



AC44 : Plan Structure & Project Update

Board of Supervisors

July 17, 2024



Questions?

1. Are there aspects of the proposed Comprehensive Plan's structure that are missing?
2. Do the expected features for the DA's and RA match up with your expectations?

Progress Update



April 2024 - Completed review of all Goals and Objectives with the Planning Commission and Board

April to Present

- Synthesized Phase 2 input and feedback to refine document structure and organization
- Collaborating with project partners to develop implementation actions
- Updating topic elements titles to reflect cross-cutting nature of Plan and those responsible for implementation



PLAN CONTEXT



GREEN & RESILIENT

WELCOMING & EQUITABLE

CONNECTED & ACCESSIBLE

THRIVING & PROSPEROUS

GUIDING PRINCIPLES



AREA FRAMEWORK

DEVELOPMENT AREAS		
ACTIVITY CENTERS	COMMUNITY DESIGN GUIDELINES	VARIETY: HOUSING TYPES & LAND USES

RURAL AREA		
RURAL LAND USES & ECONOMY	PROTECTED & RESTORED NATURAL ECOSYSTEMS	NATURAL SCENIC CULTURAL & HISTORIC RESOURCES

PLAN ELEMENTS & IMPLEMENTATION



CONSERVATION & ENVIRONMENT



THRIVING ECONOMY



RESILIENT COMMUNITIES



HOUSING



TRANSPORTATION NETWORK & CONNECTIONS



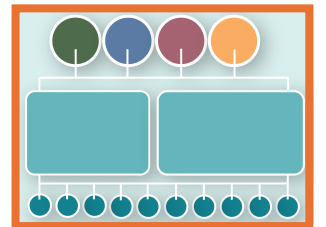
PARKS RECREATION & OPEN SPACE



HISTORIC, SCENIC & CULTURAL RESOURCES



COMMUNITY FACILITIES & SERVICES



Document Structure



1: Plan Context

1. County Vision
2. Conditions, Trends, Community Concerns
3. Equity and Climate Action Lens
4. Guiding Principles
5. What do we want the County to be like?
6. How will we achieve it?



Document Structure



2: Area Framework

Development Areas and Rural Area

- Land Use
- Transportation Network
- Provision of Public Services and Infrastructure
- Resource Protection



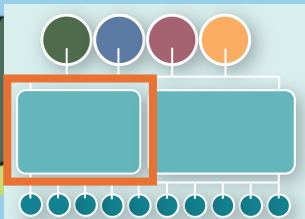
2: Area Framework



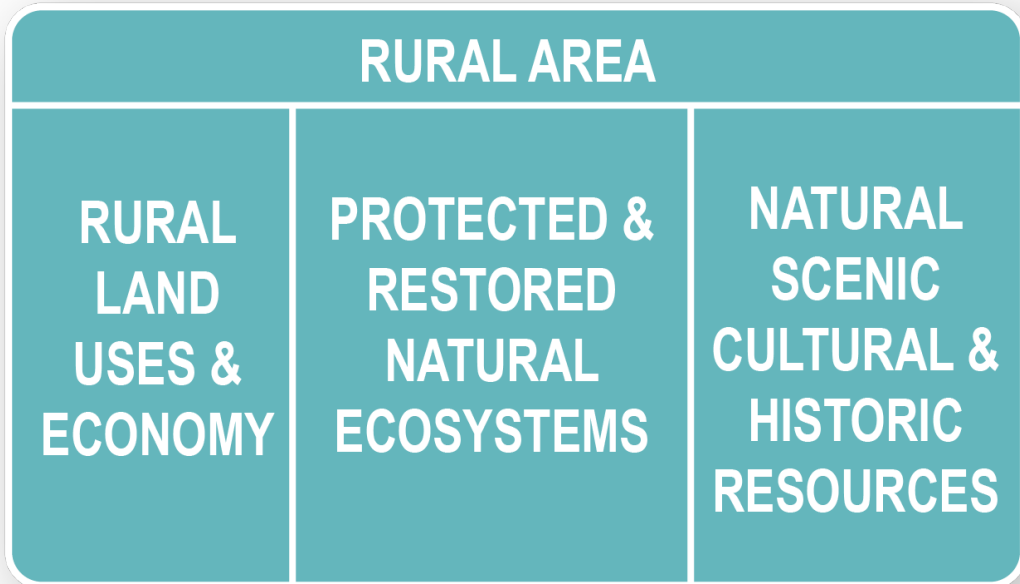
DEVELOPMENT AREAS		
ACTIVITY CENTERS	COMMUNITY DESIGN GUIDELINES	VARIETY: HOUSING TYPES & LAND USES

Expected Features

- Concentration of Housing and Jobs
- Multimodal Transportation
- More urban built environment
- Efficient provision of public services and infrastructure
- Predictable community design



2: Area Framework



Expected Features

- Encouraged primary land uses remain agriculture/forestry
- Natural environment protection and restoration
- Limited public services and infrastructure
- Adaptive reuse of historic properties
- Legacy land uses addressed



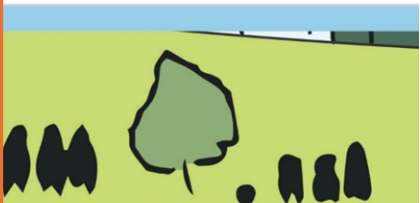
Document Structure



3: Plan Implementation

- General Implementation Overview
- Elements (Goal Statement, Objectives, & Actions)

 CONSERVATION & ENVIRONMENT	 THRIVING ECONOMY	 RESILIENT COMMUNITIES	 HOUSING
 TRANSPORTATION NETWORK & CONNECTIONS	 PARKS RECREATION & OPEN SPACE	 HISTORIC, SCENIC & CULTURAL RESOURCES	 COMMUNITY FACILITIES & SERVICES



Document Structure



3: Plan Implementation

Action types

- Regulations
- Policies
- Plans
- Programs
- Studies
- Partnerships/Grants
- Capital Projects



Document Structure



3: Plan Implementation

- Catalyst Projects (Priority Actions)
- Metrics, Tracking, and Reporting (Objectives)
- Relationship to Other Plans
- Future Area Plans Approach
- Comp Plan Amendments, Updates, & Review



Document Structure

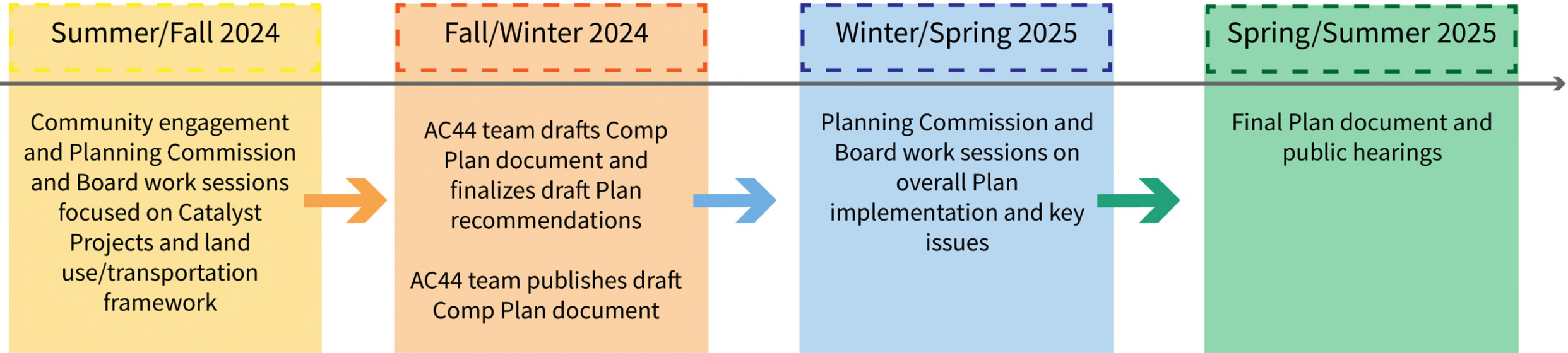


4: Appendix

- Other County/Regional Plans and Initiatives
- Community Story (Data and Trends)
- Public Engagement Summary
- Glossary



AC44 Next Steps



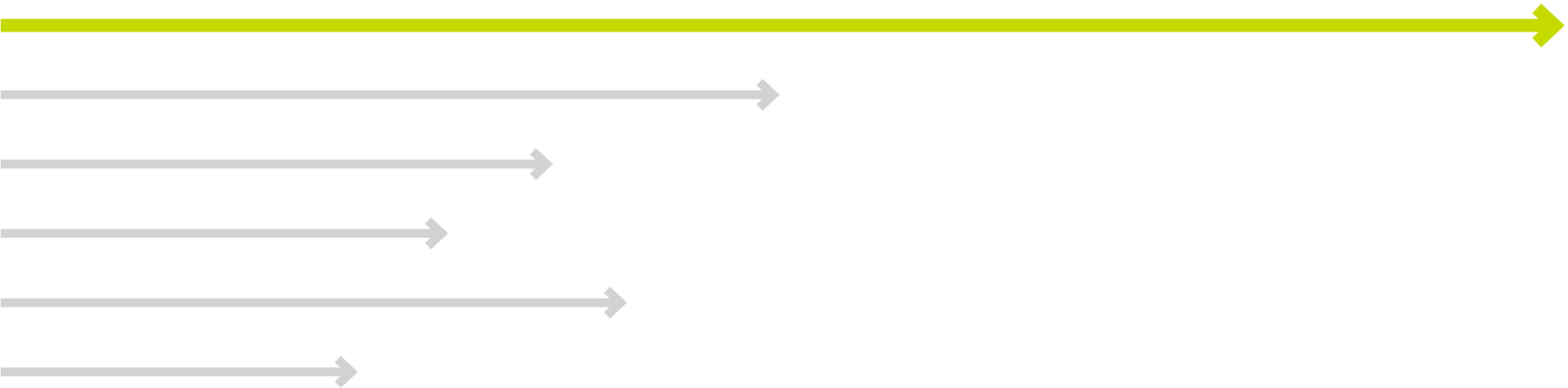


Questions?

1. Are there aspects of the proposed Comprehensive Plan's structure that are missing?
2. Do the expected features for the DA's and RA match up with your expectations?

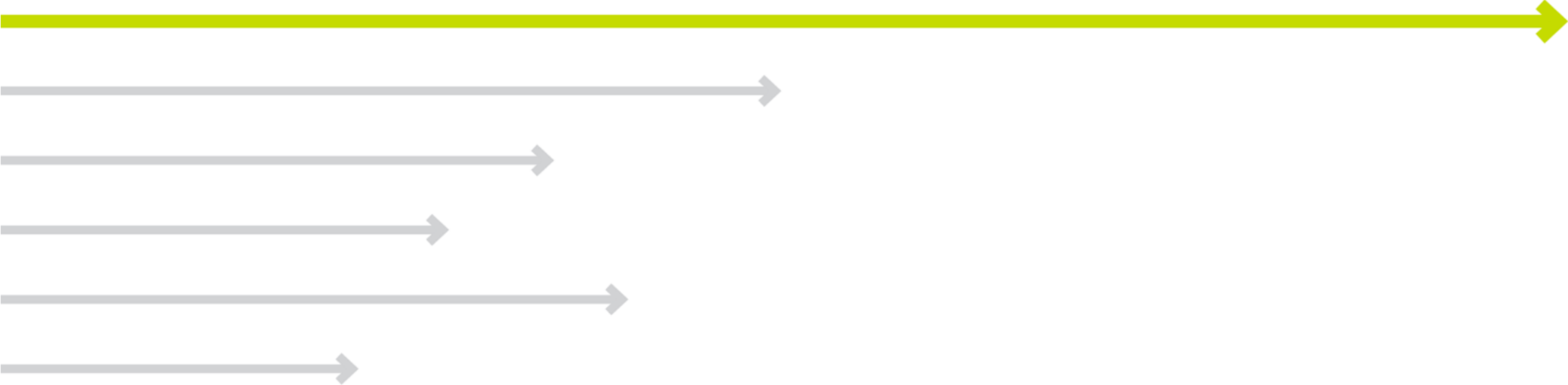


Back Pocket Slides



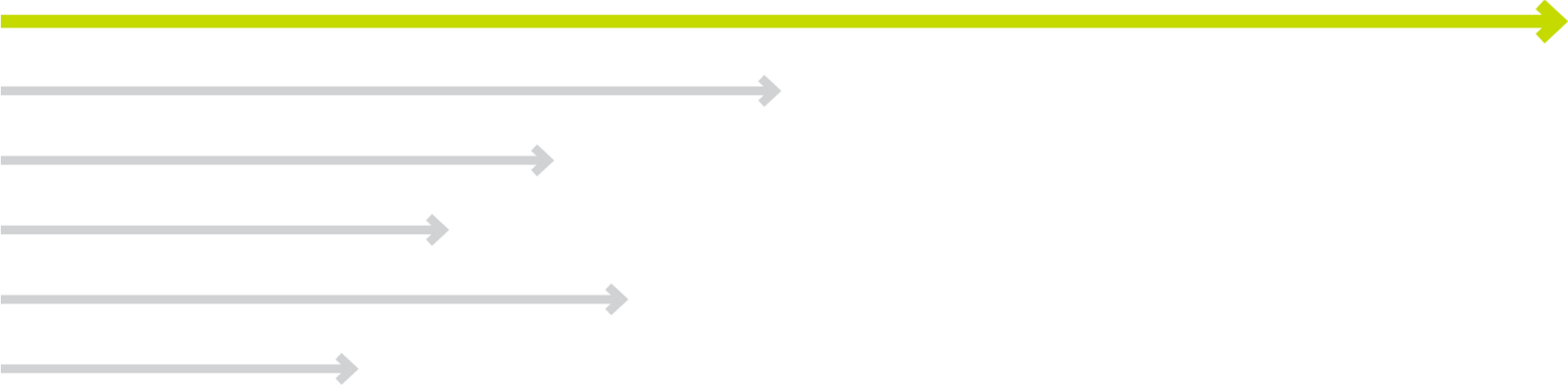


Part 1



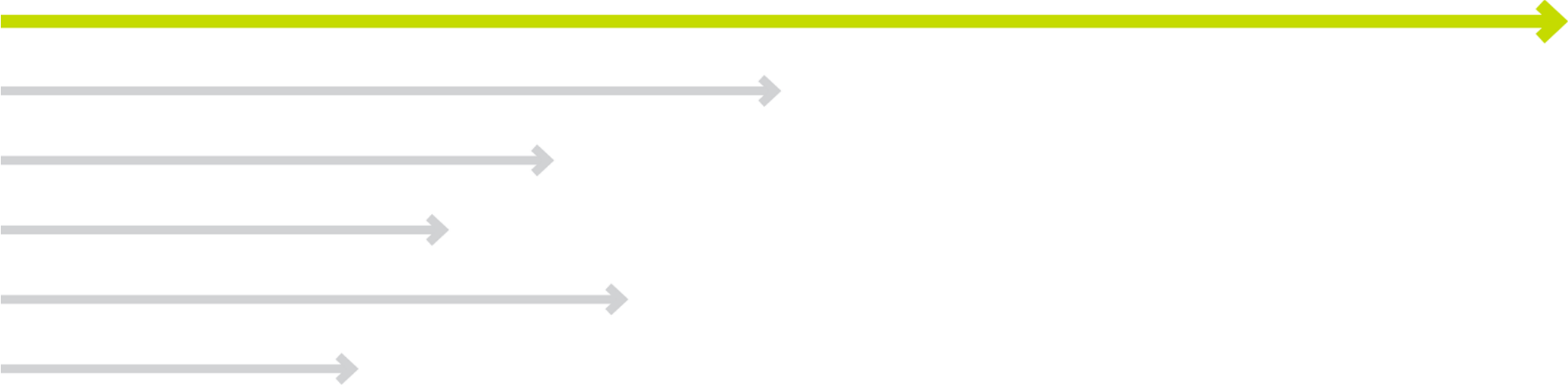


Part 2





Part 3



Document Structure



1: Plan Context

2: Growth Framework

3: Plan Implementation

4: Appendix



Guiding Principle (Example)



Thriving and walkable Development Areas

- mix of uses, parks, natural areas with a variety of housing types

Equitable access to a range of services

- equitably distributed including within key locations in the Rural Area

Support redevelopment, infill, and in the Development Areas



Nomenclature



~~Framework~~ = Guiding Principles

~~Planning Tool Kit~~ = Growth Framework (Part 2 - Activity Centers, Community Design Guidelines, etc)

~~Multiple Goals per element~~ = 1 Goal Statement for each

~~Big Moves~~ = Catalyst Projects



Guiding Principles (Part 1)

GREEN & RESILIENT

- Healthy and thriving ecosystems with protected natural resources
- Encourage sustainable and regenerative agricultural practices
- Greater access to open space and resilience to climate change and environmental challenges

WELCOMING & EQUITABLE

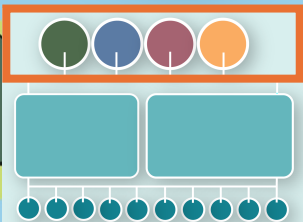
- Enhance well-being and quality of life for current and future community members.
- Variety of housing types that are accessible and affordable to all income levels and abilities
- Access to a range of services

CONNECTED & ACCESSIBLE

- Safe, affordable and comfortable transportation for all ages and abilities.
- Fast and reliable
- Network of multimodal travel options

THRIVING & PROSPEROUS

- Ample job opportunities for all community members to achieve economic success
- Substantial land and infrastructure to support new industries and existing.



Document Structure



- Plan is implemented by both the public and private sectors
- Will use implementation matrix: action types, responsible parties, and timelines for



Section 2: Land Use and Transportation Framework

- Vision and expected land uses for the Rural Area and Development Areas
- Activity Centers and Employment Districts in the Development Areas
- Multimodal Transportation Plan
- Future Land Use Designations and Map
- Urban Design Guidelines



Implementation Priorities Criteria

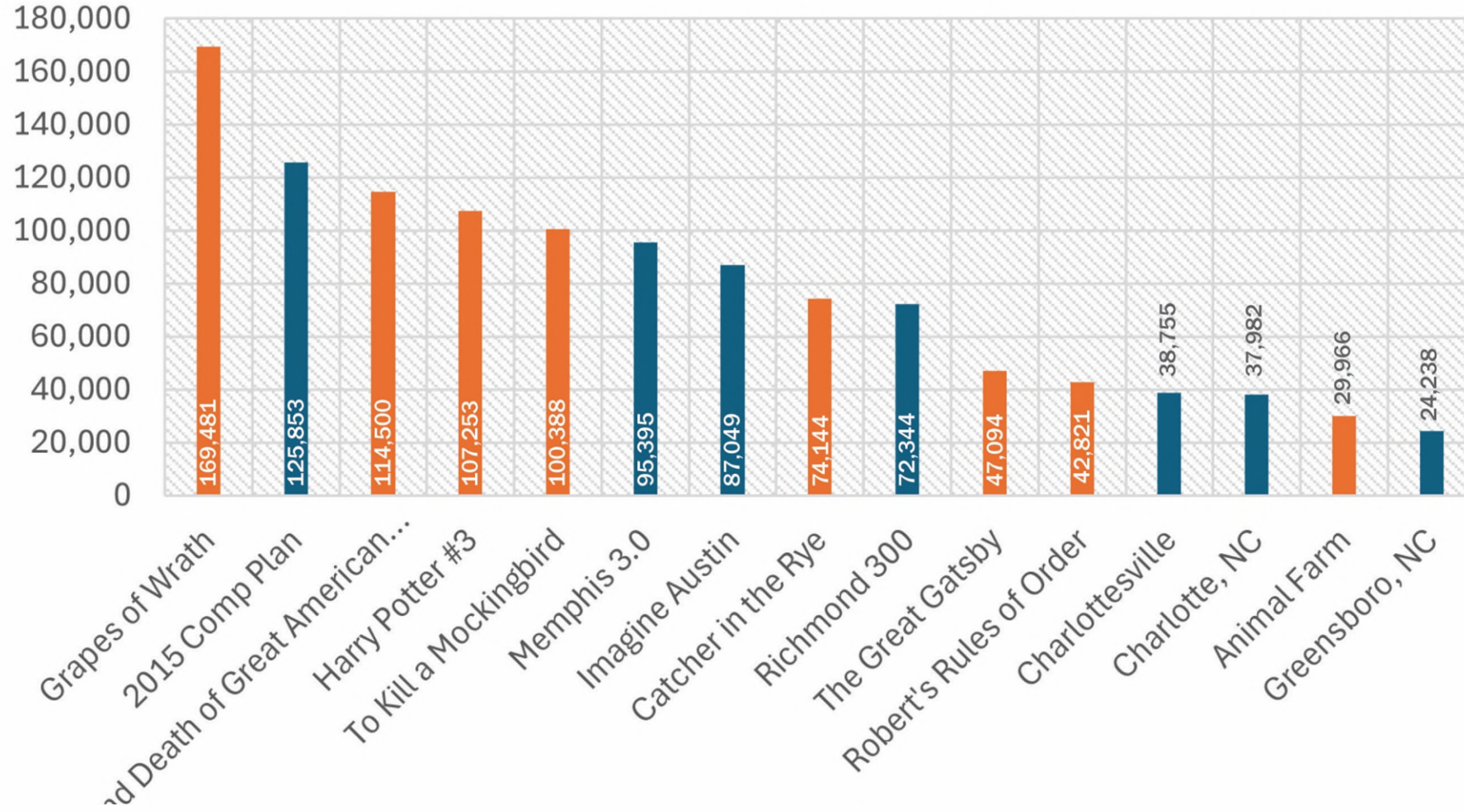


- Community identified priorities
- Addressing needs identified through data and trends
- Achieving the Guiding Principles
- Equity and Climate Action
- Substantial progress on in 5 years
- Multiple County department involvement
- Supports Growth Management Policy

Back pocket??



Word Count Comparison



Plan Structure Summary

GUIDING PRINCIPLES



Policies for what we want our community to be like

GROWTH FRAMEWORK



Setting our intentions for the DA and RA and showing where we want to grow and provide public services and infrastructure and protect our resources.

PLAN ELEMENTS



How we will work toward the vision for our community and implement our growth strategy



Section 3: Plan Implementation

- **Vision, Objectives, and Actions for each topic chapter**
- **Chapters: Rural Area Land Use, Development Areas Land Use, Transportation Network, Thriving Environment, Healthy and Resilient Community, Housing, Parks and Trails, Historic Resources, & Safety and Wellbeing**
- **Metrics for Objectives to measure implementation**
- **Big Moves**

Comparison of updated and previous AC44 chapter titles

Updated Chapters

1st Draft Chapters

- Thriving Environment
- Healthy and Resilient Community
- Parks and Trails
- Historic, Scenic, and Cultural Resources
- Economic Vitality
- Rural Area Land Use
- Development Areas Land Use
- Transportation Network
- Housing
- Safety and Wellbeing

- Environmental Stewardship
- Parks and Recreation
- Historic, Cultural, and Scenic Resources
- Housing
- Economic Development
- Rural Area Land Use and Transportation
- Development Areas Land Use and Transportation
- Community Facilities

Comparison of updated and previous AC44 Plan recommendations

Updated Chapters

1st Draft Chapters



Updated AC44 Plan Topic Chapters

Draft Chapters

Chapter
Vision

Objectives
(All)

Strategies
(Organized
by type)

- Rural Area Land Use
- Development Areas Land Use
- Transportation Network
- Economic Vitality
- Thriving Environment
- Healthy and Resilient Community
- Housing
- Parks and Trails
- Historic, Scenic, and Cultural Resources
- Safety and Wellbeing

Elements and Implementation (Part 3)



DEVELOPMENT AREAS

- Zoning Ordinance updates to support redevelopment/infill and Community Design Guidelines
- Incentives, capital projects, and partnerships to support Activity Centers



RURAL AREA

- Zoning Ordinance updates to allow medical and professional offices by SP in rural communities, prioritizing adaptive reuse
- Community resilience hubs



Elements and Implementation (Part 3)



HOUSING

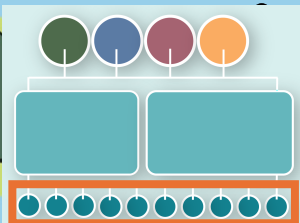
- Zoning Ordinance updates to support housing choice and infill
- Adaptive reuse and office to housing conversions
- Priority review process for affordable housing in Activity Centers

Using underutilized land in DAs (e.g. large parking areas)



COMMUNITY FACILITIES & SERVICES

- Public water and sewer in the DAs
- Locate new community facilities primarily in DAs
- Some facilities in RA e.g. resilience hubs and community centers
- Essential services in RA e.g. mobile health care, tax/permit drop off



Element Example (Part 3) -- Structure



Housing Vision: *Albemarle County will be a community where all community members can access quality and affordable housing choices. Housing is recognized as a foundational community need that is integrated with transportation, goods, services, jobs, and parks and trails.*



Element Example (Part 3) -- Structure

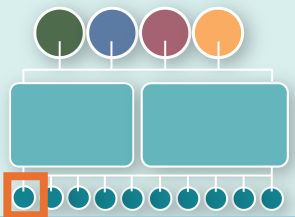


Objectives:

- Allow and incentivize a range of housing types
- Increase affordable and accessible housing options for aging community members

Actions:

- Revise the County’s Zoning Ordinance to incorporate and enact an Affordable Dwelling Unit Program
- Encourage adaptive reuse of existing structures for conversion into housing





Crosswalk or just one example.

These objectives and actions implement this (these) guiding principles

Connect Big Moves to Guiding Principles

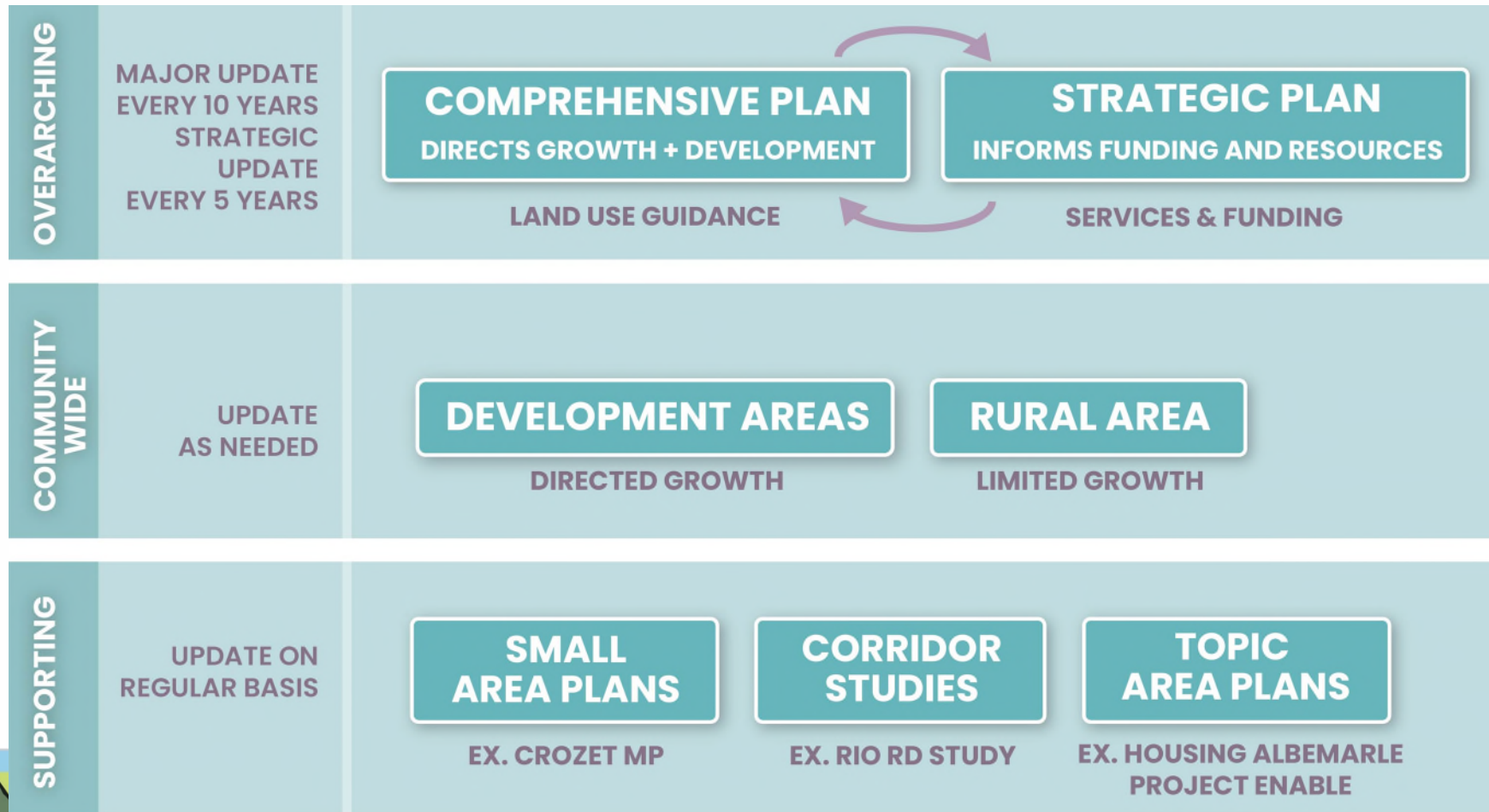
Provide policy detail in Part 1



Section 4: Plan Administration and Updates

- Relationship between Comp Plan and other separate plan documents (Small Area Plans, Housing Albemarle, Biodiversity Action Plan, etc.)
- Consistent approach for future Small Area and Master Plans
- Process for amending Comp Plan
- Process for reporting on progress and tracking metrics

Relationship to Other Plans




Implementation Priorities




- Current Comp Plan has over 70 priority strategies; **updated Plan to identify 5-10 Catalyst Projects** to make substantial progress on in the first 5 years of Plan adoption
- Each **Catalyst Projects** should cross multiple Plan chapters and include several Strategies
- Metrics will be developed for Plan Objectives to track successful implementation
- Potential criteria: Achieves guiding principles, supports growth management policy, and addresses community priorities, etc.



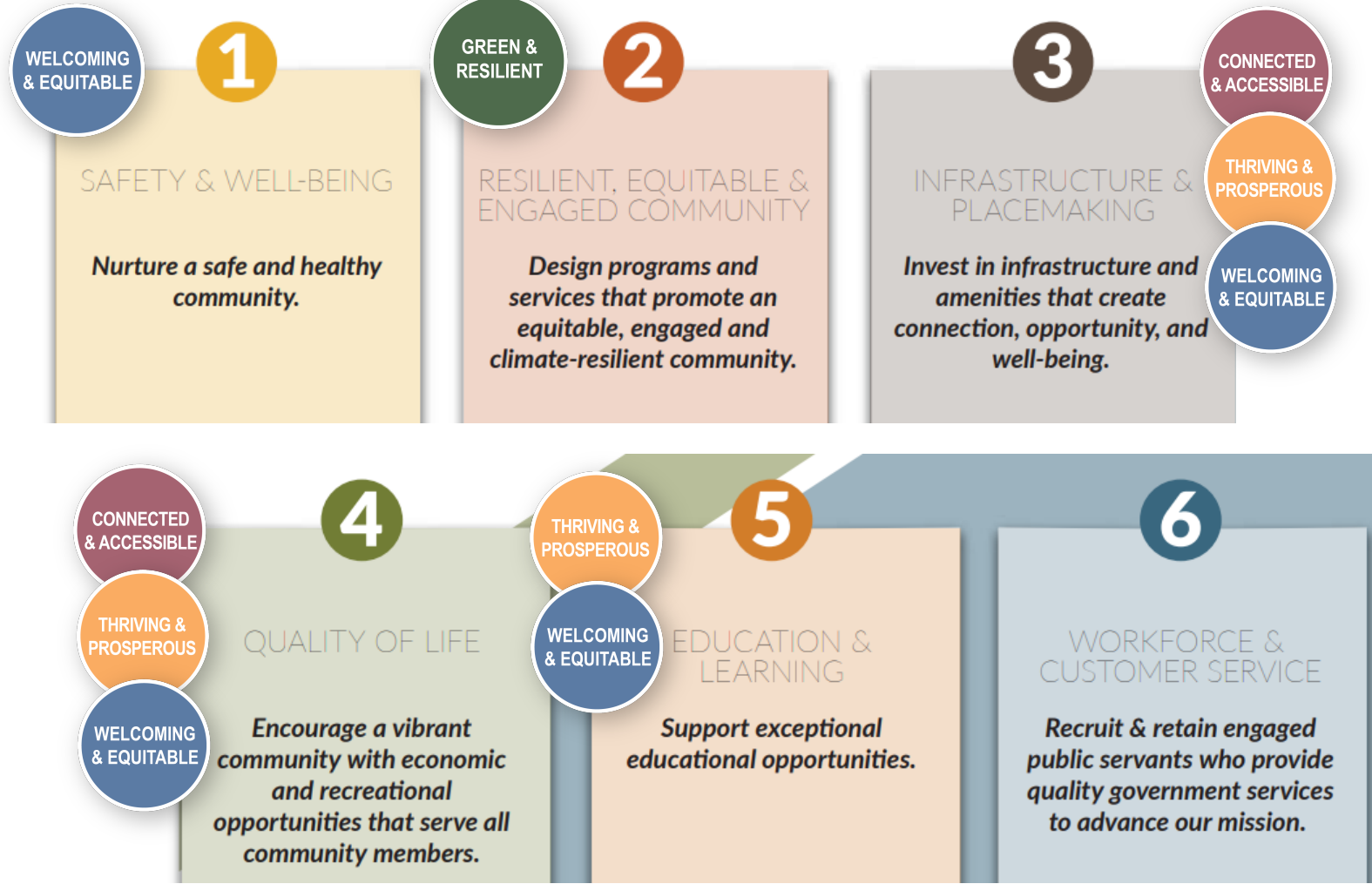
Strategic Plan - Goals



EQUITY & CLIMATE ACTION LENS



BIG IDEAS



SAFETY & WELL-BEING

Nurture a safe and healthy community.

- 1.1 Support community safety through highly responsive services.
- 1.2 Enhance and develop human services initiatives to assist community in accessing existing resources.
- 1.3 Develop County wide public safety long range plan to include emergency preparedness and response.

RESILIENT, EQUITABLE & ENGAGED COMMUNITY

Design programs and services that promote an equitable, engaged and climate-resilient community.

- 2.1 Develop tools for integrating climate action and equity into programs and services.
- 2.2 Implement the Climate Action Plan and the Biodiversity Action Plan.
- 2.3 Foster community partnerships and engagement around county priorities.
- 2.4 Implement stream health initiatives.
- 2.5 Identify and mitigate community risk while building, sustaining, and validating the community's capability to respond to and recover from disasters and other natural threats.

INFRASTRUCTURE & PLACEMAKING

Invest in infrastructure and amenities that create connection, opportunity, and well-being.

- 3.1 Deploy county-wide communications through broadband programming.
- 3.2 Ensure that long range water and wastewater plans are in alignment with our development goals by partnering with Rivanna Water Sewer Authority and the Albemarle County Service Authority.
- 3.3 Determine the level and extent of services necessary to create a public works department for enhanced maintenance of public rights of way and other infrastructure of public use.
- 3.4 Implement long-range plans to embrace multimodal connectivity.



QUALITY OF LIFE

Encourage a vibrant community with economic and recreational opportunities that serve all community members.

- 4.1 Develop AC44 Comprehensive Plan updates and Zoning modernization.
- 4.2 Update Project Enable to include County's role in Economic Development.
- 4.3 Implement Housing Albemarle.
- 4.4 Integrate parks planning with multi-modal transportation planning across the County.
- 4.5 Enhance overall access to parks and recreational opportunities with an emphasis on urban neighborhoods.

EDUCATION & LEARNING

Support exceptional educational opportunities.

- 5.1 Collaborate and provide support for the Albemarle County Public Schools Strategic Plan.
- 5.2 Foster partnerships with CATEC, PVCC and UVA to advance our workforce pipeline, economic development, and affordable housing goals.

WORKFORCE & CUSTOMER SERVICE

Recruit & retain engaged public servants who provide quality government services to advance our mission.

- 6.1 Implement a total compensation structure that makes us highly competitive compared to other employers.
- 6.2 Implement a comprehensive staff development and wellness program to retain highly qualified staff.
- 6.3 Modernize business processes and technology to transform customer service demands.
- 6.4 Implement office space planning and strategies with a focus on improved customer service, efficiency, and employee wellness.



Chapter Example: Development Areas

Development Areas Vision: *Albemarle County's Development Areas will be vibrant, walkable, and mixed-use, with a variety of housing types that are connected to goods, services, employment opportunities, and parks and trails.*

Several of the chapter **Objectives:**

- Increase the use of infill, adaptive reuse, and redevelopment in the Development Areas.
- Increase the number of jobs and housing units in Activity Centers and Employment Districts.
- Invest in existing neighborhoods in the Development Areas with increased connections to Activity Centers, parks, open space, and services, and infrastructure improvements where needed.

Several of the chapter **Strategies:**

- Update the Zoning Ordinance to support infill, adaptive reuse, and redevelopment in Activity Centers.
- Establish incentives and identify opportunities for public-private partnerships to support redevelopment of underutilized areas in the Development Areas where infrastructure is already in place, such as for structured parking or connecting to public water and sewer.
- Identify and fund Capital Improvement Program (CIP) projects that would support Activity Center development, such as a public park/plaza or other public infrastructure.