Albemarle County Planning Commission
July 31, 2007

The Albemarle County Planning Commission held a meeting, work session and a public hearing on Tuesday, July 31, 2007, at 6:00 p.m., at the County Office Building, Lane Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Jon Cannon, Calvin Morris, Vice-Chairman; Marcia Joseph, Chairman; Eric Strucko; Duane Zobrist; Bill Edgerton and Pete Craddock. Julia Monteith, AICP, Senior Land Use Planner for the University of Virginia was present.

Other officials present were Wayne Cilimberg, Planning Director; Judith Wiegand, Senior Planner; Lee Catlin, Community Relations Manager; Mark Graham, Director of Community Development; David Benish, Chief of Planning and Greg Kamptner, Deputy County Attorney.

Call to Order and Establish Quorum:

Ms. Joseph called the meeting to order at 6:00 p.m. and established a quorum.

Other Matters Not Listed on the Agenda from the Public:

Ms. Joseph invited comment from the public on other matters not listed on the agenda. There being none, the meeting moved on to the next item.

Work Session:

Places 29 – Draft Master Plan *(Judy Wiegand)*

Chapter 5: Future Land Use and Transportation Framework
Chapter 6: Community Facilities and Services

As an introduction, Mr. Cilimberg emphasized that in dealing with the land use and the transportation in this plan at this point it is truly the ultimate plan as they see it now for the Places29 area. This is more than what one might expect to see in 5, 10 or 20 years. The reality is that it is going to take many years for some of what they will see tonight to actually transpire. It may be in a second or third generation of land use. As they know land use is cycled in and out. There is a life cycle to any development. Some of what they see tonight might be in the second or third life cycle. He wanted to make that point because as they are looking at this they want to be focused on what they would want the Places29 area to really look like and feel like in that ultimate development. This is very important because when the Commission concludes they are going to go to a work session with the Board to talk about what they have concluded and to get their feedback. Secondly, it is going to be the basis for which they will be coming back to the Commission with the implementation program. They need to know where they are heading in order to decide what to do to get there. That implementation program will be focused on 10 and 20 years out, which is more of what they would consider to be the planning period in how they can achieve the plan in that 10 to 20 years. That is pretty traditional for planning purposes. Every 5 years the plan is reviewed. This is a very important first step. Tonight they should focus on the big picture long term in what this area will be like and what they want it to be like in that ultimate development. That is where they will work from in coming back with the implementation program.

Ms. Catlin noted that the objectives tonight are similar to last time, but focused on chapters 5 and 6 of the draft master plan. Staff wants the Commission to have a chance to review and understand its comments, take public comment on that material and ultimately to give staff feedback on the material. The material will be reviewed chapter by chapter. Staff will be asking specific questions in addition to taking comments on the general material. If the information is more to do with future chapters, they will keep a running list of the items for future discussion.

Ms. Wiegand noted that the purpose of this work session was to introduce chapters 5 and 6 to the Commission and public; to give initial opportunity for the public to ask questions and give feedback on the

chapters and then provide time for the Commission to ask questions and provide direction to staff. There are a number of factors that have influenced this plan since the very beginning, which includes public input and discussions with stakeholder groups; the County's Comprehensive Plan and the Neighborhood Model and review of existing conditions. That was done early in this process. Part of that was a demographic and market trends analysis. There has also been the U.S. 29 North Corridor Transportation Study also known as 29H250. That was the beginning of the transportation portion of this plan. They have had input from the regional partners including the City of Charlottesville and the University of Virginia and County Planning District Commission and VDOT staff recommendations. She presented a Power Point Presentation.

Ms. Joseph opened the public hearing and invited public comment.

The following persons provided comments and suggestions as summarized below.

- Scott Elliffe, resident of 1885 Kernwood Place in Forest Lakes South
- Lance Corwith, of 114 Commonwealth Circle
- Morgan Butler, attorney with Southern Environment Center
- Jeff Werner, Piedmont Environmental Council
- Neil Williamson, of Free Enterprises Forum
- Jack Quinn, resident of City, questioned who was going to build the roads and networks.
- Natasha Innsque, representative for Free Enterprise Forum, suggested that the information be posted on the main web page to make it easier for the public to access.

Ms. Wiegand thanked the public for their comments.

There being no further public comment, the Planning Commission reviewed the draft and made comments and suggestions as noted in the following summary.

In summary, a work session on Chapters 5 and 6 of the Places29 Draft Master Plan was held by the Planning Commission. In a PowerPoint presentation, staff introduced Chapters 5 and 6. The Commission then heard comments from the public. After the public comment, staff presented a series of detailed comments and questions on Chapter 5. The Commission worked with staff on the answers to these questions. The Commission also made comments and suggestions. No formal action was taken. The Commission did not finish the review of Chapter 5 or 6 and scheduled another work session on August 28 at 4:00 p.m.

The public comment taken from the following speakers is summarized as follows:

Forest Lakes South –

- The location of the jughandle intersection of Ashwood Boulevard brings traffic through the trailer park. It was requested to be moved to the southeast corner.

Commonwealth Circle –

- Proposed connection at Shopper's World will disrupt several homes and yards.

Southern Environmental Law Center –

- Weaves transportation and land use together
- Improvements to key intersections
- Grade separated interchanges/access management
- Too much retail?
- Boundary area expansion
- Transit usage estimates

Piedmont Environmental Council –

- Make commitment to creating a network of streets for traffic flow.

Free Enterprise Forum (PEF) –

- Too pedestrian – centric
- Structured parking?

Wendell Wood –
- Respect tenants and their desires

The Planning Commission made the following comments:

Pages 1 – 2 -
- More use of phrase "multimodal" instead of just walkablity.

Page 3 –
- Better integration between written word and illustrations – Intersperse graphics with text

Page 8 –
- Auto-commercial service – could this be acceptable in some instances?

Page 9 –
- Lists of examples as uses are illustrative

- Document concern about water availability/uses? (Incude in design guidelines?) high water users

Page 12 –
- Adjust weighing of bicycling/pedestrian accessibility

- 15,000 sq ft grocery store?
- Building footprints

Input Re: BOS philosophy? Page 14 –
- Support existing commercial area designation for existing area, but encourage redevelopment towards mixed use.
- Duane Zobrist - Mechanism not to preclude appropriate projects

Page 14 Table LU1 –
- All footprints at 15,000 sq ft? Make sure descriptions are not too specific
- Discussion on economic sustainability – supporting local businesses at neighborhood level

Transect Table –
- Illustrate FAR concept of a graphic
- Note possibility of including height limitations in addition to stories

Page 16 –
- Add commercial and retail square footage to table

Page 17 –
- Not creating a plan that will drive growth.
- These projections are not our goal, but rather what we need to be prepared for.

Framework Map South –
- Need additional light industrial use land –
- Looking for opportunity around Greenbrier and Berkmar–
- Economic feasibility???
- Hard to differentiate between public and semi-public open space (colors are not distinctive enough).

Framework Map North –

- Will small area plan create false expectations for Uptown?
- Area south of NGIC – should we replace existing light industrial? Light Industry around the airport?

Page 20 –
- "High quality site design" – should this be reworded?

Framework North –
- Jug handle at Ashwood Boulevard – could move to south side of intersection
- There is flexibility as to which location will be used – will be determined by timing in cooperation with community
- Subject to determination of transportation experts

TMP 32 -33 (Cliff Fox) -
- Support staff's recommendation – additional review by consultant and bring back for final confirmation

Area South of Hollymead Town Center –
- Supportive of staff's recommendation with possibility of revisiting during future review stages.

Page 27 –
- Uptown still a consideration
- Possible revision of NGIC as government district
- Proposed Berkmar Bridge area added to subareas to be studied.

Hollymead South Expansion –
- Does not support recommendation to expand; trying to preserve the Rural Areas

Piney Mountain Southeast Expansion –
- More information needed from staff
- Provide Board's Resolution of Intent to Planning Commission

Piney Mountain North & East –
- Supportive of consultant's and staff's recommendation not to expand

Piney Mountain West –
- Supportive of consultant's and staff's recommendation not to expand

The Planning Commission will continue discussion of Chapter 6 at the August 28 meeting at 4:00 p.m.

Old Business

Ms. Joseph asked if there was any old business. There being none, the meeting proceeded.

New Business

Ms Joseph asked if there was any new business.

- There will be a 4:00 p.m. work session on August 21 for the Airport Road Limited Partnership.

- Mr. Strucko will be absent on August 7.

- Mr. Edgerton and Mr. Morris said that they would be unavailable on August 21.

- The Commission will finish the review of Chapter 6, Community Facilities and Services on August 28 at 4:00 p.m. (Mr. Strucko indicated that he would be absent on August 28.)

- In the newspaper there were two pieces of good information. Belvedere has committed to being part of the LEED for the neighborhood development pilot program. It is the only one in all of Virginia. It ties directly in with the Neighborhood Model. The other piece of news was the response as represented in the paper that Mr. Dorrier was considering revisiting his opinion on phasing to slow down growth in the Rural Area based on the fact that the most recent survey of citizens said that over 70 percent of the citizens favored phasing as a vehicle.

- Mr. Cilimberg will be absent next week.

There being no further items, the meeting proceeded.

Adjournment

With no further items, the meeting adjourned at 10:20 p.m. to the Tuesday, August 7, 2007 meeting at 6:00 p.m. at the County Office Building, Second Floor, Auditorium, 401 McIntire Road, Charlottesville, Virginia.

V. Wayne Cilimberg, Secretary

(Recorded and transcribed by Sharon Claytor Taylor, Recording Secretary.)