

Community Development Work Program

Chart Narrative

1. Comprehensive Plan

- a. **Rio / Route 29** – Small area plan as discussed in Places 29 which incorporates the new grade separated intersection (GSI). This is also a Board Strategic Plan objective. This is anticipated to be a major effort involving numerous County departments, VDOT, TJPDC, and others. A consultant will be used for most of the project, but managing the consultant, coordinating County responses, community engagement, and coordinating the approval process is anticipated to require a minimum of one-half FTE planning assistance for a period of two years.
- b. **Pantops / River Corridor** – Overdue update of the Pantops master plan, expanded to include a new small area plan for the river corridor. This is also a Board Strategic Plan objective. This is anticipated to be a major effort involving numerous County departments, City of Charlottesville, VDOT, TJPDC, and others. A consultant is anticipated for the project, but managing the consultant, coordinating County responses, community engagement and coordinating the process for adopting this into the Comprehensive Plan is anticipated to require one-half FTE of planning assistance for a period of one and one-half years.
- c. **Village of Rivanna** – This is a 5 year update of the previously approved master plan. At this time, no major changes are anticipated and this update is planned to be done “in house” using planning staff. It is anticipated this will require one-half year of staff working with the community and advisory committee, followed by one quarter with the Planning Commission and one quarter with the Board. This process would require a minimum of one-quarter FTE of planning assistance for a period of one year.
- d. **Crozet** - This is a 5 year update of the previously approved master plan that was updated in 2011. At this time, no major changes are anticipated and this update is planned to be done “in house” using planning staff. It is anticipated this will require one-half year of staff working with the community and advisory committee, followed by one quarter with the Planning Commission and one quarter with the Board. This process would require a minimum of one-quarter FTE of planning assistance for a period of one year.
- e. **Southern Development Areas**- This is a 5 year update of the newly approved master plan that was incorporated into the 2015 Comprehensive Plan Update. Staff anticipates this will require significantly more work than the updates listed above, but a detailed plan for what this would include has not been done. Recognizing this is not anticipated to start for several years, staff has simply set a place holder for this work in the future and anticipated a more detailed scoping analysis will be needed as this project is within a year or so of starting.
- f. **Hydraulic / Route 29** – This is an anticipated small area plan to be done in coordination with VDOT’s preliminary engineering for a grade separated intersection (GSI) at this location. The Route 29 Solutions work program anticipates VDOT beginning the preliminary engineering for the GSI in 2018. Recognizing three of the four intersection

quadrants are in the City of Charlottesville and Stonefield occupies a large part of the County's quadrant, it is anticipated the County's focus will be on peripheral areas to this intersection and assuring the City's and County's plans are coordinated. Additionally, recognizing the Strategic Plan Objective for a Multi-Modal Transportation Plan, it is assumed this work will require coordination with VDOT to maximize the GSI's consistency with that plan. For now, staff is recommending a place holder starting in the second half of 2018 to assure the County is ready to respond to this work.

- g. Comprehensive Plan Update** – As required by Virginia, localities are to review their Comprehensive Plan every five years. A 2020 placeholder is being recommended for 2020 for the next update, though no resources have been programmed.

2. Board Strategic Plan

- a. Multi-Modal Transportation** – Staff assumes this is intended to implement Objective 3 of the Transportation Section of the Comprehensive Plan. (*Continue to improve, promote, and provide regional multimodal and accessible transportation options.*) Staff anticipates this will require a review of adopted plans and policies, a literature review to evaluate new opportunities, public opportunities for consideration of alternatives, followed by a Planning Commission recommendation, and consideration by the Board. Further work may result with the creation of new policies or further work on this plan. We anticipate this will require one-third of the transportation planner's time for one and one-half years.
- b. Rural Transportation** – Staff assumes this is intended to implement Objective 7 of the Transportation Section of the Comprehensive Plan. (*Continue to provide safe and effective transportation options while preserving the character of the Rural Area.*) Until this work is done, it is not possible to estimate the future demand for resources in the need to amend the Comprehensive Plan, bring forward ordinance amendments, or initiate new programs.
- c. Revitalize Urban Areas - Staff** believes the outcome of the Board's September 25th retreat will help frame this work. As this document was prepared in advance of that meeting, staff has set a place holder for this work going forward and assumes Community Development will have a major role requiring one-quarter FTE of time for one and one-half years. The October 2015 Board meeting can provide an opportunity for the Board to clarify its expectations.
- d. Urban Service Levels & Service Districts** – CDD anticipates this effort will be led by other departments with Community Development providing support as needed. This is not anticipated to be a major time commitment for CDD, but will require some resources for short periods of time.
- e. Water Quality Program** - CDD anticipates this effort will be led by other departments with Community Development providing support as needed. This is not anticipated to be a major time commitment for CDD, but will require some resources for short periods of time.
- f. Natural Resource Program** – This is anticipated to be a primary effort for the newly funded Natural Resources Manager. CDD anticipates this position will be filled in October and be ready to begin on this objective by the second quarter of 2016. Staff

anticipates this will require a review of adopted plans and policies, a literature review to evaluate new opportunities, public opportunities for consideration of alternatives, followed by a Planning Commission recommendation, and consideration by the Board. Further resource requirements may result from the adopted policies.

3. Comprehensive Plan Priority Strategies – The other Comprehensive Plan strategies have been divided into two groups. The first group are the three priority recommendations of the Planning Commission. Those are listed as a, b, and c below. The second group are the remaining priority recommendations from the Implementation Chapter of the Comprehensive Plan.

- a. **Strengthen ACE** – As recommended by the Planning Commission, this initiative is seen more as a question of identifying funding for easements than a major new program for CDD. If the funding is significantly increased, this could result in additional resource demands to administer the expanded program. The creation of the Natural Resources Manager position is anticipated to relieve current staff of some responsibilities that could be available for expanded support of ACE.
- b. **Affordable Housing** – This priority has two parts in a need for resources. First, a new effort at gathering and updating data to allow for better informed decisions. Second, the second part is supporting the Planning Commission and/or a new Housing Committee in development of new policies that promote long-term affordability and better protect public investments in affordable housing. Based on current resources and expectations, staff anticipates it will be 2018 before CDD can assist in this effort. Staff anticipates this could require one-quarter to one-half FTE of planning assistance for the initial effort, followed by one-quarter FTE of ongoing assistance.
- c. **Economic Development Assessment** – The Economic Development office is already undertaking an assessment of opportunities and barriers with respect to Economic Development policy. CDD's role is anticipated to be that of providing support in gathering data for this effort.
- d. **Historic Preservation - Reviewing** the implementation priorities for this chapter of the Comprehensive Plan, the first strategy calls for reestablishing the Historic Resources Planner. Most, if not all, of the other new work initiatives anticipate first filling this position. To date, other critical needs have been prioritized higher and the position is not assumed to be funded in the next several years. Staff recommends this remain unscheduled until that position is funded. As part of funding that position, the work program for that position can be considered.
- e. **Update ARB Guidelines** – This is an effort that has been listed for several years in the Community Development work program, but not moved forward due to a lack of resources. Staff anticipates this will need to wait until at least 2018 before the resources are available to start work.
- f. **Corridor Specific ARB Guidelines** - Similar to the above update of ARB Guidelines, the issue of guidelines better aligned to the specific corridor has been considered for a number of years. Staff anticipates this will need to wait until at least 2018 before the resources are available to start work.
- g. **Dark Skies** – While this strategy was not included as an implementation priority in the Comprehensive Plan, it is a strategy in the Natural Resources section and staff

understands several Planning Commission members have expressed an interest in beginning work on this. The initial part of this work could be largely done by others, but the work of translating a recommendation into ordinances is anticipated to require significant resources at a time where staff is already over allocated. Rather than frustrate community members with a recommendation that sits on the shelf, staff recommends postponing this until 2018 to assure the implementation of the recommendations can be supported.

- h. **Rural Support** – Similar to the above Historic Resources position, this position has not been prioritized for funding. Staff recommends this remain unscheduled until that position is funded. As part of funding that position, the work program for that position can be considered.
- i. **Redevelopment Incentives** – Staff anticipates this will be considered as part of the Board's Strategic Plan Objective for revitalizing urban areas. This is kept as a separate placeholder, recognizing this is also a Comprehensive Plan implementation strategy. As such, no additional time or resources have been planned with this strategy.
- j. **Transient Lodging** – Both the Rural Areas and Development Areas sections of the Comprehensive Plan call for consideration of transient lodging as a priority. Staff believes there may be differing policy for the two areas, but they need to be considered together to assure a consistent response. Similar to others, a placeholder has been recommended for starting in 2018 or earlier as resources become available.

In addition, there are other initiatives related to Comp Plan strategies that one or more board members have identified an interest in undertaking that are not listed in the work program due to resource constraints, but that the Board may want to discuss at this time. They include *crossroad communities, special events in the Rural Areas and use of historic properties*.

- 4. **Other (ordinances, process changes, support)** - The Board and staff have both noted a number of ordinance amendments for consideration. Staff has noted the most commonly mentioned ones, but notes that it is not possible to assure the resources are available to work on any of them without prioritizing that initiative ahead of expectations already established with the Strategic plan or delaying it until 2018. Instead, staff recommends these items be allowed to "fit" in gaps that inevitably appears due to workload variation associated with applications and permits. Work on any of these initiatives will be on a time available basis and initiated with a Resolution of Intent (ROI) that established both the priority and process to be used for the ordinance amendment. If workload picks up, the initiative may be temporarily set aside and picked up again following the peak. As such, staff has not attempted to prioritize these ordinance amendments in any order.