Att C – Draft Criteria for Boundary Revision

NEW Draft Criteria for Removing Under-Performing Areas from the DA

The following are draft criteria for evaluating potential locations to remove from the designated Development Areas:

- Locations that are not meeting the goals and policies of the Comprehensive Plan. This includes locations that are not meeting the recommended density per future land use designations and areas that are not meeting the Community Design Guidelines (e.g. walkable, mixed-use).
- Locations that have significant topographic or other environmental constraints. These constraints reduce an area's potential to meet recommended densities and intensities of uses and the ability to develop an interconnected street network. There may also be important environmental features or habitats that should be protected (e.g. high value forest blocks identified in the Biodiversity Action Plan).
- Locations with limited public infrastructure capacity and access. This could include existing road conditions and capacity, where development would be contrary to VDOT goals and recommendations, and where connections to existing public roads, water/sewer, and other infrastructure are challenging.
- If locations in the Development Areas are redesignated as Rural Area, the total acreage that is swapped to the Development Areas should be considered based in part on the developable acreage of the now-Rural Area land.

Draft Criteria for Adding Land to the Development Areas
Note: These criteria are the same as the criteria shared as part of Phase 2.

Factors	Impacts and Standards to Assess
Transportation	- Current level of service (LOS) for road network that new development would access and how potential new development would impact and address LOS. - Current safety issues for road network that new development would access and how potential new development would impact and address safety. - How any planned transportation projects could be integrated with potential new development. - Ensure potential new development provides road, sidewalk, shared-use path, and trail connections to the existing road and bike/pedestrian network.
Public Schools	- Current and projected schools' capacity for the school districts for potential new development and how potential new development would impact and address school capacity. - Coordinate with ACPS to assess possible locations within potential new Development Areas for future school sites. Sites need to be of an

	adequate acreage for ACPS' needs and should be walkable for as many nearby neighborhoods as feasible.
Public Water and Sewer	• Ability to be served by public water and sewer, either currently or feasible in the future. • Coordinate with RWSA and ACSA to plan for future infrastructure needs and develop an estimated timeframe for when public water and sewer could feasibly be provided to new development in potential new Development Areas, in collaboration with the private sector
Community Facilities and Services	• Assessment of adequacy of service provision for community facilities, services, and infrastructure, including Fire/Rescue and Police. • Assessment of proximity to existing community centers, libraries, schools, and other facilities, and what additional facilities/services/infrastructure may be needed in potential new Development Areas. • Coordinate with service providers and partner agencies to plan for future community facilities and services needs and possible timeframes and siting considerations.
Environmental Stewardship	• Natural boundaries should be used to guide the boundaries for potential new Development Areas and for identifying areas to protect and avoid, such as significant areas in steep slopes, protected stream buffers, and floodplain. These environmental features should be identified and mapped. • Assessment of the presence of areas identified in County policies and plans for enhanced protection and avoidance, such as important forest blocks and conservation areas identified in the County's Biodiversity Action Plan and the mountain protection areas.
Form, Density, and Redevelopment	• Prior to potential Development Areas expansion (beyond minor adjustments), assess the extent to which the current Development Areas are meeting the Comprehensive Plan recommendations for a mix of uses, percentage of affordable housing, density toward the higher ranges of land use designations, walkable Activity Centers, multimodal transportation options, redevelopment and infill, and access to parks and trails.
If a potential area is in a water supply watershed	• Evaluation of whether the area is undeveloped/vacant or already has existing development. • Areas with no or very limited existing development or without underlying by-right zoning that would allow development (beyond typical Rural Area uses) should be avoided if there are feasible alternative locations. • Areas with existing development that is inconsistent with Rural Area chapter recommendations may be considered, as these areas have already been impacted by development. Assessment of whether connections to public water/sewer and some additional development would have potential beneficial effects, especially to replace older or failing well and septic and to comply with updated stormwater management and other regulations.

Land use and expected form of development	• New development in expanded areas is expected to meet the Community Design Guidelines and other chapter recommendations for the Development Areas, including having a mix of land uses, a variety of housing types, parks, trails, multimodal transportation options, and employment and business opportunities. • Single-use areas may be appropriate with relatively minor boundary changes or for possible new Employment Districts, such as an employment center. • Expanded Development Areas should be adjacent to existing Development Areas, prioritizing the 'urban ring' (the Development Areas that are adjacent to the City of Charlottesville).
Access to public recreation, parks, and trails	• Assessment of potential access to existing public parks, recreation opportunities, open space, and trails. • Coordination with ACPR to evaluate parks and recreation needs generated by potential new development in potential new Development Areas and to develop an estimated timeframe for when new public parks and trails could feasibly be provided, in collaboration with the private sector.
Potential impacts to and opportunities for nearby and adjacent areas	• Assessment of potential impacts to and opportunities for nearby and adjacent development. • For any new Development Areas/Rural Area boundary, the relevant recommendations from the Development Areas Land Use and Transportation and Rural Area Land Use and Transportation chapters should be followed, including having a 'hard edge' between the two areas. • Evaluate opportunities to connect existing neighborhoods in the existing Development Areas with new Activity Centers, neighborhoods, parks/trails, employment opportunities, and other amenities. • Plan for land use and transportation in a coordinated manner between existing and new Development Areas, including evaluating compatible land uses and multimodal transportation connections.