

AC44 Phase 2: Planning Toolkits

Planning Commission Work Session

April 25, 2023

Agenda

- Overview of Phase 2 and community engagement to date

- Planning toolkits approach
  - Centers of activity + multimodal transportation networks in Development Areas
  - Activity areas/crossroads communities in Rural Area
  - Drafting criteria for potential future expansion of Development Areas
  - Rural interstate interchanges

- Next steps

AC44 Phase 2 Overview

Phase 2 Outcomes

- Identify main topics for Comp Plan and review existing conditions and current trends for each: Housing, Natural and Historic Resources, Transportation, Land Use, Parks and Recreation, Economic Development, Community Facilities

- Developing ‘planning toolkits’ for coordinated land use and transportation planning (will continue to be developed in Phase 3) and related topics including growth management

- Update Goals and Objectives for each topic
    - Goal: high-level and long-term direction to fulfill the Vision and Framework
    - Objective: specific outcome or target that accomplishes a goal

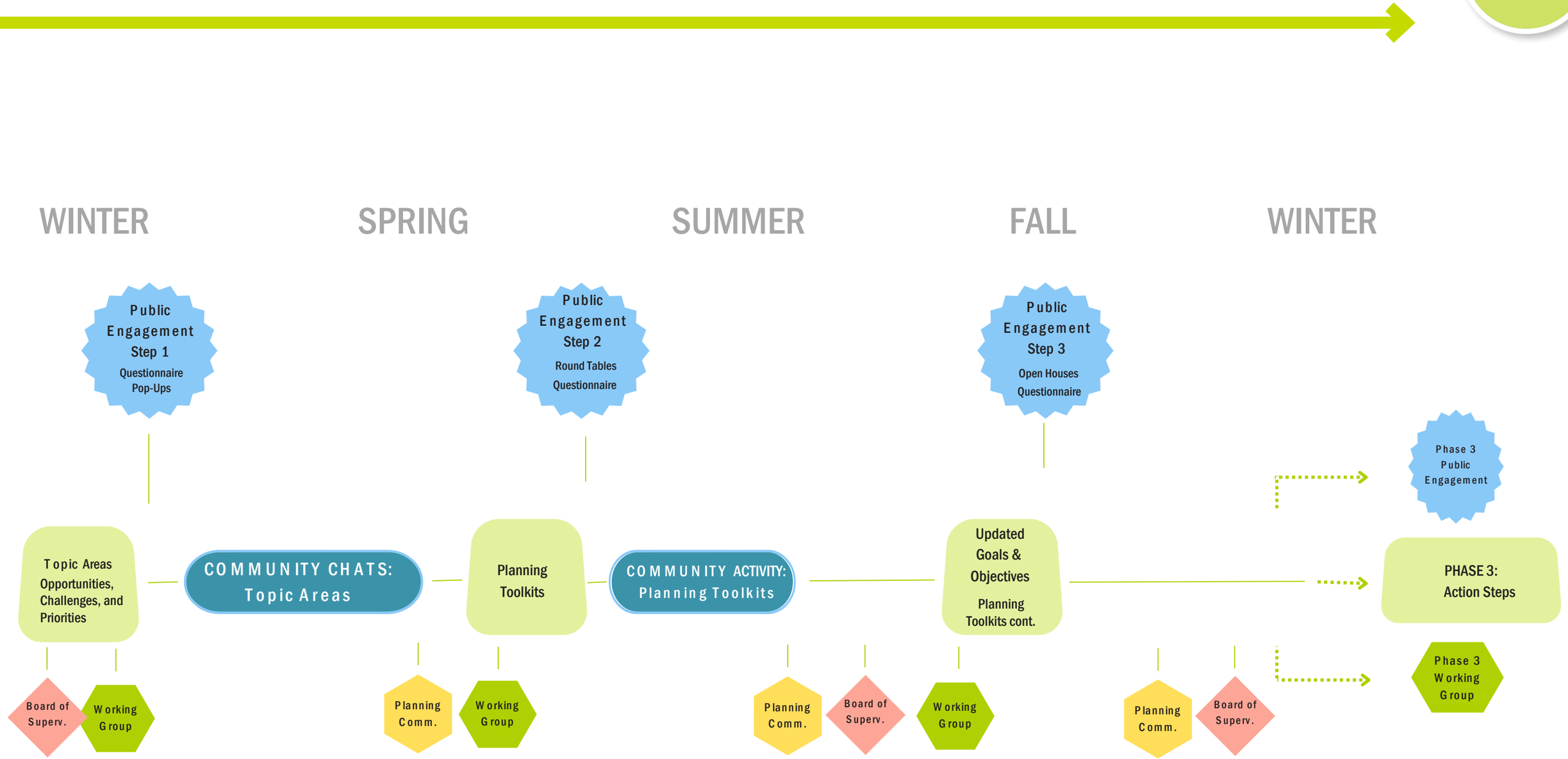
Phase 2 Steps

- **Step 1: Discovering Challenges and Opportunities (Winter/Spring 2023)**
  - Review existing conditions and current trends for each Plan topic
  - Community input on challenges, opportunities, and priorities

- **Step 2: Developing Planning Toolkits (Spring/Summer 2023)**
  - Centers of activity + multimodal transportation networks in Development Areas
  - Activity areas/crossroads communities in Rural Area
  - Drafting criteria for potential future expansion of Development Areas
  - Rural interstate interchanges
  - Community input on these toolkit components

- **Step 3: Defining Goals and Objectives (Fall/Winter 2023)**
  - Updated Goals and Objectives and continue to refine planning toolkits
  - Continuing planning toolkits: updates to Neighborhood Model Principles, density calculations and land use designations (‘categories’)
  - Community input on draft Goals, Objectives, toolkits

Phase 2 Timeline



Phase 2 Community engagement to date

- Questionnaire on Challenges, Opportunities, and Priorities
    - 532 responses; full results available on AC44 Phase 2 webpage
- Six pop-ups (one in each Magisterial District)
- Community Chat Kits (‘meeting in a box’)
- Working Group meeting



Planning Toolkits Approach

What are the Planning Toolkits?

- Coordinated land use and transportation planning approach to support Growth Management Policy
- Applying the Framework for an Equitable and Resilient Community to land use and transportation planning
- Connected to many other Plan topics, e.g. natural resources, equitable access to resources, community facilities, climate action
- Toolkits will need significant community input and guidance from the Planning Commission and Board





Centers of Activity + Multimodal Networks

Relevant current **Comp Plan** recommendations:

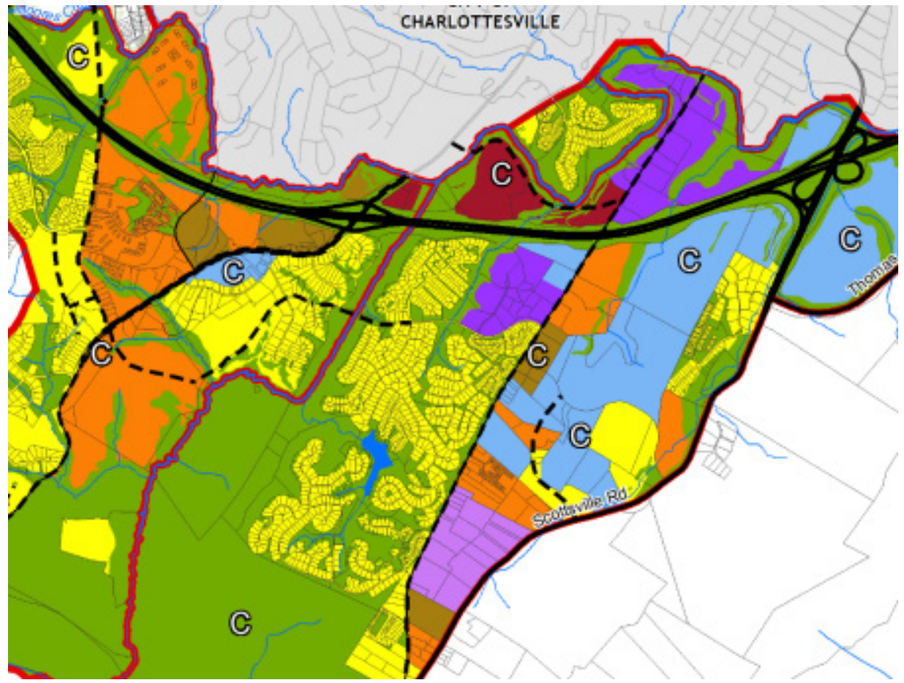
- Use Development Area land efficiently to prevent premature expansion…
- Promote density within the Development Areas to help create new compact urban places.
- Promote redevelopment as a way to improve and take advantage of existing investment in the Development Areas.
- Increase the supply of housing to meet the diverse housing needs of current and future Albemarle County residents.

Climate Action Plan: Incentivize denser and more mixed-use development patterns within the Development Areas

Planning Toolkit:

Centers of Activity + Multimodal Networks

- Currently there are 50 ‘centers’ identified through Master Plans across the Development Areas
- Many very small-scale and not mixed-use (e.g. a trailhead)
- Updated center types applied across the Development Areas would create consistent approach, would be expected to be mixed-use, and would better focus future projects and resources
  - Similar to Crozet and Pantops Master Plans, where center types provide additional guidance on scale, form, intensity of uses
  - Would connect centers of activity and provide focus for future multimodal projects
  - District designation could be used for more single-use areas (Employment, Education, Recreation)



Planning Toolkit:

Connection to the Framework



Green and Resilient:

- New neighborhoods and redevelopment should incorporate green and resilient design including compact, mixed-use developments with parks/trails
- New development/redevelopment should avoid sensitive environmental features and areas identified for protection

Welcoming and Equitable:

- Could provide opportunities for mix of uses, parks, trails, and variety of housing types
- Could support equitable distribution of access to services, amenities, resources
- Could support opportunities for redevelopment for vibrant mixed-use centers

Connected and Accessible:

- New development/redevelopment should have multimodal transportation options and connect to surrounding transportation network
- New development could support feasibility for enhanced public transit

Thriving and Prosperous:

- Could provide space for new businesses or expanding existing businesses
- Could provide employment centers and job opportunities

Planning Toolkit:

Centers of Activity + Multimodal Networks

Steps for building multimodal plan:

- Current and future activity analysis (jobs + people per acre)
- Identify potential current and future centers of activity (with residential + non-residential uses)
- Develop center types for scale/form guidance for centers
- Review current multimodal transportation network and future recommended projects
- Community, PC, and Board input on center locations, center types, and transportation network

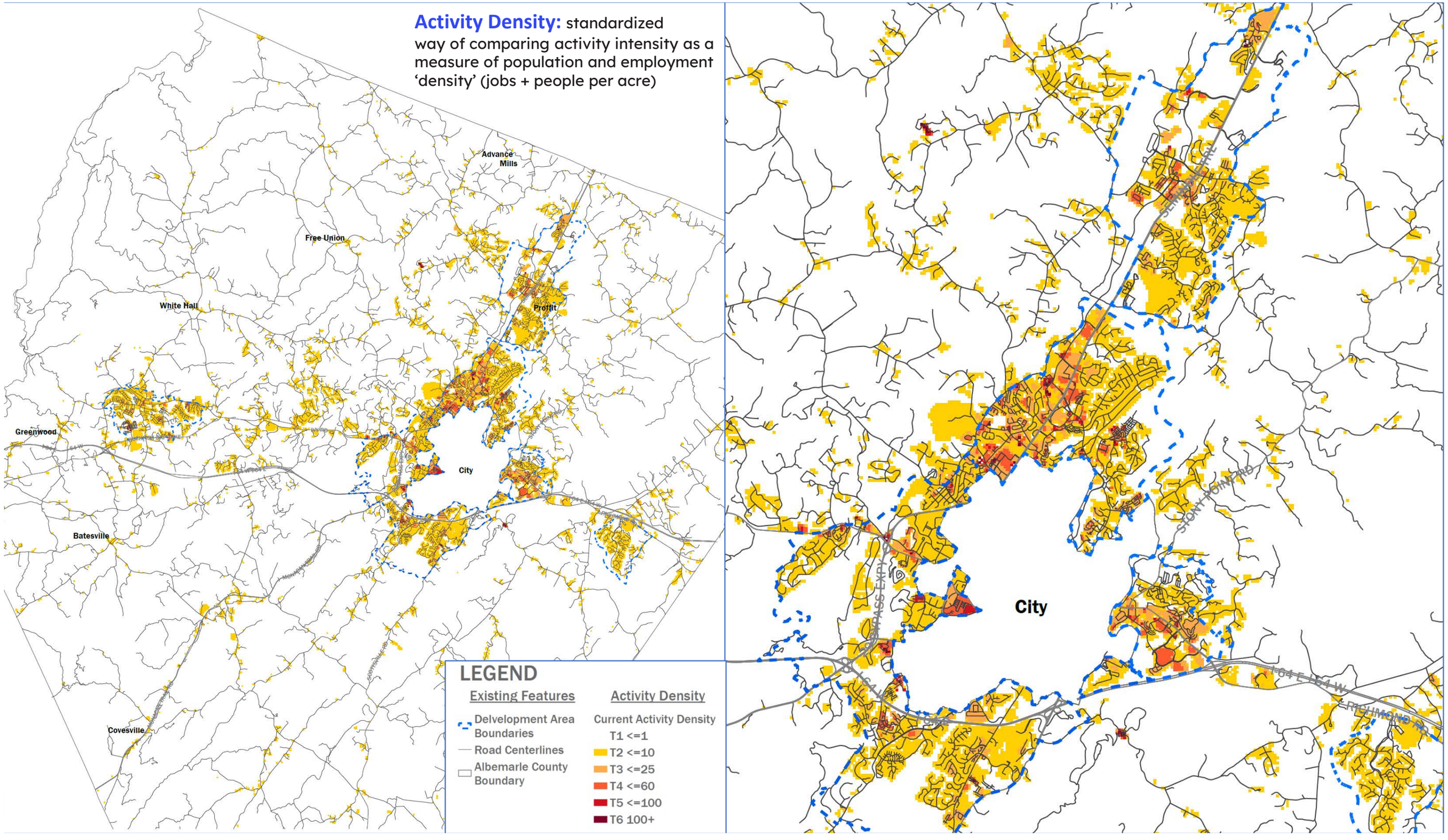




Planning Toolkit:

Activity Analysis

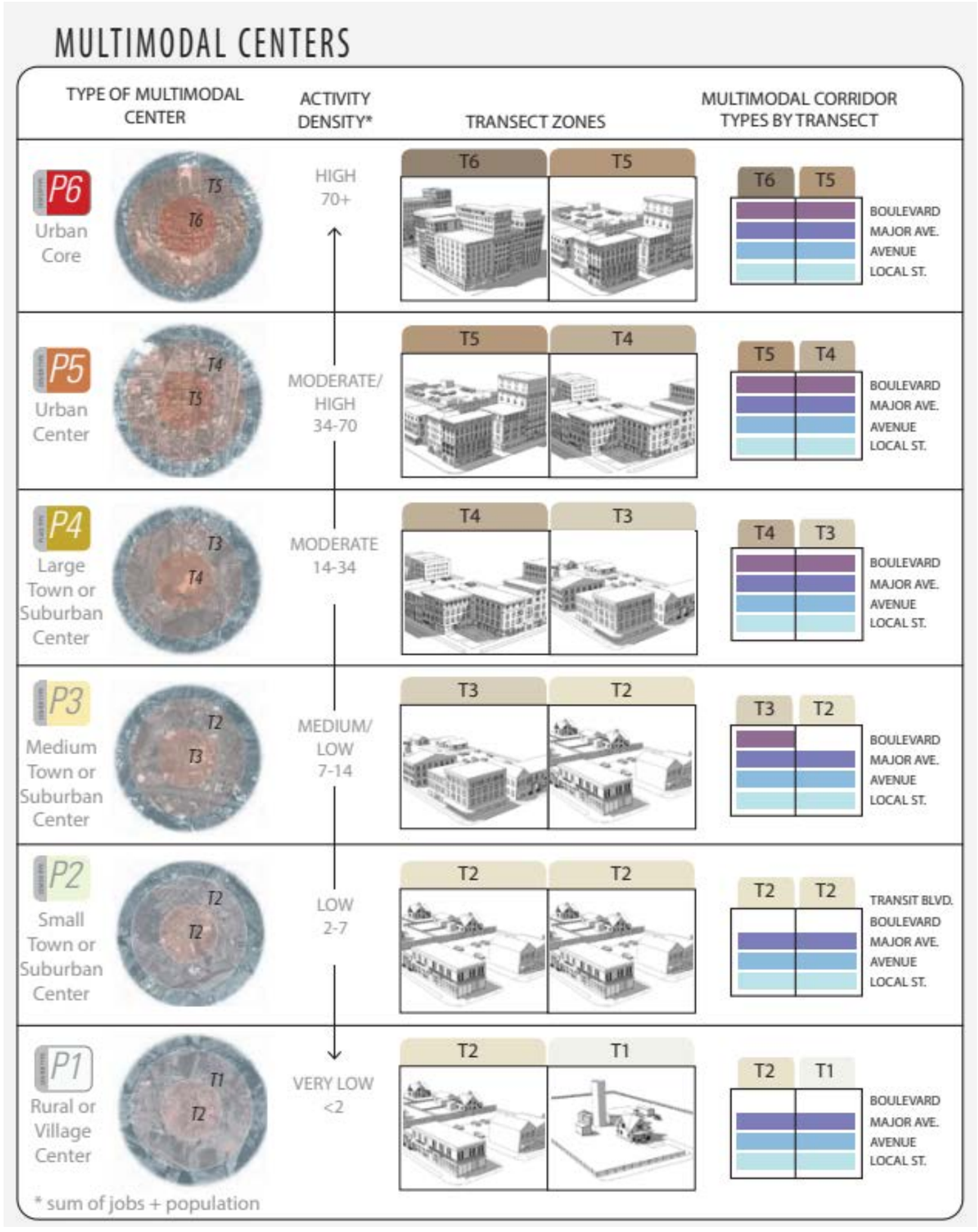
Activity Density: standardized way of comparing activity intensity as a measure of population and employment 'density' (jobs + people per acre)



Planning Toolkit:

Center Types

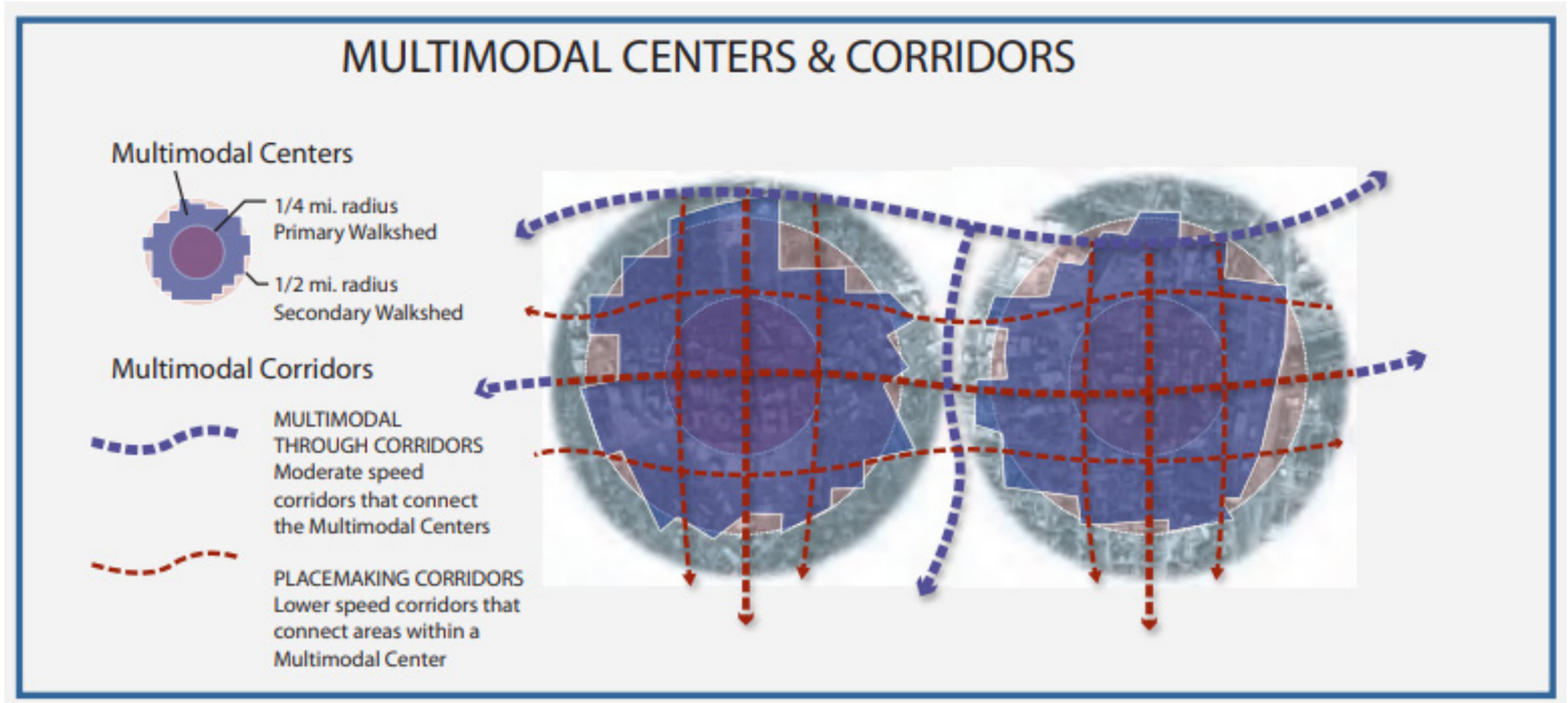
- Using Virginia Department of Rail and Public Transit's (DRPT) multimodal systems design guidelines to help inform center types
- DRPT place types: P6 (Urban Core) to P1 (Rural Village) based on Virginia localities
- Transect approach with more intensity at central area and decreasing as move away
- Can provide guidance for building height, block length, parking, intensity of uses



Planning Toolkit:

Multimodal Network

- Connect gaps in multimodal network
- Series of modal networks (transit, bike lanes, paths, trails, sidewalks, roads)
- Street typology recommendations for placemaking corridors



Areas of Activity in the Rural Area

Relevant current **Comp Plan** recommendations:

- Recognize and support crossroads communities, which serve as rural-scale community meeting places and provide opportunities for residents to take part in community life.
- Promote reuse of historic structures that support agricultural and forestal uses in the Rural Area.
- Consider amending the Zoning Ordinance to allow for restaurants in historic buildings…in crossroads communities
- Identify the geographic limits of a crossroads community by meeting with Rural Area residents.
- Consider amending the Zoning Ordinance to allow for small-scale, supportive uses in designated crossroads communities…e.g. country stores, offices, day care facilities, doctor/dentist offices, post offices, community centers, religious institutions.

Planning Toolkit:

Areas of Activity in the Rural Area

- Growth management: Majority of new development expected in the Development Areas; development in Rural Area should support Rural Area residents/communities and be appropriately-scaled
- Seven crossroads communities currently identified, though there are other places in the Rural Area with existing businesses/community centers
- Community, PC, and Board input on how crossroads communities are designated and whether recommendations should continue to be focused on adaptive reuse of historic structures or if new structures/uses should be considered

Connection to the Framework



Green and Resilient:

- New development/adaptive reuse should avoid sensitive environmental features and areas identified for protection
- New or retrofitted buildings should incorporate green and resilient design
- Preservation/adaptive reuse of historic resources

Welcoming and Equitable:

- Could support equitable access to more services and amenities in Rural Area
- Opportunities for infill/redevelopment and use of existing infrastructure

Connected and Accessible:

- Could reduce distance needed to travel for certain services/activities, also reducing greenhouse gas emissions
- Could support options for walking/biking and traffic calming

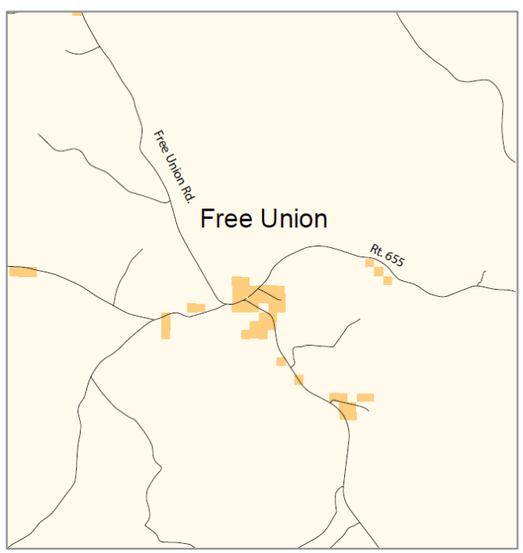
Thriving and Prosperous:

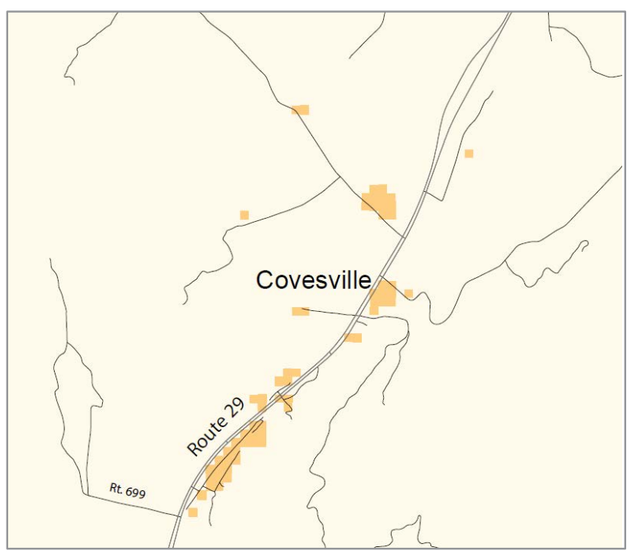
- Could provide space for new businesses or expanding existing businesses

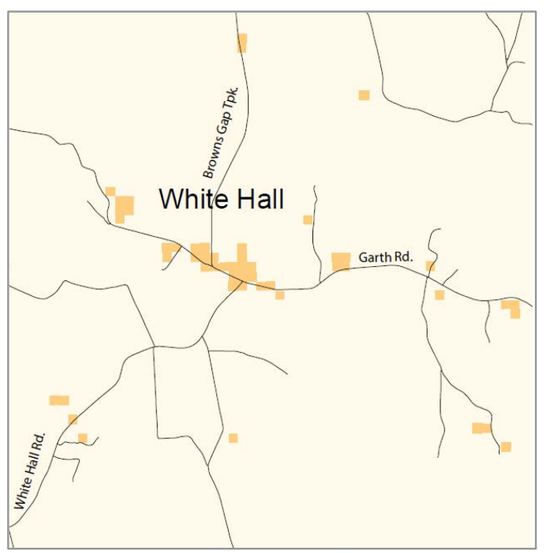
Areas of Activity in the Rural Area

Example of current activity (jobs + people per acre) in current crossroads communities

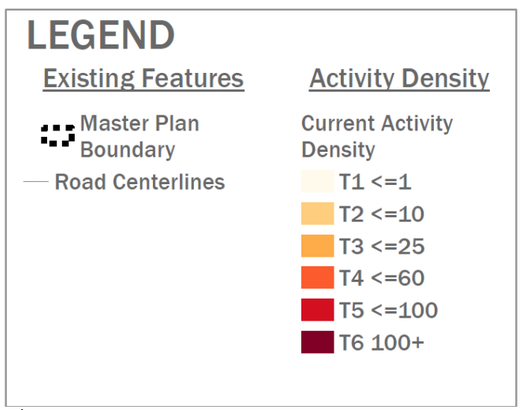






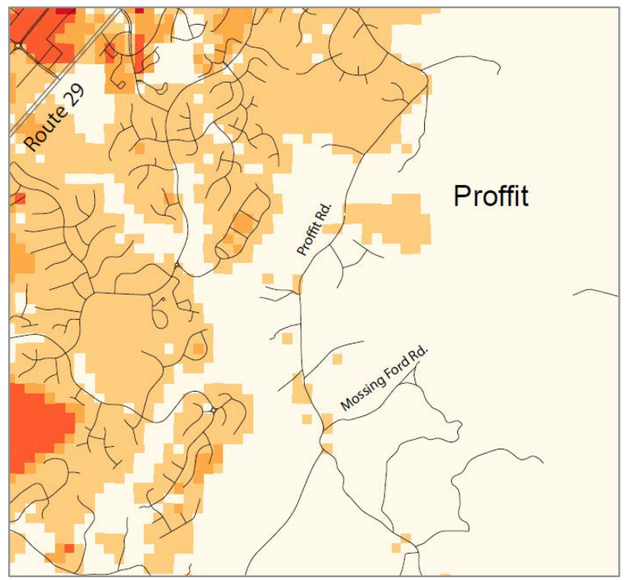


Activity Density: standardized way of comparing activity intensity as a measure of population and employment 'density' (jobs + people per acre)









Areas of Activity in the Rural Area

- Updated Comp Plan could continue current recommendations for crossroads communities
- Could also have updated recommendations for adaptive reuse and historic preservation
- Could also have criteria for where/when new buildings/uses could be appropriate and expected form/scale

P1 RURAL/VILLAGE CENTER

Typical P1 Center (Eastville, Virginia)





Typical Street view (Eastville, Virginia)

T2	
	
MIXED USE INTENSITY	Low
ACTIVITY DENSITY (jobs + people/ac)	1-10/ac
AVG. BLDG. HEIGHT	1.5 Stories
TYPICAL MAX BLDG. HEIGHT	3 Stories
TYPICAL NET FAR	0.02-0.23
SUPPORTED TRANSIT TECHNOLOGY	Demand Response

T1	
	
MIXED USE INTENSITY	Very Low
ACTIVITY DENSITY (jobs + people/ac)	0-1/ac
AVG. BLDG. HEIGHT	1 Stories
TYPICAL MAX BLDG. HEIGHT	2 Stories
TYPICAL NET FAR	0-0.02
SUPPORTED TRANSIT TECHNOLOGY	Demand Response

Criteria for Future Development Areas Expansion

Relevant current **Comp Plan** recommendations:

- Use Development Area land efficiently to prevent premature expansion…
- Continue to monitor building activity in both the Development Areas and the Rural Area to gain information on the rate of residential and non-residential development in the County.
- Update the capacity analysis every two years to ensure adequate residential land exists to meet new housing needs.

Planning Toolkit:

Criteria for Future Development Areas Expansion

- Current Comp Plan provides some guidance for potential timing (the ‘when’) of Development Areas expansion, though not on identifying locations (the ‘where’ and ‘how’)
- Updated Comp Plan expected to have criteria for when, where, and how the Development Areas should be expanded
- Community, PC, and Board input will help inform and refine draft criteria

Connection to the Framework



Green and Resilient:

- New development should avoid sensitive environmental features and areas identified for protection
- New neighborhoods should incorporate green and resilient design

Welcoming and Equitable:

- New development can provide opportunities for mix of uses, parks, trails, and a variety of housing types
- Should support equitable access to a range of services and amenities

Connected and Accessible:

- New development should have multimodal transportation options and connect to the surrounding transportation network
- New development could support feasibility for enhanced public transit
- Should protect wildlife habitat corridors

Thriving and Prosperous:

- Could provide land for new businesses or expanding existing businesses
- Could provide employment centers and job opportunities

Planning Toolkit:

Criteria for Future Development Areas Expansion

Potential criteria for identifying locations likely to include:

- Transportation
- School capacity
- Public water and sewer
- Community facilities and services
- Potential impacts to natural resources and environmental features
- Expected land uses and form of development
- Parks, recreation, and trails

Criteria for Future Development Areas Expansion

Considerations for timing of future expansion:

- Land use buildout analysis ('capacity analysis)
    - Based on most recent 2022 analysis, appears to be sufficient land to accommodate projected 20 years of growth/demand in existing Development Areas
    - However, full buildout dependent on development at high ends of density and intensity of uses
    - Constraining factors will limit actual buildout
    - Tier analysis for economic development found very limited options for site readiness in existing Development Areas
- Other areas to consider: cost of housing and vacancy and rental rates for non-residential uses

Planning Toolkit:

Rural Interstate Interchanges

Relevant current **Comp Plan** recommendations:

- Permit uses at rural interstate interchanges that support agriculture and forestry.
- Study the infrastructure challenges at the Shadwell interchange to determine the potential level and concentration of operations which are appropriate.
- Development adjacent to and dependent upon rural interstate interchanges is not served by public water and sewer nor is it intended to be served by public utilities.
- Interstate interchanges in the Rural Area should not be used as tourist destinations or tourist “stops” along Interstate 64.

Planning Toolkit:

Rural Interstate Interchanges

- Some types of businesses (e.g. certain types of light industrial, warehousing, distribution, agribusiness, and food processing/distribution) require access to interstate
- Some of these types of businesses may not be suitable for walkable/compact development within the Development Areas
- Two of the four rural interstate interchanges have existing development
- Community, PC, and Board input needed on if current Comp Plan recommendations should be continued or if additional non-residential uses at some rural interstate interchanges should be considered (and, if so, what criteria should be used)

Connection to the Framework



Green and Resilient:

- Potential to support local food systems and food distribution/processing
- New/expanded development should avoid sensitive environmental features and areas identified for protection

Welcoming and Equitable:

- Uses at rural interstate interchanges may not be suitable for other locations and mixed-use communities; could disrupt walkability and human-scale of neighborhoods
- Potential for redevelopment of existing structures/uses

Connected and Accessible:

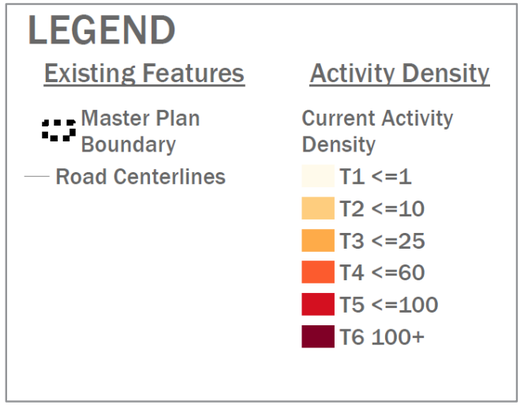
- Would need to assess potential transportation needs and see if multimodal transportation options are feasible; may not be for these types of uses
- Could disrupt multimodal options/connections in other locations

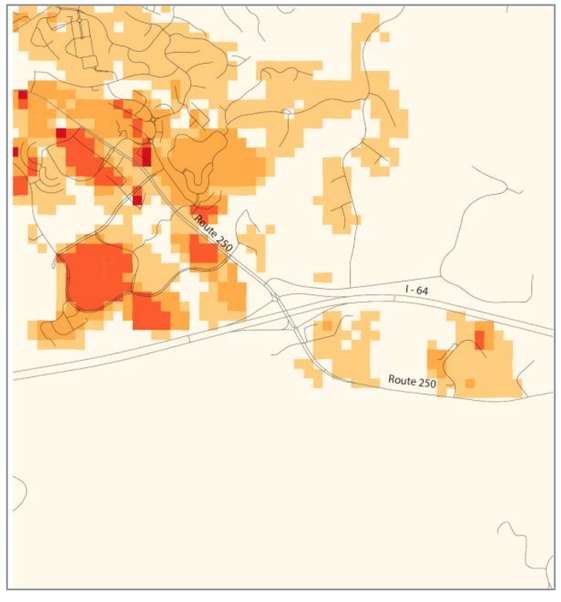
Thriving and Prosperous:

- Could support having land available for new businesses and expanding existing businesses
- Could provide job opportunities consistent with the County's Target Industries

Rural Interstate Interchanges

Activity Density: standardized way of comparing activity intensity as a measure of population and employment 'density' (jobs + people per acre)





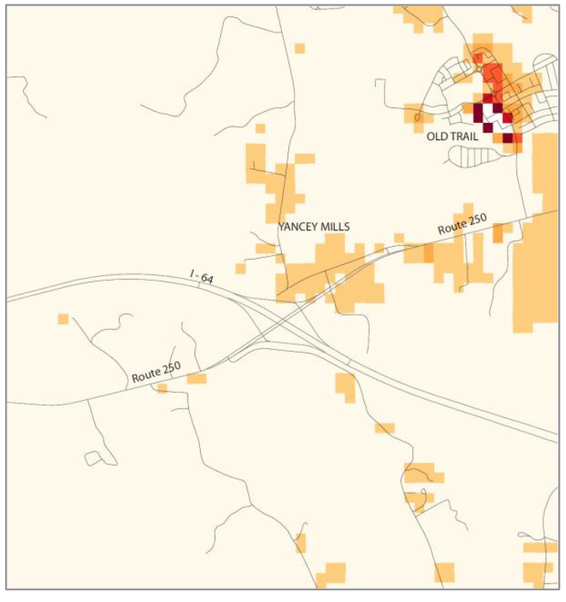
Shadwell



Ivy



Black Cat Rd



Yancey Mills

Next Steps

Next Steps

- Spring/Summer engagement on planning toolkits
    - In-person events in May and June: open houses + roundtables
    - Online engagement opportunities
- Fall engagement on Goals/Objectives and planning toolkits
    - In-person and online opportunities to provide input on draft Goals and Objectives for each Plan topic and planning toolkits
    - Additional planning toolkits areas for input: updated draft land use designations, Neighborhood Model Principles, density calculation approach for land use

Proposed Approach: Land Use Designations

- Currently 24 land use designations across the Master Plans
- Many designations are similar with slightly different names and recommended uses/ building heights/building footprints
- Current Comp Plan: To the extent possible, create uniformity in format and land use categories in Master Plans
- Proposed approach: consolidate and streamline the 24 land use designations into updated land use designations and consistently apply the updated designations to an overall future land use plan for the Development Areas
- Updated future land use plan intended to be ‘matching’; e.g. an updated Urban Density Residential designation applied to all currently designated Urban Density Residential properties
- More detailed changes to properties (e.g. changing from Neighborhood Density Residential to Office/Flex/Light Industrial/R+D) would be done with future Master Plan updates
- Community input on draft land use designations in the fall

Proposed Approach: Neighborhood Model Principles

- Current Comp Plan: 12 Neighborhood Model Principles to guide development throughout all Development Areas and support Growth Management Policy
- Walkable, mixed-use, variety of housing types, multimodal transportation options, access to recreations
- Proposed approach: update Neighborhood Model Principles to incorporate community input on land use/transportation/housing/ parks and streamline into several categories instead of 12 principles
- Community input on draft Neighborhood Model Principles in the fall

Neighborhood Model Principles

- Pedestrian Orientation
- Mixture of Uses
- Neighborhood Centers
- Mixture of Housing Types and Affordability
- Interconnected Streets and Transportation Networks
- Multimodal Transportation Opportunities
- Parks, Recreational Amenities, and Open Space
- Buildings and Space of Human Scale
- Relegated Parking
- Redevelopment
- Respecting Terrain and Careful Grading and Re-grading of Terrain
- Clear Boundaries with the Rural Area

Planning Toolkit:

How Density is Calculated for Future Land Use

- Current Comp Plan recommends using net density to calculate recommended densities for land use designations by 'netting out' areas in steep slopes, floodplain, stream buffers ('green systems')
- Zoning Ordinance uses gross density (full acreage of properties)
- Regardless of how density is calculated, zoning ordinance and other local/state regulations will apply for environmental features (e.g. steep slopes, floodplain)
- Proposed approach: staff evaluate current approach, share updated recommendation in fall, ask for community, PC, Board input
- Community input on density calculations in the fall

> With the Comprehensive Plan, when a property owner asks about the potential number of dwelling units that a parcel might yield, density is calculated by measuring the area with the land use designation other than Parks and Green Systems. For example, if a 10-acre property shows 8 acres for Neighborhood Density (3 - 6 units per acre) and 2 acres for Parks and Green Systems, available density would be calculated on 8 acres and range from 24 to 48 units.
>
> Calculating available density for future development is different in the Zoning Ordinance. Density available for a parcel of land is calculated on the entire acreage of a property. Using the same example of 10 acres on a parcel zoned R4 (4 units per acre), density would be calculated on the entire 10 acres, even though 2 acres are in the floodplain, on required stream buffers, or in preserved slopes. A property owner could potentially build up to 40 units on the 8 acres outside of the floodplain, stream buffers, and preserved slopes but not on those environmentally sensitive areas.

Narrative from current Comp Plan

Planning Commission Discussion

Questions for the Commission

Does the Commission have any feedback on the proposed approach for the planning toolkits?

Are there additional topics or areas that should be considered with the planning toolkits?