriate format in concert with the relevant planning district commission. Other than the documents, policies, zoning provisions and other ordinances, resolutions, and the capital improvement program forwarded by the locality, the Commission shall not impose an additional administrative burden on localities in preparing the annual report required by this subsection.

I. Any locality that becomes subject to provision 2 of subsection B shall have until July 1, 2012, to amend its comprehensive plan in accordance with this section.

J. Any locality that becomes subject to this section due to population growth shall have two years following the report of the United States Bureau of the Census made pursuant to P.L. 94-171 to amend its comprehensive plan in accordance with this section.

(2007, c. [896](#); 2009, c. [327](#); 2010, cc. [465](#), [528](#); 2011, c. [561](#).)

APPENDIX B: Survey Instrument

**Commission on Local Government
2011 Survey of UDA Designations in Comprehensive Plans**

*Name:

*Title:

*Email Address:

*Phone Number:

*Locality:

*Locality Description:

 County City Town

***Has your locality adopted a zoning ordinance?**

- Yes No

*** Is your locality required by Va. Code §15.2-2223.1 to designate one or more UDAs in its comprehensive plan?**

- Yes
 No

***Please select the most appropriate response for your locality:**

- a. .Our locality has already amended its comprehensive plan to incorporate one or more urban development areas (UDAs).
- b. .Our locality intends to amend its comprehensive plan to incorporate one or more UDAs by July 1, 2012.
- c.. Our locality intends to amend its comprehensive plan to incorporate one or more UDAs by February 2, 2013 (i.e., two years following the report of the U.S. Census made pursuant to P.L. 94-171).
- d. .Our locality does not presently intend to amend its comprehensive plan to incorporate one or more UDAs.
- e. .Our locality determined that its comprehensive plan accommodates growth in a manner consistent with the requirement to incorporate one or more UDAs and has adopted a resolution certifying compliance with the UDA requirement.
- f..Our locality determined that its comprehensive plan accommodates growth in a manner consistent with the requirement to incorporate one or more UDAs but has not yet adopted a resolution certifying compliance with the UDA requirement.
- g. .Our locality would be required to amend its comprehensive plan to incorporate one or more UDAs based on population growth but has elected (pursuant to Va. Code § 15.2-2223.1) to exclude the inmate population of any new or expanded correctional facility that opened within the time period between the two censuses and does not intend to amend its plan.

Response Conditions

If 'Response A' is selected, the survey advances to Page 4 and continues.

If 'Response B' is selected, the survey advances to Page 3.

If 'Response C' is selected, the survey advances to Page 3.

If 'Response D' is selected, the survey advances to Page 20.

If 'Response E' is selected, the survey advances to Page 4 and continues.

If 'Response F' is selected, the survey ends.

IF 'Response G' is selected, the survey ends.

Page 3 of 23

*** Please indicate the current status of the comprehensive plan amendment designating the UDA(s):**

- Amendment is being developed
- Draft is before the planning commission
- Draft is before the governing body
- No action pending

• If the respondent advances to Page 3 and answers the question, the survey ends.

Page 4 of 23

*** Please indicate the date on which your local governing body adopted the comprehensive plan amendment designating the UDA(s) or the date on which it adopted the resolution certifying compliance with the UDA requirement:**

		7					
August 2011							
	S	M	T	W	T	F	S
32	31	1	2	3	4	5	6
33	7	8	9	10	11	12	13
34	14	15	16	17	18	19	20
35	21	22	23	24	25	26	27
36	28	29	30	31	1	2	3
37	4	5	6	7	8	9	10

Page 5 of 23

*** Please indicate which documents are attached or were previously submitted to the Commission on Local Government (check all that apply):**

- Documents describing all UDA designations
- Policies, zoning provisions and other ordinances
- Capital improvement program
- Resolution
- Other (please list):

*** Are UDAs sufficient to meet projected residential growth in the locality for the next 10-20 years (or 10-40 years in Fairfax County)?**

- Yes
- No

Page 6 of 23

*** Are UDAs sufficient to meet projected commercial growth in the locality for the next 10-20 years (or 10-40 years in Fairfax County)?**

- Yes
- No

*** Does the locality's comprehensive plan describe any financial or other incentives for development in the UDA?**

- Yes
- No

Page 7 of 23

Does the locality have a transfer of development rights (TDR) program?

- Yes
- No

*** If the locality has a TDR program, has a receiving area been designated in a UDA?**

- Yes
- No
- Not Applicable

* Number of UDAs designated in locality:

Please provide the information requested below for each designated UDA.

* UDA #

Description:

* Name of UDA:

* Size of UDA (in acres):

Brief description of UDA:

* Are UDA's boundaries identified in the Comprehensive Plan?

Yes

No

* Are UDA's boundaries depicted on future land use map(s) contained in Comprehensive Plan?

Yes

No

Density:

* Residential Single Family (units per acre)

* Residential Townhouse (units per acre):

* Residential Multi-Family (units per acre):

* Commercial (floor area ratio):

Planning Horizon (in years):

* Residential:

* Commercial:

Indicate the source of estimates / official projections used for the following types of development in the UDA:

* Residential:

* Commercial:

*** Traditional Neighborhood Design Features Incorporated
(check all that apply)**

- Pedestrian-friendly
- Interconnection of new with existing roads
- Connectivity of road and pedestrian networks
- Preservation of natural areas
- Mixed-use neighborhoods, including mixed housing types
- Affordable housing
- Reduction of front and side yard building setbacks
- Reduction of street widths and turning radii
- None
- Other (Please List):

*** Do you need to provide information on an additional UDA designated in your locality?**

- Yes No

***If the respondent answers 'yes' to the last question, page 8 will repeat until data on all UDAs have been described. If the respondent answers 'no' to the last question the survey will advance to page 18.**

Page 18 of 23

*** Is the locality a county within which an incorporated town is situated?**

- Yes
 No

- **If the respondent answers 'Yes' to the question on Page 18 the survey continues.**
- **If the respondent answers 'No' to the question on Page 18, the survey ends.**

Page 19 of 23

*** Did the county designate one or more UDAs in a town located within the county?**

- Yes
 No

- **If the respondent answers 'Yes' to the question on Page 19, the survey advances to Page 21.**
- **If the respondent answers 'No' to the question on Page 19, the survey ends.**

Page 20 of 23

*** Please select the most appropriate response(s) for your locality:**

check all that apply

- Based on the report of the 2000 Census, our locality does not believe it is required to designate one or more UDAs.
- Based on the report of the 2010 Census, our locality does not believe it is required to designate one or more UDAs.
- A majority of the governing body has determined that our locality will not comply with the mandate to designate one or more UDAs.
- Other (please describe):

***If the respondent answers this question, the survey ends.**

Page 21 of 23

*** Did the town council also amend its comprehensive plan to designate the same areas as UDAs with at least the same density as that designated by the county?**

- Yes
- No
- County designated UDAs in more than one town and at least one town council did not amend its comprehensive plan to designate the same area as a UDA with at least the same density as that designated by the county.

END OF SURVEY

APPENDIX C:
Group 3 Localities, Survey Results and
UDA Designations

Group 3 Mandated Cities & Towns (July 1, 2012)

Cities (7)

Alexandria
Chesapeake
Harrisonburg
Manassas
Manassas Park
Suffolk
Winchester

Towns cont'd

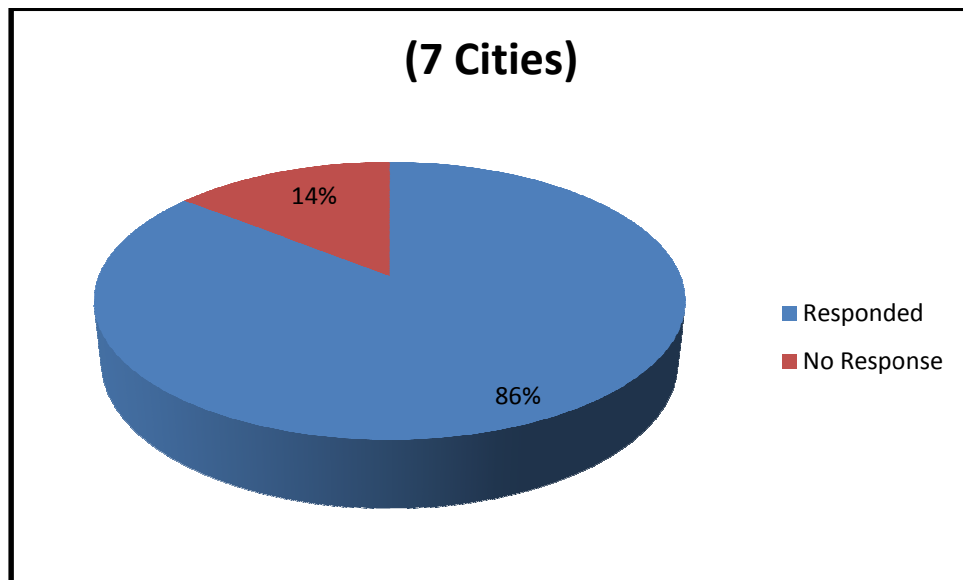
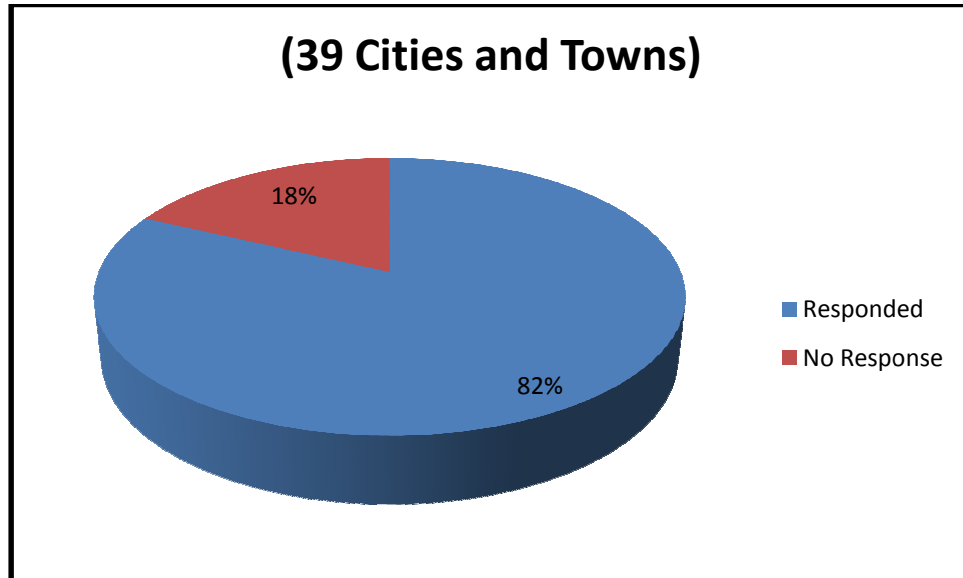
Stanley
Strasburg
Tappahannock
Timberville
Warrenton
Warsaw
Woodstock

Total Towns (32)

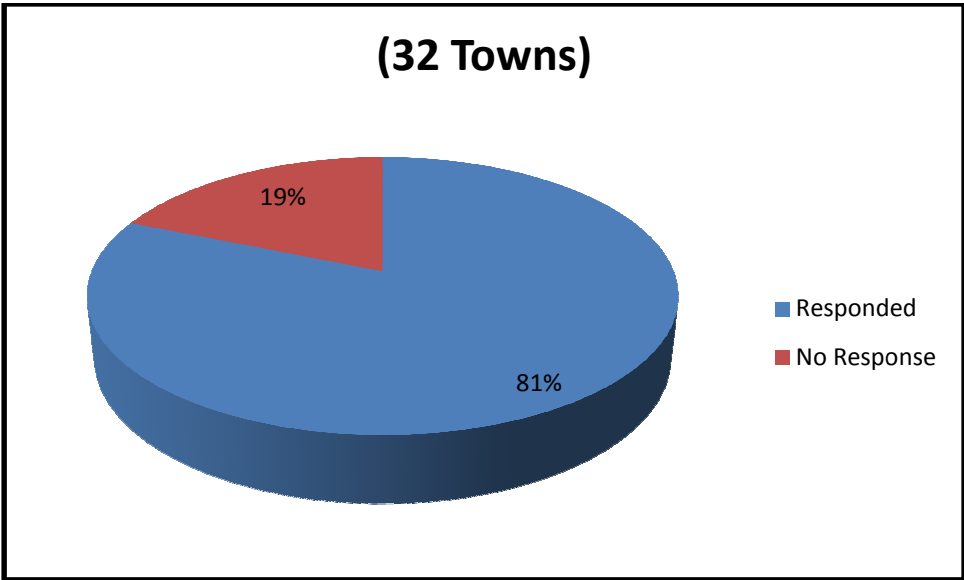
Bowling Green
Bridgewater
Broadway
Christiansburg
Clifton
Culpeper
Dayton
Eastville
Elkton
Farmville
Grottoes
Haymarket
Kilmarnock
Leesburg
Louisa
Lovettsville
Middleburg
Mount Crawford
Mount Jackson
New Market
Occoquan
Orange
Purcellville
Rural Retreat
Smithfield

Group 3 Survey Results

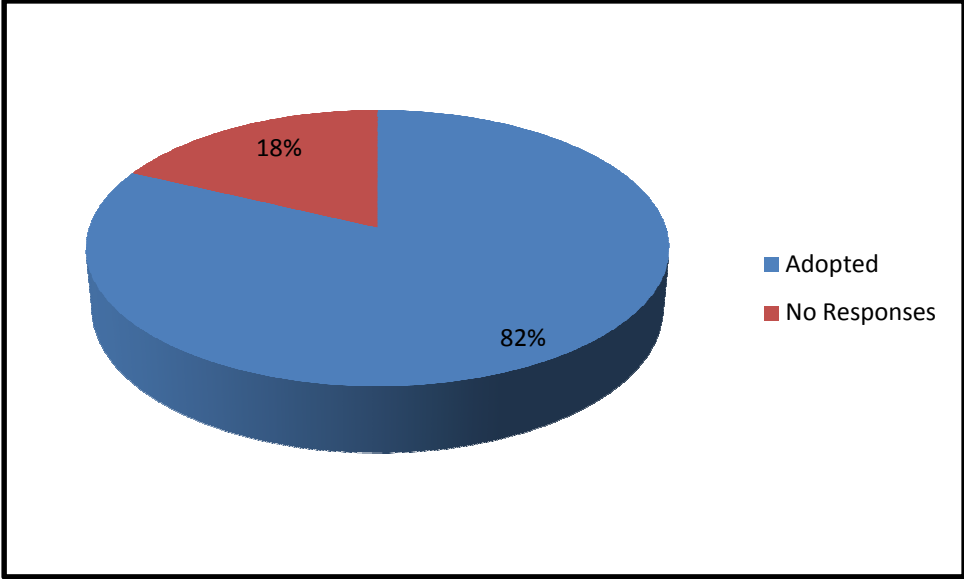
1990-2000 Census and 2000-2010 Census Mandated Cities and Towns
July 1, 2012 Compliance Deadline
39 Localities (7 Cities and 32 Towns)¹



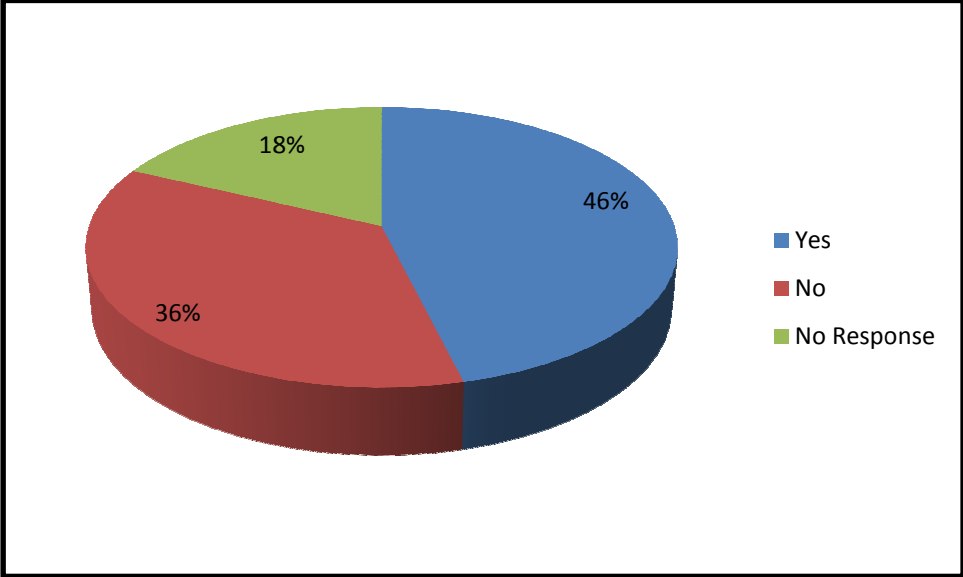
¹The City of Manassas and the Towns of Dayton, Haymarket, Leesburg, Louisa, Lovettsville, and Rural Retreat did not respond to the survey.



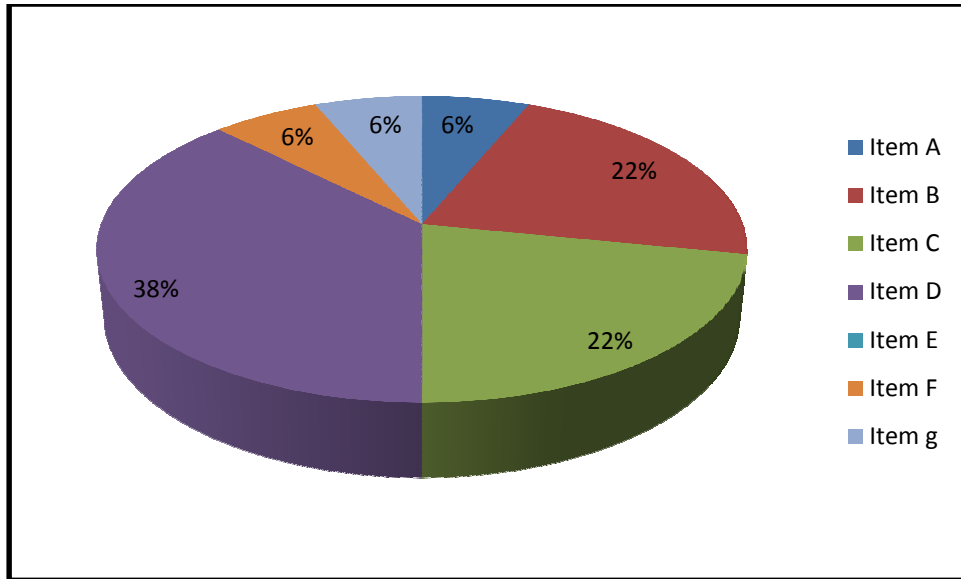
Has your locality adopted a zoning ordinance?



Is your locality required by Va. Code §15.2-2223.1 to designate one or more UDAs in its comprehensive plan?



Please select the most appropriate response for your locality.



Item A: Our locality has already amended its comprehensive plan to incorporate one or more urban development areas (UDAs).

Item B: Our locality intends to amend its comprehensive plan to incorporate one or more UDAs by July 1, 2012.

Item C: Our locality intends to amend its comprehensive plan to incorporate one or more UDAs by February 2, 2013(i.e., two years following the report of the U.S. Census made pursuant to P.L. 94-171).

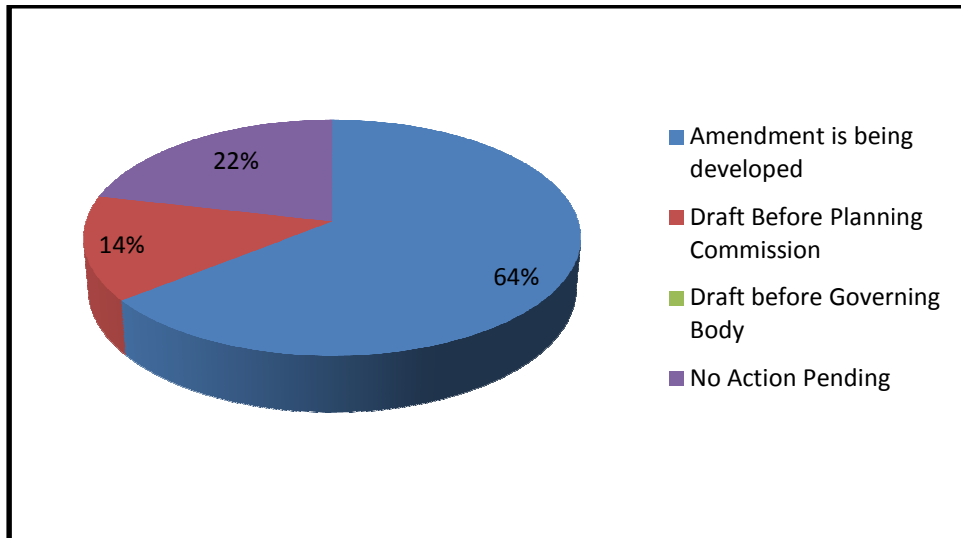
Item D: Our locality does not presently intend to amend its comprehensive plan to incorporate one or more UDAs.

Item E: Our locality determined that its comprehensive plan accommodates growth in a manner consistent with the requirement to incorporate one or more UDAs and has adopted a resolution certifying compliance with the UDA requirement.

Item F: Our locality determined that its comprehensive plan accommodates growth in a manner consistent with the requirement to incorporate one or more UDAs but has not yet adopted a resolution certifying compliance with the UDA requirement.

Item G: Our locality would be required to amend its comprehensive plan to incorporate one or more UDAs based on population growth but has elected (pursuant to Va. Code § 15.2-2223.1) to exclude the inmate population of any new or expanded correctional facility that opened within the time period between the two censuses and does not intend to amend its plan.

If you have not already designated a UDA, please indicate the current status of the comprehensive plan amendment designating a UDA:



Please indicate the date on which your local governing body adopted the comprehensive plan amendment designating the UDA(s) or the date on which it adopted the resolution certifying compliance with the UDA requirement:

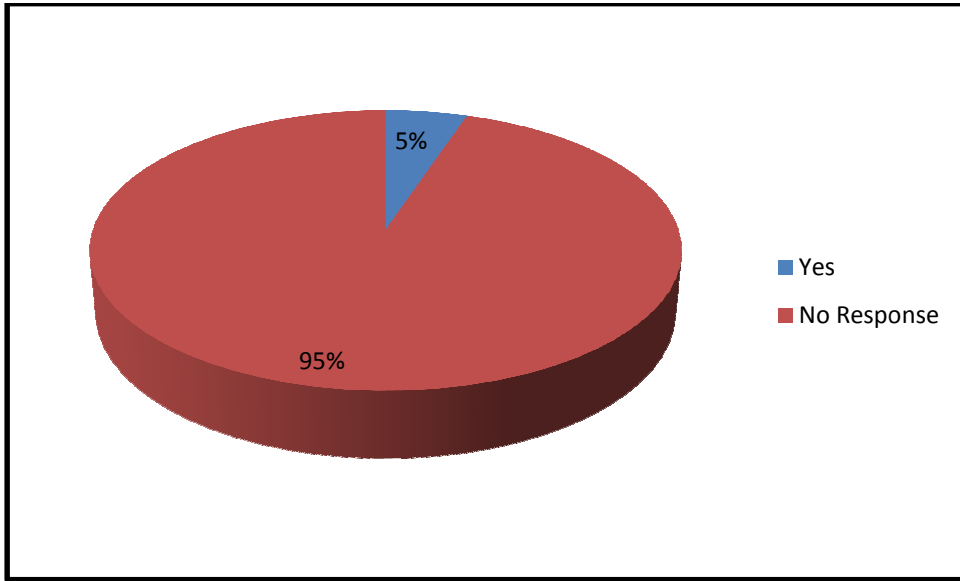
<u>Locality</u>	<u>Date</u>
City of Harrisonburg	May 10, 2011
City of Winchester	May 10, 2011

Please indicate which documents are attached or were previously submitted to the Commission on Local Government (check all that apply):

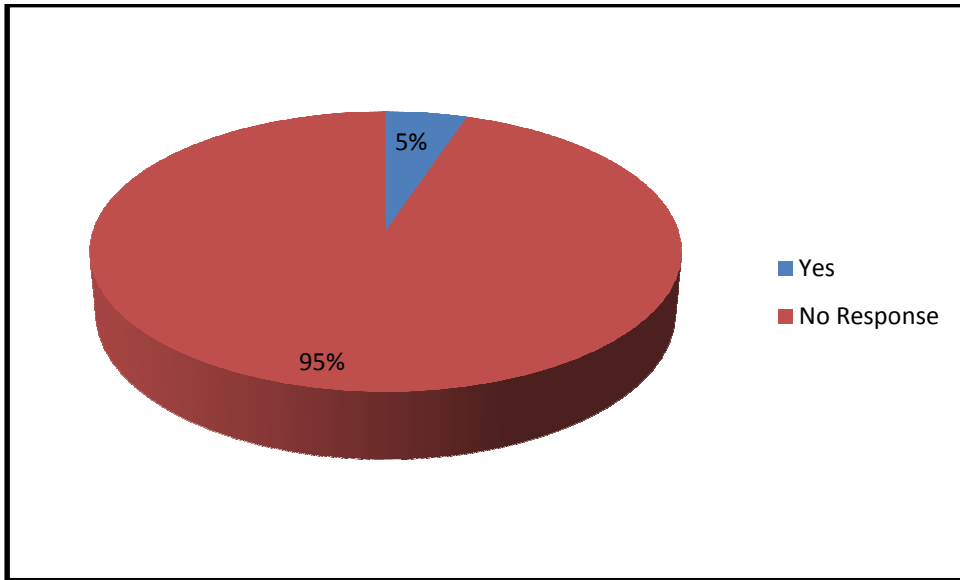
- Item A: Documents describing all UDA Designations**
- Item B: Policies, Zoning Provisions, Other Ordinances**
- Item C: Capital Improvement Program**
- Item D: Resolution**
- Item E: Other (Please list)**

<u>Locality</u>	<u>Response</u>
City of Harrisonburg	Item A
City of Winchester	Item A

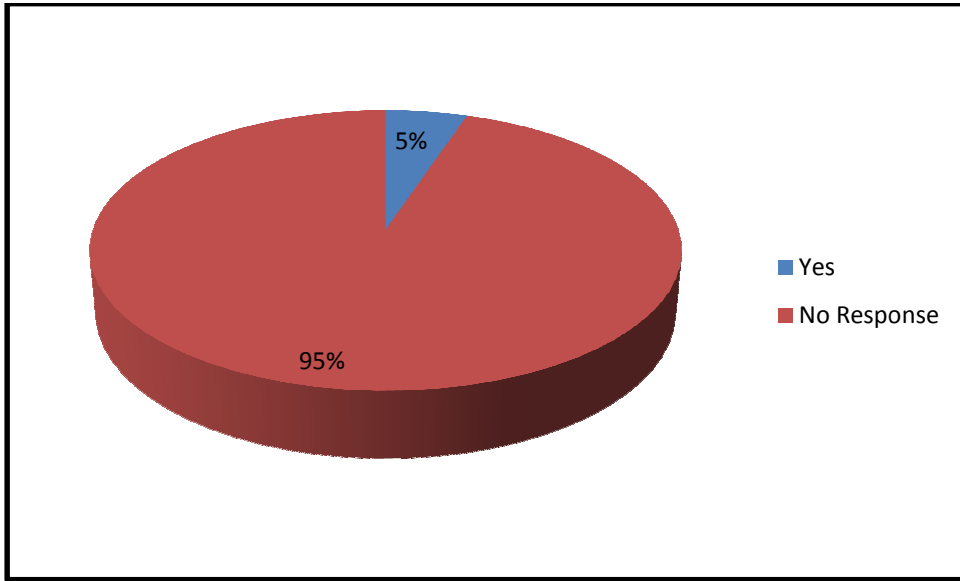
Are UDAs sufficient to meet projected residential growth in the locality for the next 10-20 years (or 10-40 years in Fairfax County)?



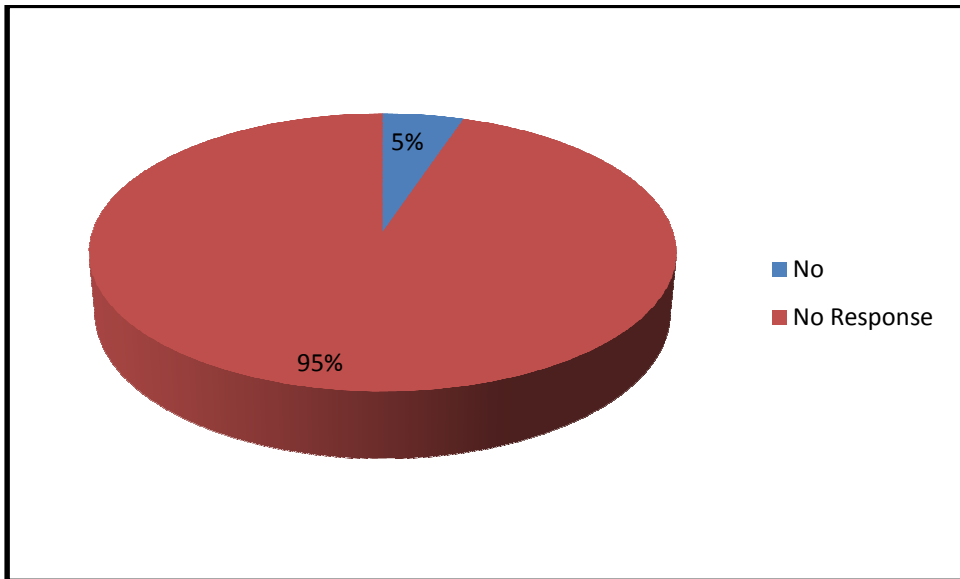
Are UDAs sufficient to meet projected commercial growth in the locality for the next 10-20 years (or 10-40 years in Fairfax County)?



Does the locality's comprehensive plan describe any financial or other incentives for development in the UDA?



Does the locality have a transfer of development rights (TDR) program?



Provide the number of UDAs designated in your locality. No UDAs were identified.

Please select the most appropriate response(s) for your locality.

Item A: Based on the report of the 2000 Census, our locality does not believe it is required to designate one or more UDAs.

Item B: Based on the report of the 2010 Census, our locality does not believe it is required to designate one or more UDAs.

Item C: A majority of the governing body has determined that our locality will not comply with the mandate to designate one or more UDAs.

Item D: Other (please describe)

<u>Locality</u>	<u>Response</u>
City of Alexandria	Item D (§15.2-2223.1, Section B states that every locality that has adopted zoning pursuant to Article 7 (§15.2-2280 et seq.) of this chapter and that (i) has a population of at least 20,000 and population growth of at least five percent or (ii) has population growth of 15 percent or more, shall, and any locality may, amend its comprehensive plan to incorporate one or more urban development areas. While Alexandria has met the growth threshold, Alexandria's zoning is adopted pursuant to Section 9.09 of the Alexandria City Charter, not Article 7 of the State code. Because this section only applies to localities that adopted zoning pursuant to Article 7, Alexandria is not required to comply.)
Town of Bridgewater	Item B
Town of Clifton	Item B
Town of Eastville	Items A and B
Town of Elkton	Item B
Town of Farmville	Item D (Does not meet mandatory requirement.)
Town of Kilmarnock	Item B
Town of Middleburg	Item B
Town of Mount Jackson	Items A and B
Town of Occoquan	Item B
Town of Warrenton	Item A

Urban Development Area Designations by Locality: Group 3

(as reported on survey)

Harrisonburg City

UDA Name: Port Republic/ Stone Spring Rds. Area

Acres: 228

Description: This is an area near the boundary of James Madison University where off campus student housing development are concentrated. It is projected for high density and medium density mixed residential use.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
Commercial:	2030	regioanl average per capita of 60 square feet at a 0.4 FAR	Commercial: .4
Residential:	2030	VEC Census 2010	Single Family: 4-24 (not prohibited but not encouraged) Townhouse: 4-24 Multi-Family: 4-24

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Downtown/Central Business District

Acres: 212

Description: Existing Central Business District and surrounding areas which could transition into a more complete mixed use area.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
Commercial:	2030	regional average per capita of 60 square feet at a FAR of 0.4.	Commercial: 0.4
Residential:	2030	2010 Census as base and VEC's previous average annual projection/growth rates for a 10 year and 20 year projection.	Single Family: for study purposes a range of 24-50 was used with an average of 37. not considered to be a prime single family neighborhood but an area of higher density. Townhouse: Although CBD does not have a maximum, for study purposes range of 24-50 was used with an average of 37. Multi-Family: Although CBD does not have a maximum, for the study purposes a range of 24-50 was used with an average of 37 .

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: The Quarry

Acres: 175

Description: This is an area near the intertate. It is an old quarry site that was the subject of a rezoning incorporating medium density housing and non residential uses.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

2030

regional average per capita of 60 square feet at a 0.4 FAR.

Commercial: 0.4

Residential:

2030

2010 Census as base and the VEC's previous average annual projection/growth rates for 10 year and 20 year projection.

Single Family: 4-12 with a mid point of 8.

Townhouse: 4-12 with a mid point of 8.

Multi-Family: 4-12 with a mid point of 8.

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Winchester City

UDA Name: City as a whole

Acres: 400,752

Description: The City chose to designate the entire 9.2 sq mi area of the city as a UDA.

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

25

Market analysis

Commercial: 7 to 1

Residential:

25

VEC

Single Family: 4 - 43

Townhouse: 13 - 43

Multi-Family: 6-120

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

APPENDIX D:
Group 4 Localities, Survey Results and
UDA Designations

Group 4 Mandated Cities & Towns (July 1, 2012)

Cities (5)

Charlottesville
Fairfax
Hampton
Newport News
Virginia Beach

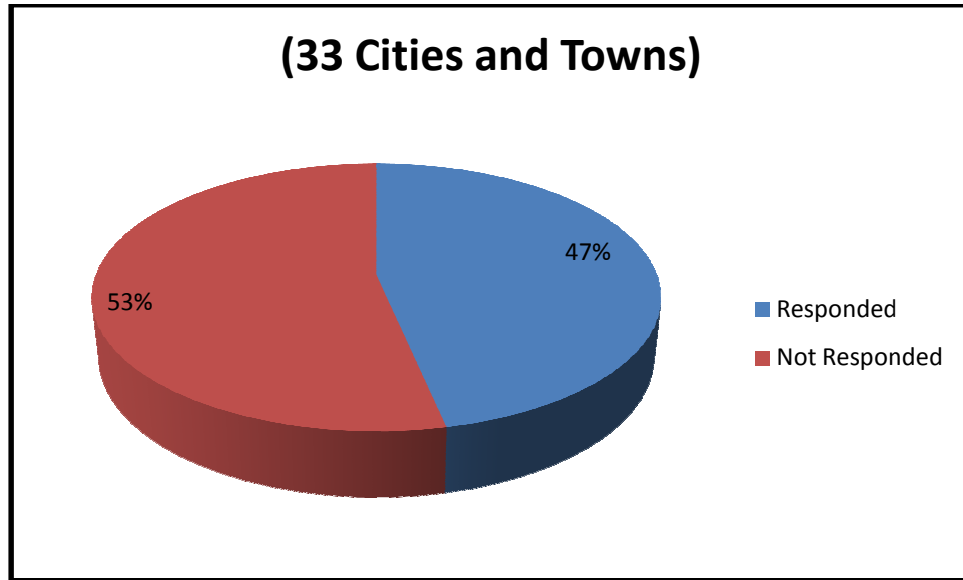
Towns (28)

Accomac
Amherst
Blacksburg
Boones Mill
Branchville
Capron
Chincoteague
Courtland
Craigsville
Dumfries
Dungannon
Fincastle
Halifax
Hallwood
Herndon
Hillsboro
Hillsville
Irvington
Keysville
New Castle
Pearisburg
Remington
Scottsville
South Boston
Stanardsville
Surry
The Plains
Troutdale

Group 4 Survey Results

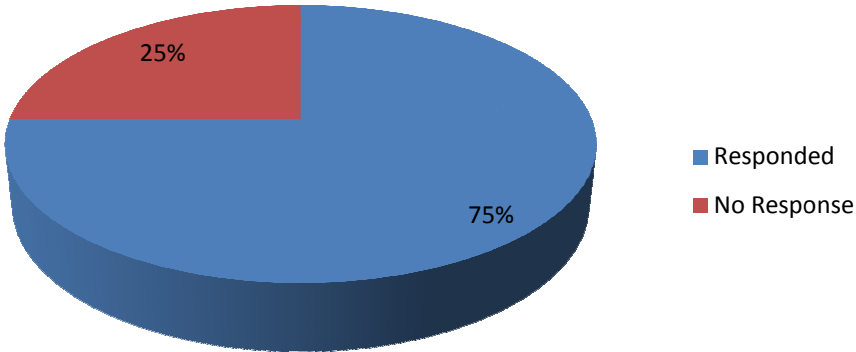
1990-2000 Census UDA Mandated Cities and Towns July 1, 2012 Compliance Deadline

33 Localities (5 cities, 28 towns)¹

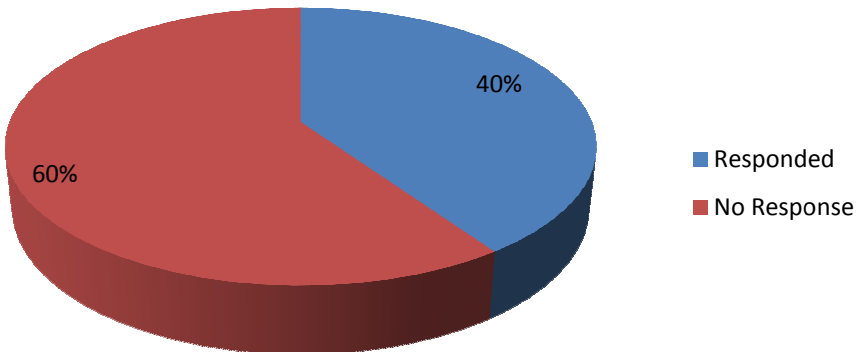


¹ The Cities of Fairfax and Virginia Beach and the Towns of Boones Mill, Branchville, Capron, Chincoteague, Courtland, Craigs ville, Dungannon, Fincastle, Hallwood, Hillsboro, Hillsville, Irvington, New Castle, Remington, Surry, The Plains and Troutdale did not respond to the survey. However, the Comprehensive Planning Coordinator for the City of Virginia Beach indicated in an email to Commission staff dated September 19, 2011: “Having reviewed the survey request, the City of Virginia Beach is not in a position at this time to fully complete it with the data being requested. In responding to the 2010 survey last year, we stated that the City did designate 8 Strategic Growth Areas (SGAs) in its 2009 Comprehensive Plan (adopted December 2009), three of which we believe meet the spirit and intent of the VA Code definition of Urban Development Areas: the Newtown, Pembroke and Rosemont SGAs. As of September 13, 2011, we have now adopted master plans for each of these SGA. We have also been working this past year via a VDOT UDA Planning Assistance Grant to calculate population growth absorption and density compliance with the Code provisions and these calculations were not finalized by the survey deadline. In the interim, based on the 2010 Census data, Virginia Beach no longer meets the 5% growth rate criteria the growth rate criteria for the latest decennial census period was not met, therefore relieving the City of the requirement to designate UDAs. Nonetheless, it is our land use policy to have Strategic Growth Areas, as per the City’s Comprehensive Plan. We will provide the compliance data to you as soon as we have it finalized. We have also drafted an interim zoning ordinance for our Strategic Growth Areas and will be doing briefings to our City Council on that this week. Once adopted, this ordinance will be forwarded. The City has been routinely funding SGA Plan implementation through its CIP.”

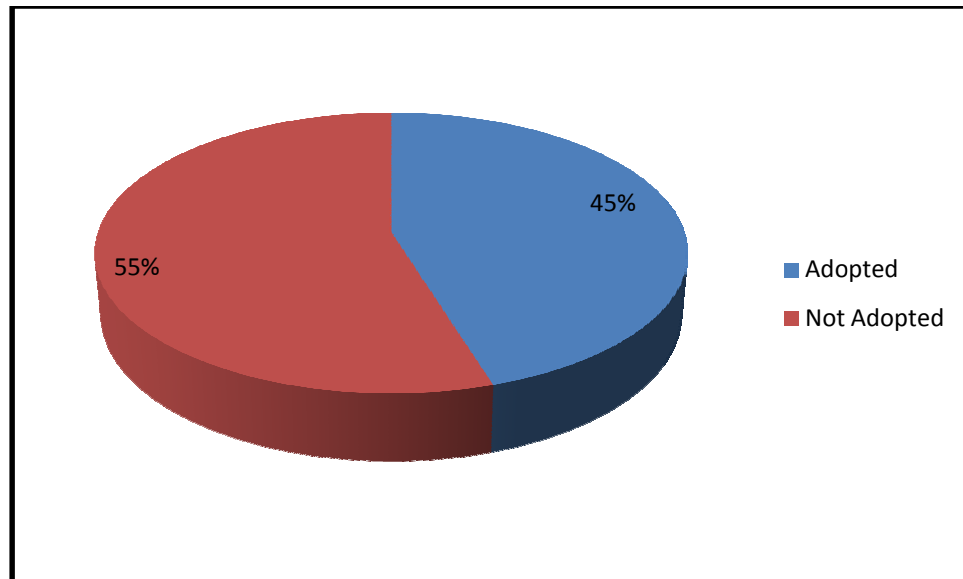
(5 Cities)



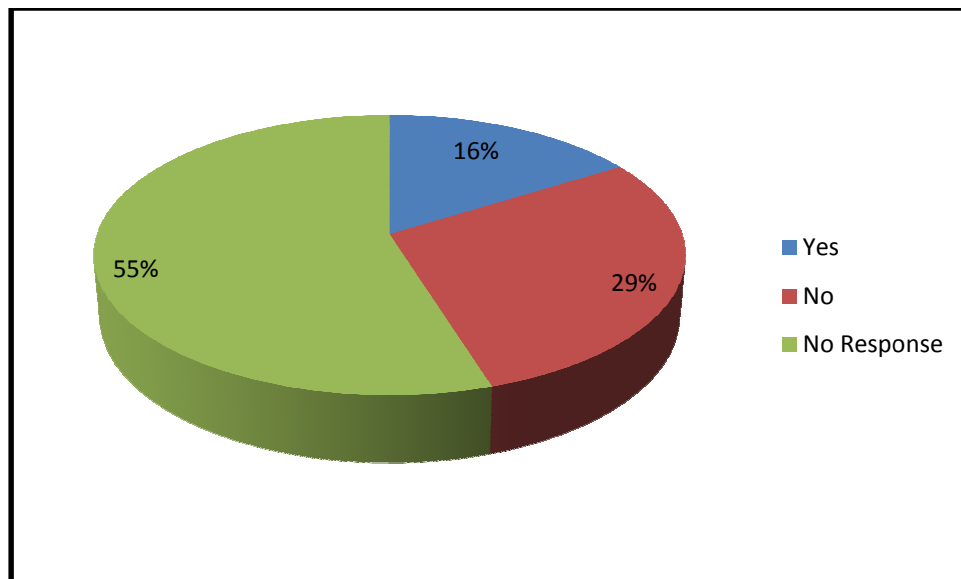
(28 Towns)



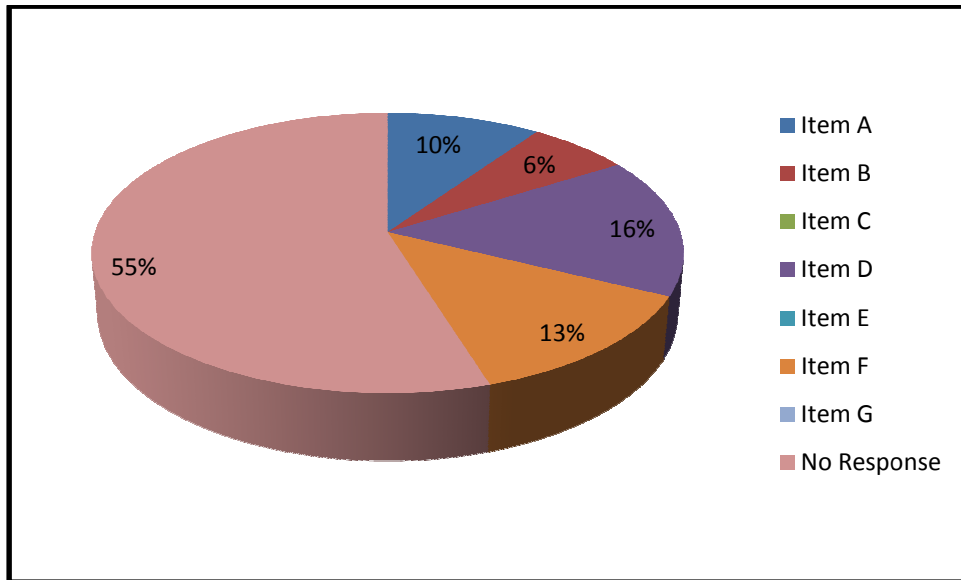
Has your locality adopted a zoning ordinance?



Is your locality required by Va. Code §15.2-2223.1 to designate one or more UDAs in its comprehensive plan?



Please select the most appropriate response for your locality.



Item A: Our locality has already amended its comprehensive plan to incorporate one or more urban development areas (UDAs).

Item B: Our locality intends to amend its comprehensive plan to incorporate one or more UDAs by July 1, 2012.

Item C: Our locality intends to amend its comprehensive plan to incorporate one or more UDAs by February 2, 2013 (i.e., two years following the report of the U.S. Census made pursuant to P.L. 94-171).

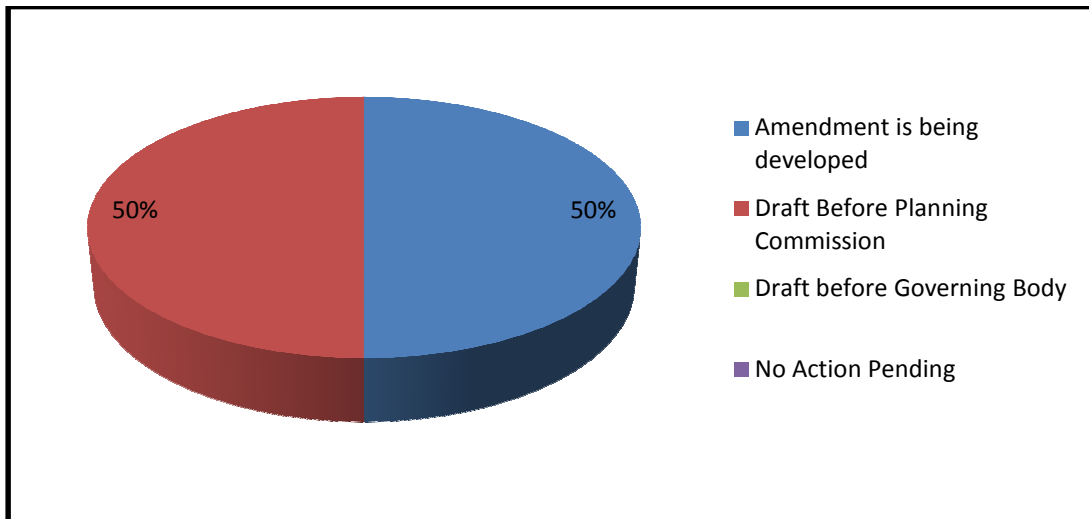
Item D: Our locality does not presently intend to amend its comprehensive plan to incorporate one or more UDAs.

Item E: Our locality determined that its comprehensive plan accommodates growth in a manner consistent with the requirement to incorporate one or more UDAs and has adopted a resolution certifying compliance with the UDA requirement.

Item F: Our locality determined that its comprehensive plan accommodates growth in a manner consistent with the requirement to incorporate one or more UDAs but has not yet adopted a resolution certifying compliance with the UDA requirement.

Item G: Our locality would be required to amend its comprehensive plan to incorporate one or more UDAs based on population growth but has elected (pursuant to Va. Code § 15.2-2223.1) to exclude the inmate population of any new or expanded correctional facility that opened within the time period between the two censuses and does not intend to amend its plan.

If you have not already designated a UDA, please indicate the current status of the comprehensive plan amendment designating a UDA:



Please indicate the date on which your local governing body adopted the comprehensive plan amendment designating the UDA(s) or the date on which it adopted the resolution certifying compliance with the UDA requirement:

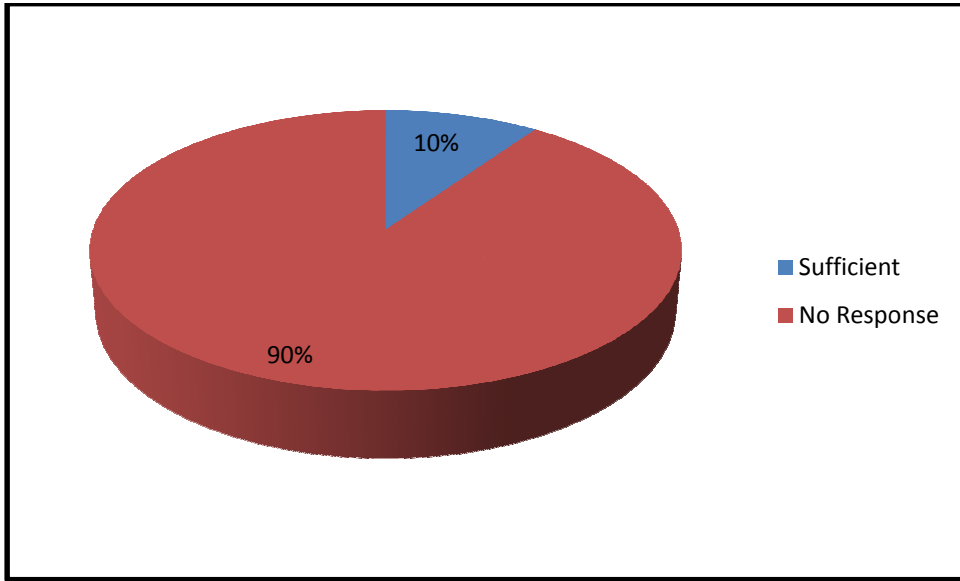
<u>Locality</u>	<u>Date</u>
City of Charlottesville	September 20, 2010
Town of Blacksburg	August 9, 2011
Town of Herndon	August 12, 2008

Please indicate which documents are attached or were previously submitted to the Commission on Local Government (check all that apply):

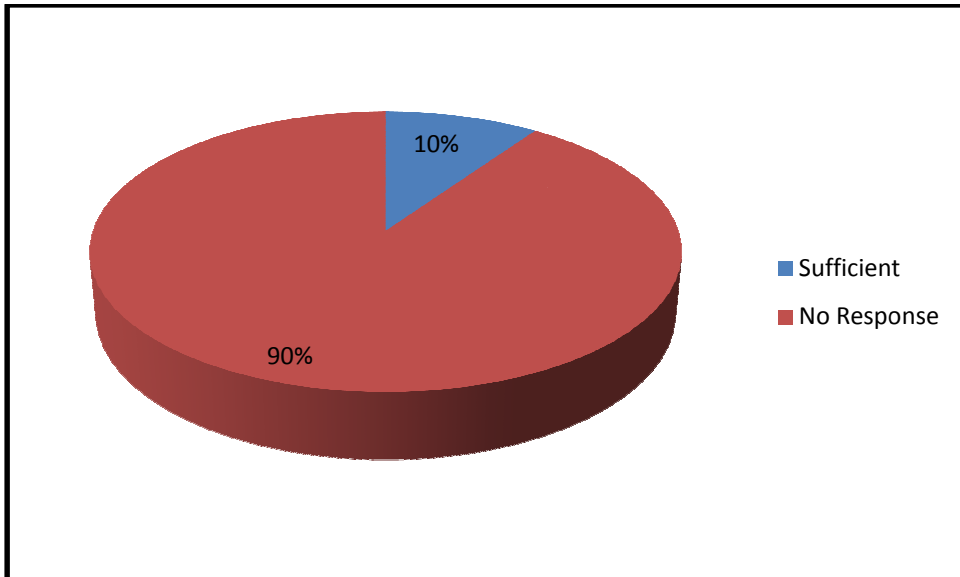
- Item A: Documents describing all UDA Designations**
- Item B: Policies, Zoning Provisions, Other Ordinances**
- Item C: Capital Improvement Program**
- Item D: Resolution**
- Item E: Other (Please list)**

<u>Locality</u>	<u>Response</u>
City of Charlottesville	Item E (Not sure.)
Town of Blacksburg	Items A and D
Town of Herndon	Item E (See Herndon website for documents.)

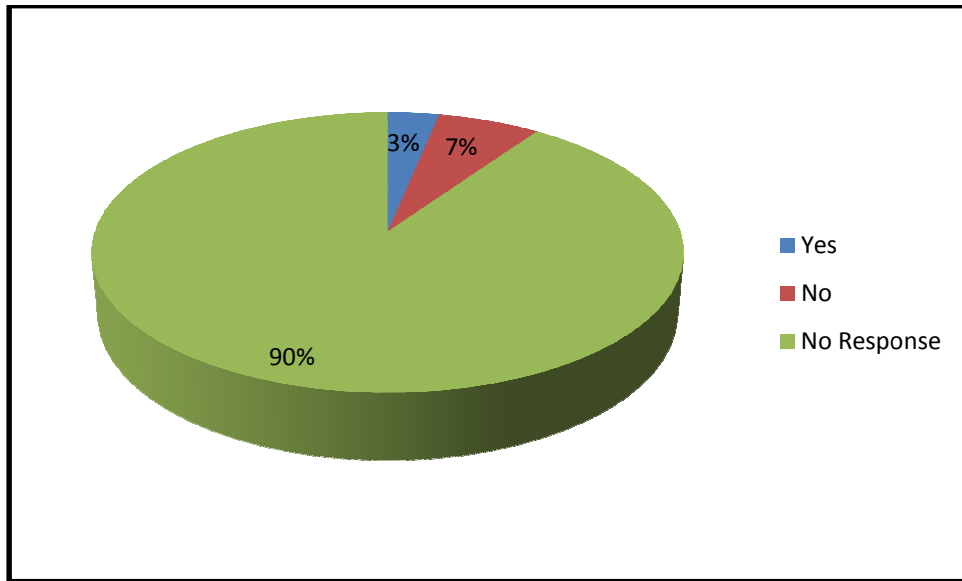
Are UDAs sufficient to meet projected residential growth in the locality for the next 10-20 years (or 10-40 years in Fairfax County)?



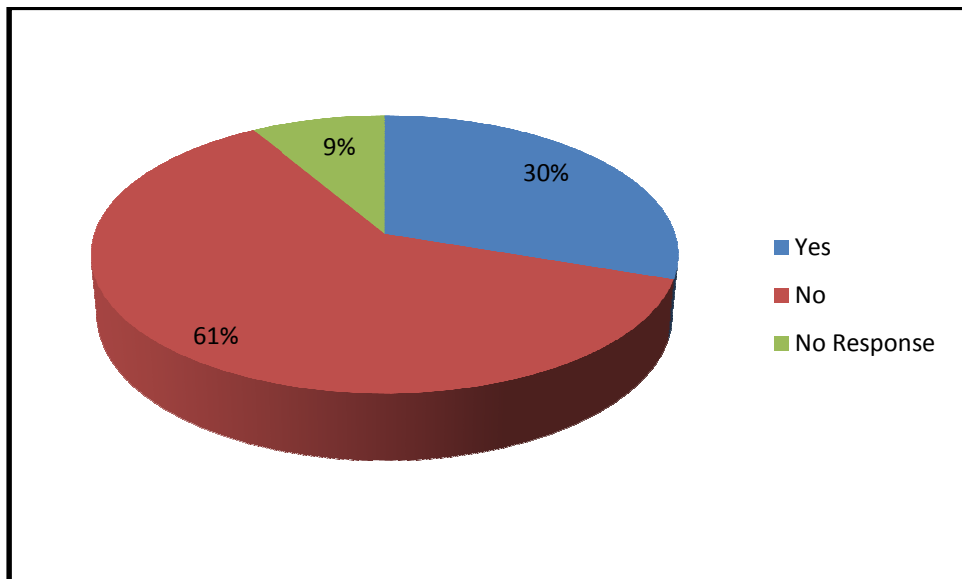
Are UDAs sufficient to meet projected commercial growth in the locality for the next 10-20 years (or 10-40 years in Fairfax County)?



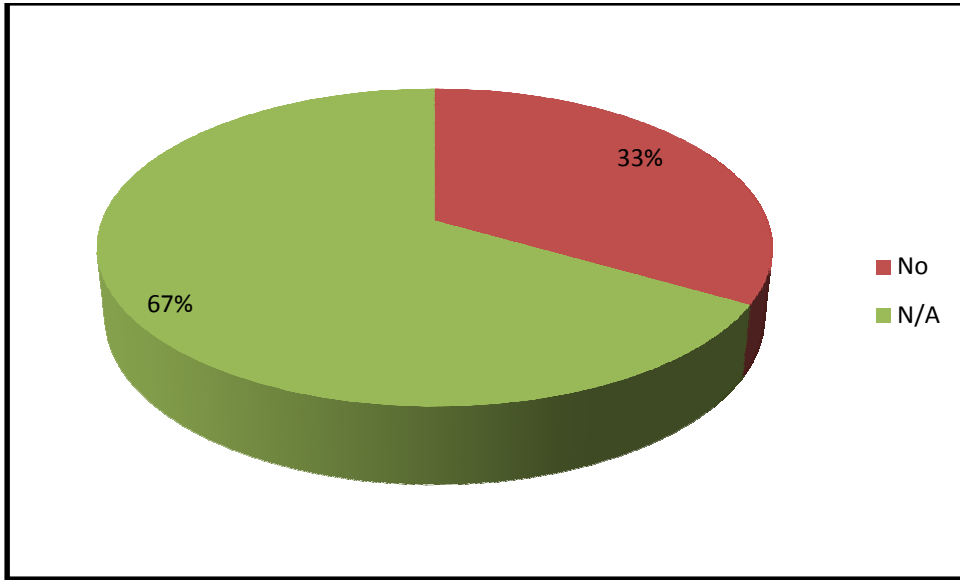
Does the locality's comprehensive plan describe any financial or other incentives for development in the UDA?



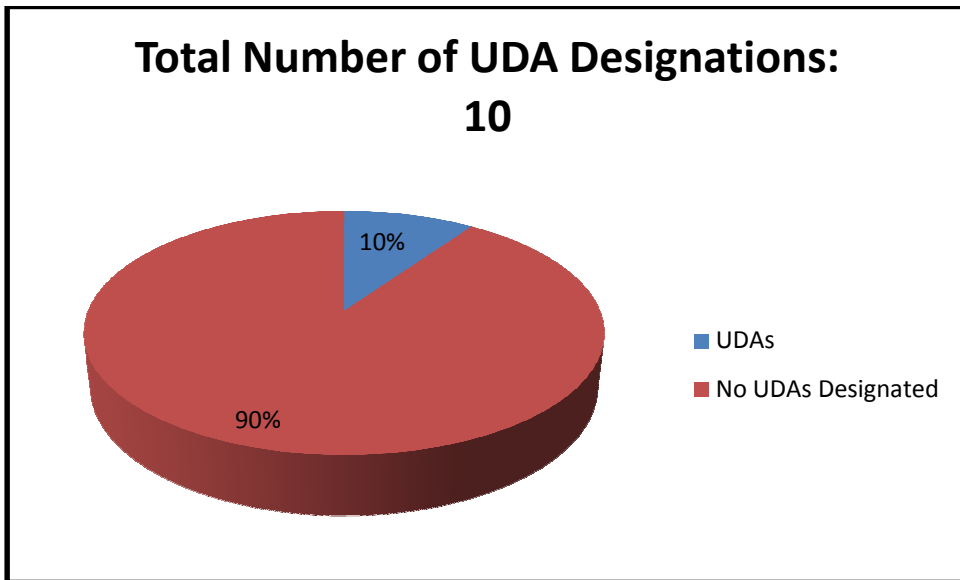
Does the locality have a transfer of development rights (TDR) program?



If the locality has a TDR program, has a receiving area been designated in a UDA?



Provide the number of UDAs designated in your locality.



Please select the most appropriate response(s) for your locality.

Item A: Based on the report of the 2000 Census, our locality does not believe it is required to designate one or more UDAs.

Item B: Based on the report of the 2010 Census, our locality does not believe it is required to designate one or more UDAs.

Item C: A majority of the governing body has determined that our locality will not comply with the mandate to designate one or more UDAs.

Item D: Other (please describe)

<u>Locality</u>	<u>Response</u>
Town of Amherst	Item B
Town of Dumfries	Items A and B
Town of Keysville	Item B

Urban Development Area Designations by Locality: Group 4

(as reported on survey)

Blacksburg Town

UDA Name: Mixed Use Area A	Acres: 16.2
-----------------------------------	--------------------

Description: 460 Bypass and Prices Fork

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	Proportion of County's VEC projection	<i>Commercial:</i> n/a
<i>Residential:</i>	20	Proportion of County's VEC projection	<i>Single Family:</i> n/a <i>Townhouse:</i> n/a <i>Multi-Family:</i> n/a

TND Features: Mixed-use neighborhoods, including mixed housing types

UDA Name: Mixed Use Area B	Acres: 68.66
-----------------------------------	---------------------

Description: University City Boulevard & Prices Fork

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	Proportion of County's VEC projection	<i>Commercial:</i> n/a
<i>Residential:</i>	20	Proportion of County's VEC projection	<i>Single Family:</i> n/a <i>Townhouse:</i> n/a <i>Multi-Family:</i> n/a

TND Features: Mixed-use neighborhoods, including mixed housing types

UDA Name: Mixed Use Area C	Acres: 23.94
-----------------------------------	---------------------

Description: North Main Street

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	Proportion of County's VEC projection	<i>Commercial:</i> n/a
<i>Residential:</i>	20	Proportion of County's VEC projection	<i>Single Family:</i> n/a <i>Townhouse:</i> n/a <i>Multi-Family:</i> n/a

TND Features: Mixed-use neighborhoods, including mixed housing types

UDA Name: Mixed Use Area D	Acres: 24.89
-----------------------------------	---------------------

Description: Old Blacksburg Middle School

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

20

Proportion of County's VEC projection

Commercial: n/a

Residential:

20

Proportion of County's VEC projection

Single Family: n/a

Townhouse: n/a

Multi-Family: n/a

TND Features: Mixed-use neighborhoods, including mixed housing types

UDA Name: Mixed Use District E	Acres: 38.63
---------------------------------------	---------------------

Description: South Main Street including 1st & Main shopping center

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

20

Proportion of County's VEC projection

Commercial: n/a

Residential:

20

Proportion of County's VEC projection

Single Family: n/a

Townhouse: n/a

Multi-Family: n/a

TND Features: Mixed-use neighborhoods, including mixed housing types

UDA Name: Mixed Use Area F	Acres: 47.18
-----------------------------------	---------------------

Description: South Main Street & Southpark Drive

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

20

Proportion of County's VEC projection

Commercial: n/a

Residential:

20

Proportion of County's VEC projection

Single Family: n/a

Townhouse: n/a

Multi-Family: n/a

TND Features: Mixed-use neighborhoods, including mixed housing types

Densities are calculated using Floor Area Ratio (FAR) for commercial uses, and Dwelling Units per Acre (DUA) for residential uses. Not all jurisdictions provided data for their designated UDAs.

UDA Name: Mixed Use Area G

Acres: 6.87

Description: Research Center Drive

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

20

Proportion of County's VEC projection

Commercial: n/a

Residential:

20

Proportion of County's VEC projection

Single Family: n/a

Townhouse: n/a

Multi-Family: n/a

TND Features: Mixed-use neighborhoods, including mixed housing types

UDA Name: Hospital Corridor Area

Acres: 97.34

Description: U.S. Route 460 Business and Bypass Interchange 3A including Montgomery Regional Hospital

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

20

Proportion of County's VEC projection

Commercial: n/a

Residential:

20

Proportion of County's VEC projection

Single Family: n/a

Townhouse: n/a

Multi-Family: n/a

TND Features: None

Charlottesville City

UDA Name: Urban Development area

Acres: ?

Description: encompasses downtown and west main

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: No

Planning Horizon (in years):

Sources for Projections:

Proposed Densities:

Commercial:

at least 20

zoning

Commercial: 1

Residential:

at least 20

zoning

Single Family: 43

Townhouse: 43

Multi-Family: 43

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Herndon Town

UDA Name: Herndon Metrorail Station Urban Development Ar	Acres: 80 (approx.)
---	----------------------------

Description: land north of the Herndon-Reston West Station of Dulles Metrorail-NOTE: METRO STATION AREA PLAN IS NOT ADOPTED YET, FINAL STAGES OF A COMMUNITY PLANNING PROCESS UNDER WAY-Densities and features reported are proposed and reflect consensus and direction from Town Council to date

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	24	Town study for area plan by BBP consultants-multiple sources	<i>Commercial:</i> tiers of 4.5, 3.5,2.5 -average 2.5
<i>Residential:</i>	24	Town study for area plan by BBP consultants-multiple sources	<i>Single Family:</i> 0 <i>Townhouse:</i> 0 <i>Multi-Family:</i> total 4840 units projected

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Mixed-use neighborhoods, including mixed housing types , Reduction of front and side yard building setbacks

Densities are calculated using Floor Area Ratio (FAR) for commercial uses, and Dwelling Units per Acre (DUA) for residential uses. Not all jurisdictions provided data for their designated UDAs.

APPENDIX E:
Group 5 Localities and Survey Results

Group 5 Mandated Counties, Cities & Towns (February 2, 2013)

Cities (5)

Falls Church
Fredericksburg
Lynchburg
Waynesboro
Williamsburg

Total Counties (3)

Alleghany
Lee
Prince Edward

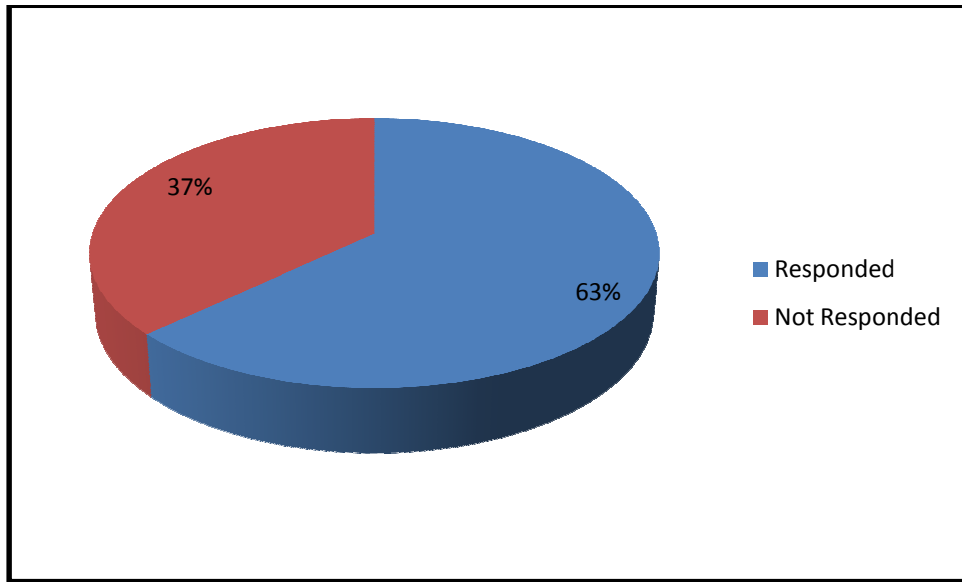
Total Towns (19)

Berryville
Big Stone Gap
Boyce
Charlotte Court House
Cleveland
Columbia
Edinburg
Exmore
Middletown
Montross
Rich Creek
Richlands
Rocky Mount
Shenandoah
Stephens City
Stuart
Tangier
West Point
Windsor

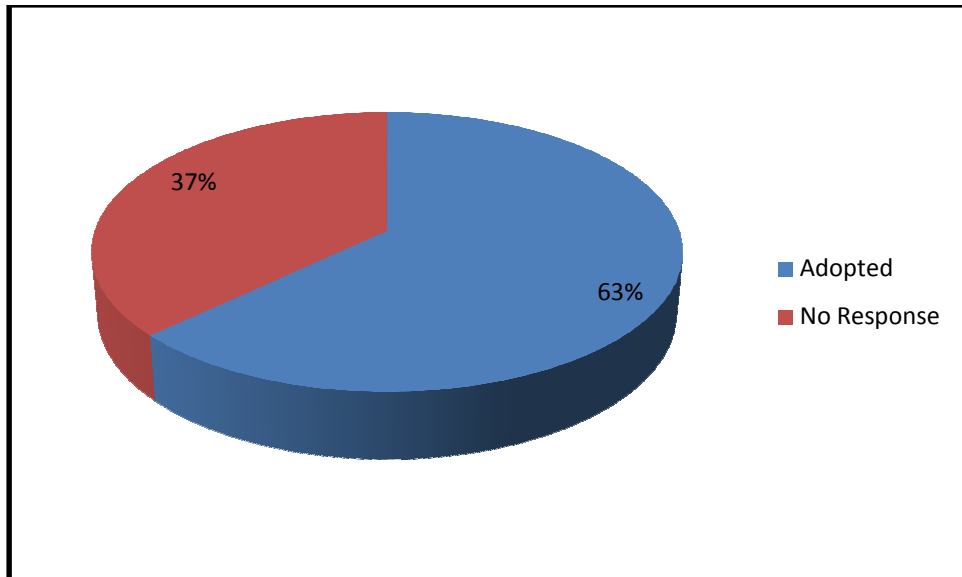
Group 5 Survey Results

2000-2010 Census Mandated Localities
February 2, 2013 Compliance Deadline

27 Localities (3 Counties; 5 Cities; and 19 Towns)¹

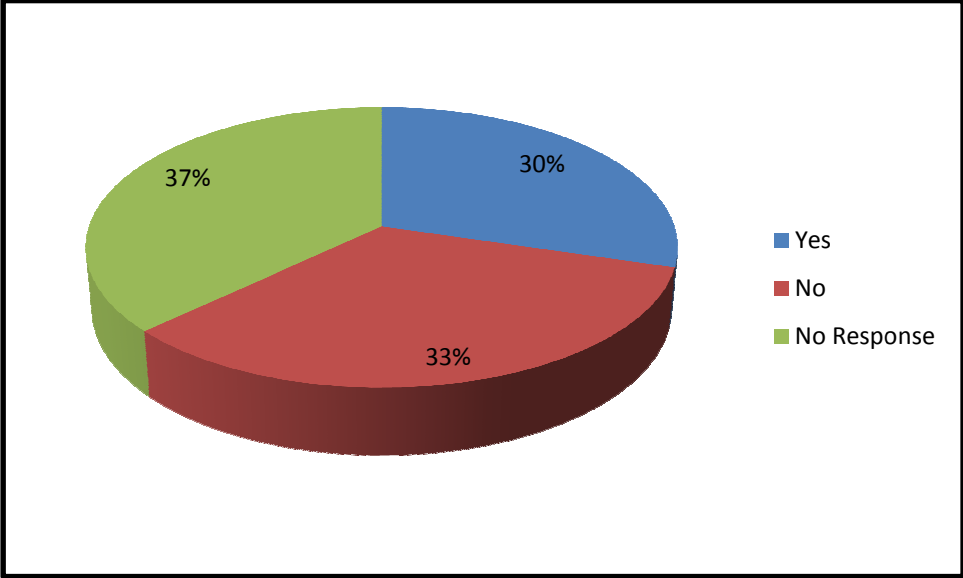


Has your locality adopted a zoning ordinance?

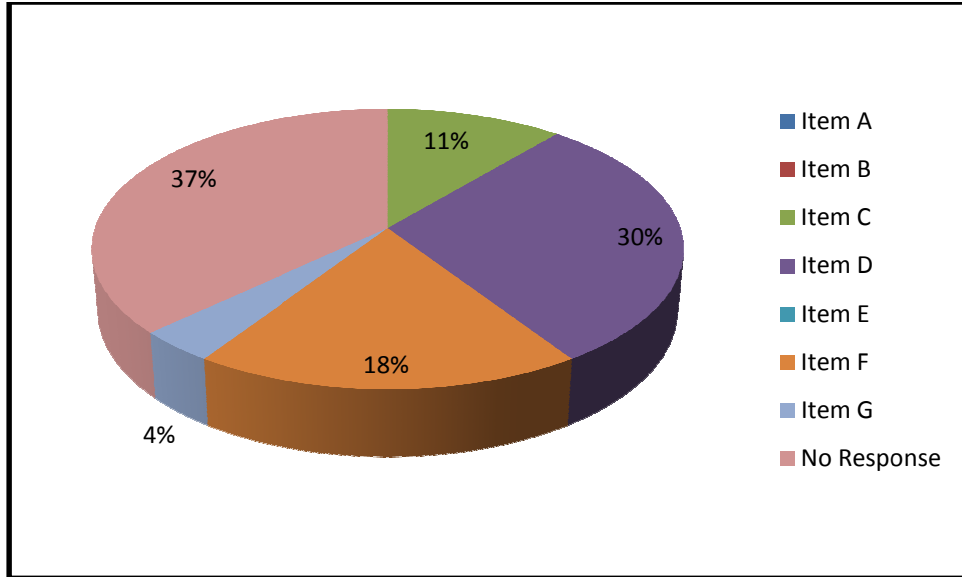


¹ The City of Falls Church and the Towns of Big Stone Gap, Charlotte Courthouse, Cleveland, Columbia, Middletown, Rich Creek, Richlands, Tangier and Windsor did not respond to the survey.

Is your locality required by Va. Code §15.2-2223.1 to designate one or more UDAs in its comprehensive plan?



Please select the most appropriate response for your locality.



Item A: Our locality has already amended its comprehensive plan to incorporate one or more urban development areas (UDAs).

Item B: Our locality intends to amend its comprehensive plan to incorporate one or more UDAs by July 1, 2012.

Item C: Our locality intends to amend its comprehensive plan to incorporate one or more UDAs by February 2, 2013(i.e., two years following the report of the U.S. Census made pursuant to P.L. 94-171).

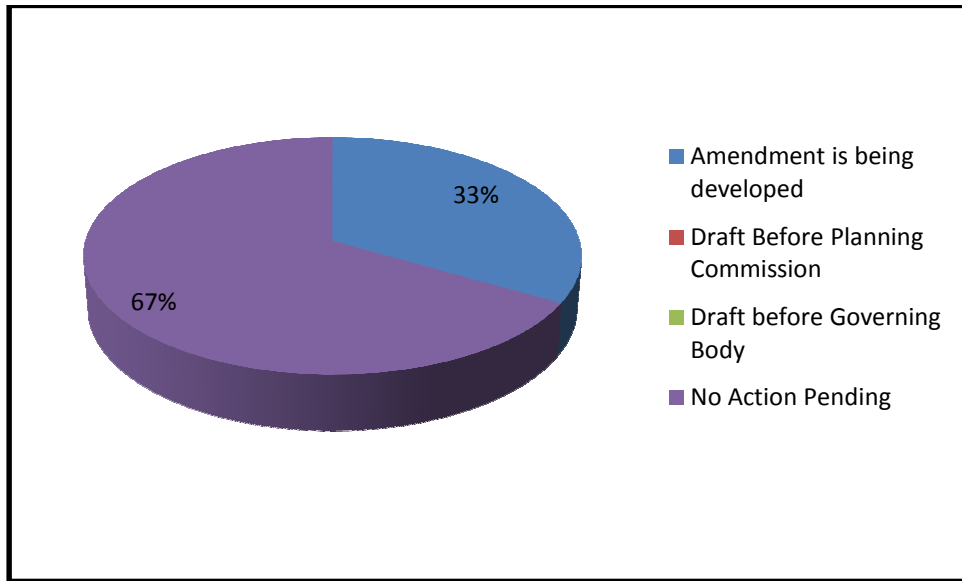
Item D: Our locality does not presently intend to amend its comprehensive plan to incorporate one or more UDAs.

Item E: Our locality determined that its comprehensive plan accommodates growth in a manner consistent with the requirement to incorporate one or more UDAs and has adopted a resolution certifying compliance with the UDA requirement.

Item F: Our locality determined that its comprehensive plan accommodates growth in a manner consistent with the requirement to incorporate one or more UDAs but has not yet adopted a resolution certifying compliance with the UDA requirement.

Item G: Our locality would be required to amend its comprehensive plan to incorporate one or more UDAs based on population growth but has elected (pursuant to Va. Code § 15.2-2223.1) to exclude the inmate population of any new or expanded correctional facility that opened within the time period between the two censuses and does not intend to amend its plan.

If you have not already designated a UDA, please indicate the current status of the comprehensive plan amendment designating a UDA:



Please select the most appropriate response(s) for your locality.

Item A: Based on the report of the 2000 Census, our locality does not believe it is required to designate one or more UDAs.

Item B: Based on the report of the 2010 Census, our locality does not believe it is required to designate one or more UDAs.

Item C: A majority of the governing body has determined that our locality will not comply with the mandate to designate one or more UDAs.

Item D: Other (please describe)

<u>Locality</u>	<u>Response</u>
Town of Edinburg	Item B
Town of Exmore	Items A and B
Town of Montross	Item B
Town of Rocky Mount	Item A
Town of Shenandoah	Item B
Town of Stephens City	Item B
Town of Stuart	Item B
Town of West Point	Item B

APPENDIX F:
Group 6 Localities, Survey Results and
UDA Designations

Group 6 Counties, Cities and Towns not Subject to UDA Mandate

Cities (22)

Bedford
Bristol
Buena Vista
Colonial Heights
Covington
Danville
Emporia
Franklin
Galax
Hopewell
Lexington
Martinsville
Norfolk
Norton
Petersburg
Poquoson
Portsmouth
Radford
Richmond
Roanoke
Salem
Staunton

Counties (40)

Appomattox
Bath
Bland
Buchanan
Buckingham (PRISON)
Carroll (NO ZONING)
Charles City
Charlotte
Clarke
Dickenson
Essex
Floyd (NO ZONING)
Giles
Grayson
Greensville (PRISON)
Henry
Highland
King and Queen
Lancaster
Lunenburg (PRISON)
Madison
Mathews
Middlesex
Nelson
Northampton
Nottoway
Patrick
Pulaski
Rappahannock

Counties cont'd

Richmond (PRISON)
Russell (NO ZONING)
Scott
Smyth
Southampton
Surry
Sussex (PRISON)
Tazewell
Westmoreland
Wise
Wythe (NO ZONING)

Towns (111)

Abingdon
Alberta
Altavista
Appalachia
Appomattox
Ashland
Belle Haven
Blackstone
Bloxom
Bluefield
Boydton
Boykins
Brodnax
Brookneal
Buchanan
Burkeville
Cape Charles
Cedar Bluff
Chase City
Chatham
Cheriton
Chilhowie
Claremont
Clarksville
Clifton Forge
Clinchco
Clinchport
Clintwood
Coeburn
Colonial Beach
Crewe
Damascus
Dendron
Dillwyn
Drakes Branch
Dublin
Duffield (NO ZONING)
Floyd
Fries
Front Royal

Towns cont'd

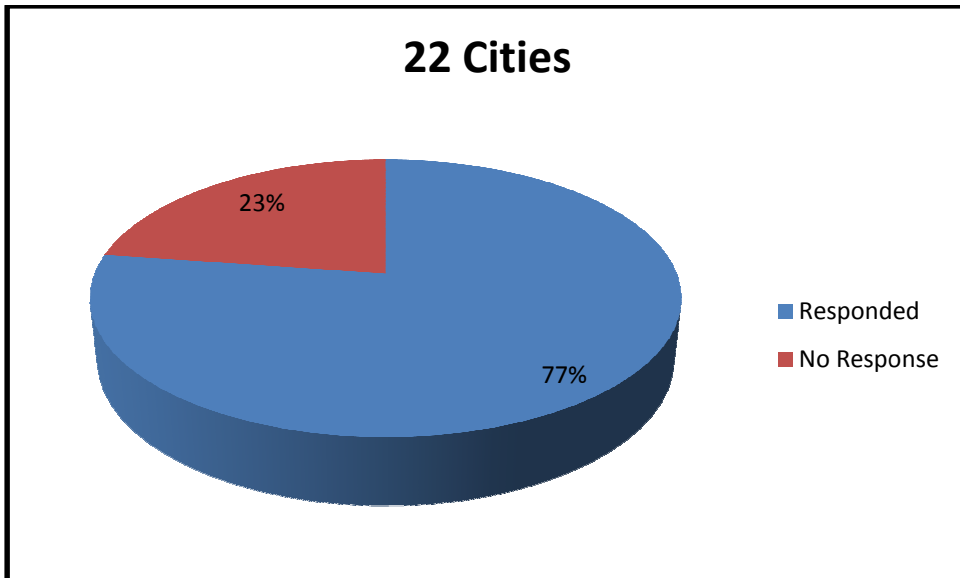
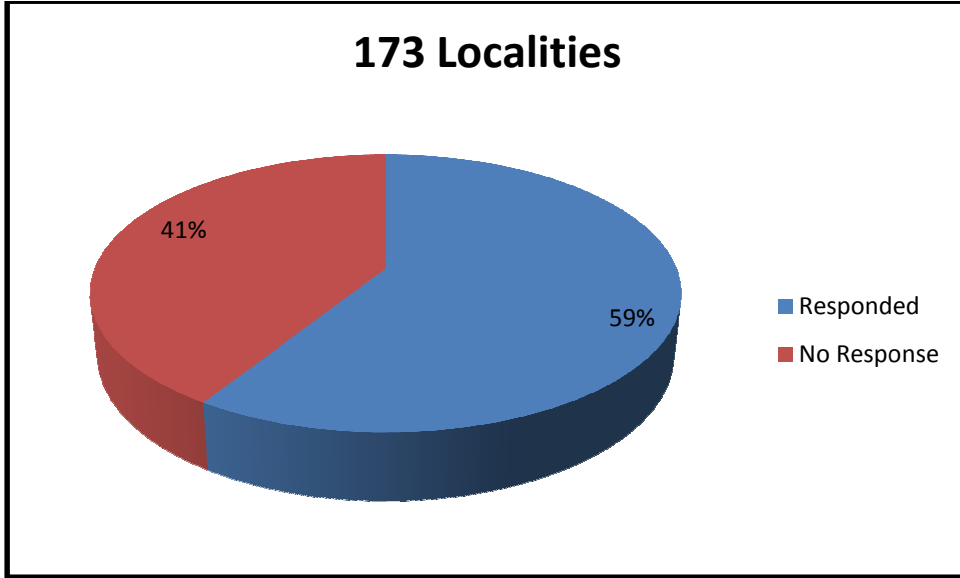
Gate City
Glade Spring
Glasgow
Glen Lyn
Gordonsville
Goshen
Gretna
Grundy
Hamilton
Haysi (NO ZONING)
Honaker (NO ZONING)
Hurt
Independence
Iron Gate
Ivor
Jarratt
Jonesville
Keller
Kenbridge
La Crosse
Lawrenceville
Lebanon
Luray
Madison
Marion
McKenney
Melfa
Mineral
Monterey
Narrows
Nassawadox
Newsoms
Nickelsville
Onancock
Onley
Painter
Pamplin City
Parksley
Pembroke
Pennington Gap
Phenix
Pocahontas
Port Royal
Pound
Pulaski
Quantico
Ridgeway
Round Hill
Saltville
Saxis
Scottsburg
South Hill
St. Charles

Towns cont'd

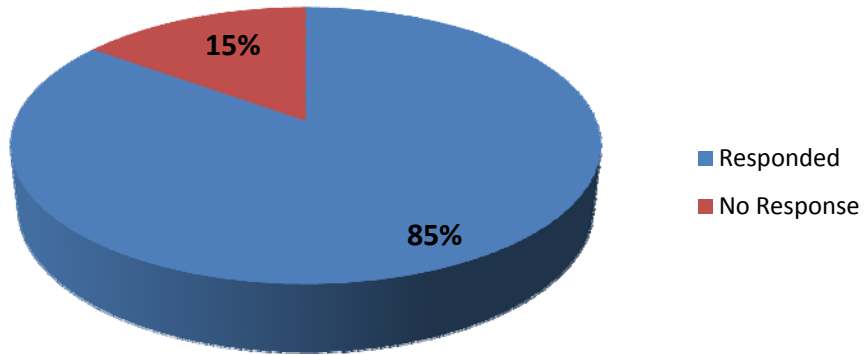
St. Paul
Stony Creek
Tazewell
Toms Brook
Troutville
Urbanna
Victoria
Vienna
Vinton
Virgilina
Wachapreague
Wakefield
Washington
Waverly
Weber City
White Stone
Wise
Wytheville

Group 6 Survey Results

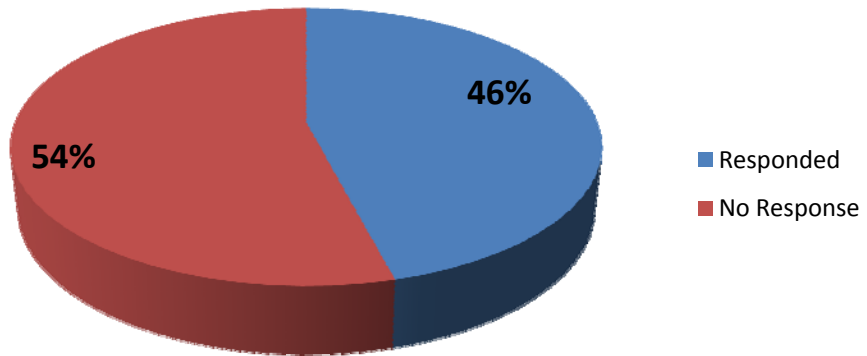
Counties, Cities and Towns Not Subject to UDA Mandate
173 Localities (22 Cities; 40 Counties; and 111 Towns)



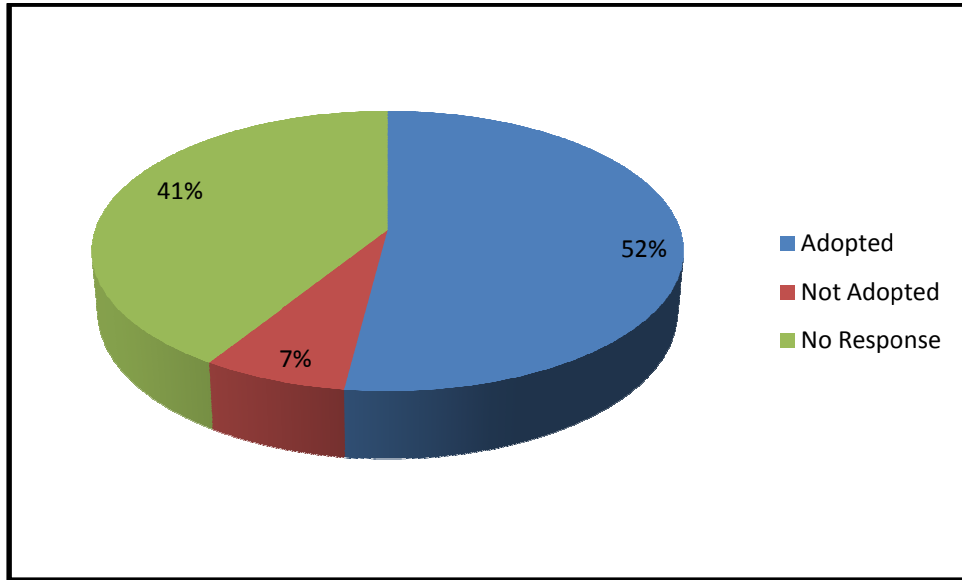
40 Counties



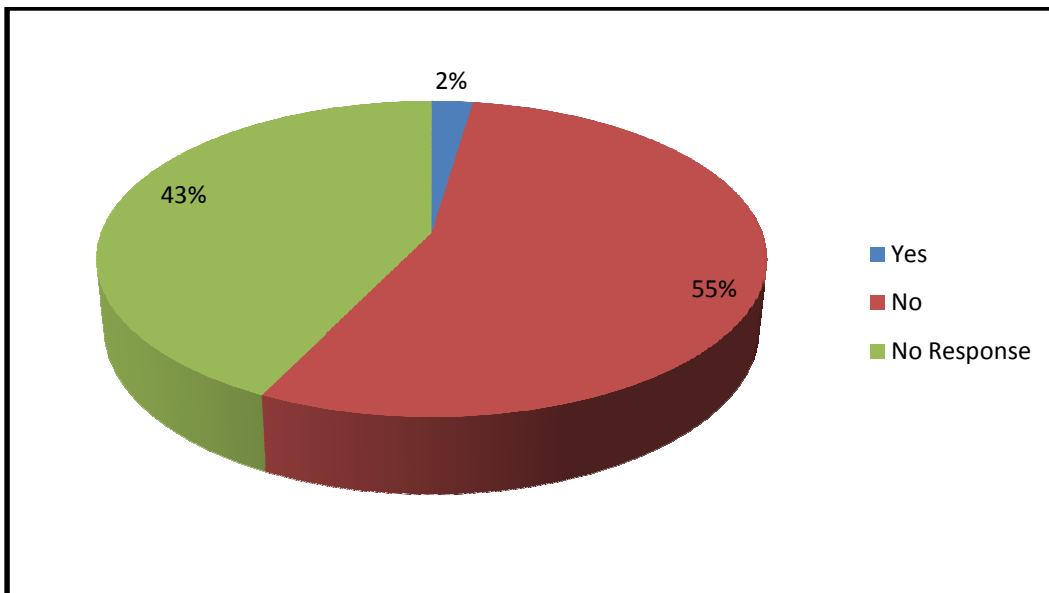
111 Towns



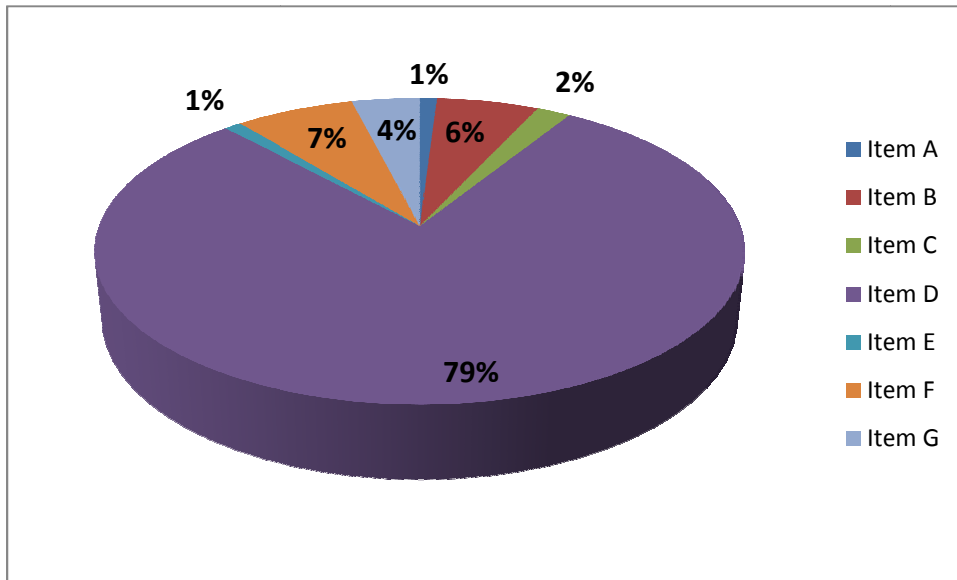
Has your locality adopted a zoning ordinance?



Is your locality required by Va. Code §15.2-2223.1 to designate one or more UDAs in its comprehensive plan?



Please select the most appropriate response for your locality.



Item A: Our locality has already amended its comprehensive plan to incorporate one or more urban development areas (UDAs).

Item B: Our locality intends to amend its comprehensive plan to incorporate one or more UDAs by July 1, 2012.

Item C: Our locality intends to amend its comprehensive plan to incorporate one or more UDAs by February 2, 2013(i.e., two years following the report of the U.S. Census made pursuant to P.L. 94-171).

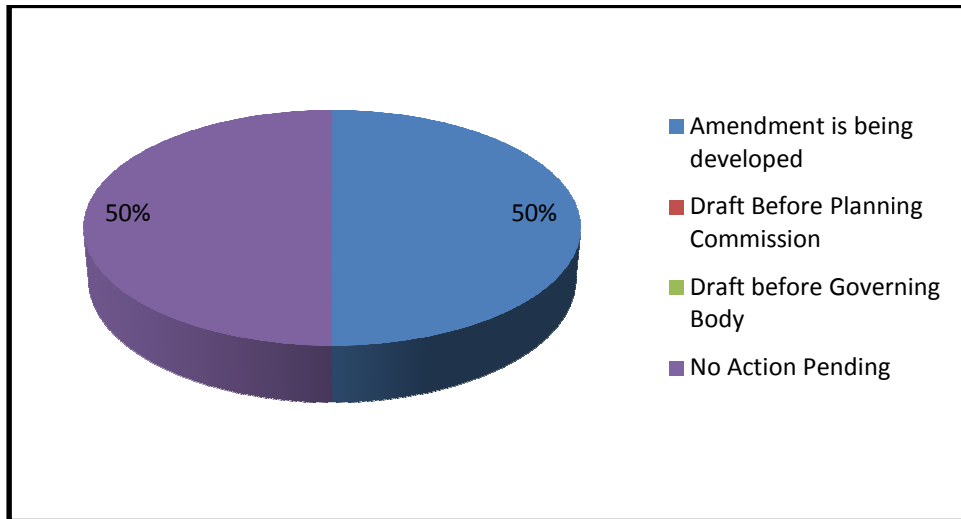
Item D: Our locality does not presently intend to amend its comprehensive plan to incorporate one or more UDAs.

Item E: Our locality determined that its comprehensive plan accommodates growth in a manner consistent with the requirement to incorporate one or more UDAs and has adopted a resolution certifying compliance with the UDA requirement.

Item F: Our locality determined that its comprehensive plan accommodates growth in a manner consistent with the requirement to incorporate one or more UDAs but has not yet adopted a resolution certifying compliance with the UDA requirement.

Item G: Our locality would be required to amend its comprehensive plan to incorporate one or more UDAs based on population growth but has elected (pursuant to Va. Code § 15.2-2223.1) to exclude the inmate population of any new or expanded correctional facility that opened within the time period between the two censuses and does not intend to amend its plan.

If you have not already designated a UDA, please indicate the current status of the comprehensive plan amendment designating a UDA:



Please indicate the date on which your local governing body adopted the comprehensive plan amendment designating the UDA(s) or the date on which it adopted the resolution certifying compliance with the UDA requirement:

<u>Locality</u>	<u>Date</u>
City of Hopewell	September 14, 2010
Town of Front Royal	June 27, 2011

Please indicate which documents are attached or were previously submitted to the Commission on Local Government (check all that apply):

- Item A: Documents describing all UDA Designations**
- Item B: Policies, Zoning Provisions, Other Ordinances**
- Item C: Capital Improvement Program**
- Item D: Resolution**
- Item E: Other (Please list)**

<u>Locality</u>	<u>Response</u>
City of Hopewell	Item D
Town of Front Royal	Item A

The City of Hopewell and the Town of Front Royal provided the only responses to the following questions:

Are UDAs sufficient to meet projected residential growth in the locality for the next 10-20 years (or 10-40 years in Fairfax County)?

Both the City of Hopewell and the Town of Front Royal responded “Yes.”

Are UDAs sufficient to meet projected commercial growth in the locality for the next 10-20 years (or 10-40 years in Fairfax County)?

Both the City of Hopewell and the Town of Front Royal responded “Yes.”

Does the locality’s comprehensive plan describe any financial or other incentives for development in the UDA?

The City of Hopewell responded “No,” and the Town of Front Royal responded “Yes.”

Does the locality have a transfer of development rights (TDR) program?

Both the City of Hopewell and the Town of Front Royal responded “No.”

Provide the number of UDAs designated in your locality.

The Town of Front Royal responded that it has designated four (4) UDAs.

Urban Development Area Designations by Locality: Group 6

(as reported on survey)

Front Royal Town

UDA Name: South

Acres: 38

Description: commercial expansion or high density residential

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	County & Town Staff	<i>Commercial:</i> 0.4
<i>Residential:</i>	20	County & Town Staff	<i>Single Family:</i> 4 <i>Townhouse:</i> 6 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: South East

Acres: 12.2

Description: commercial redevelopment

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	County and Town Staff	<i>Commercial:</i> 0.4
<i>Residential:</i>	20	County and Town Staff	<i>Single Family:</i> 4 <i>Townhouse:</i> 6 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

UDA Name: Leach Run

Acres: 400.3

Description: residential with a smaller commercial component and a hospital

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	<i>Planning Horizon (in years):</i>	<i>Sources for Projections:</i>	<i>Proposed Densities:</i>
<i>Commercial:</i>	20	County and Town Staff	<i>Commercial:</i> 0.4
<i>Residential:</i>	20	County and Town Staff	<i>Single Family:</i> 4 <i>Townhouse:</i> 6 <i>Multi-Family:</i> 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii , None

UDA Name: North East

Acres: 272.9

Description: residential

Identified in Comp Plan?: Yes

Identified on Future Land Use Map?: Yes

	Planning Horizon (in years):	Sources for Projections:	Proposed Densities:
Commercial:	20	County and Town Staff	Commercial: 0.4
Residential:	20	County and Town Staff	Single Family: 4 Townhouse: 6 Multi-Family: 12

TND Features: Pedestrian-friendly, Interconnection of new with existing roads, Connectivity of road and pedestrian networks, Preservation of natural areas, Mixed-use neighborhoods, including mixed housing types , Affordable housing , Reduction of front and side yard building setbacks, Reduction of street widths and turning radii

Densities are calculated using Floor Area Ratio (FAR) for commercial uses, and Dwelling Units per Acre (DUA) for residential uses. Not all jurisdictions provided data for their designated UDAs.