

AC44 IN MOTION: THE FIVE WORK PROJECTS



**4.15 Board of Supervisors Meeting
Review of AC44 Implementation Materials**

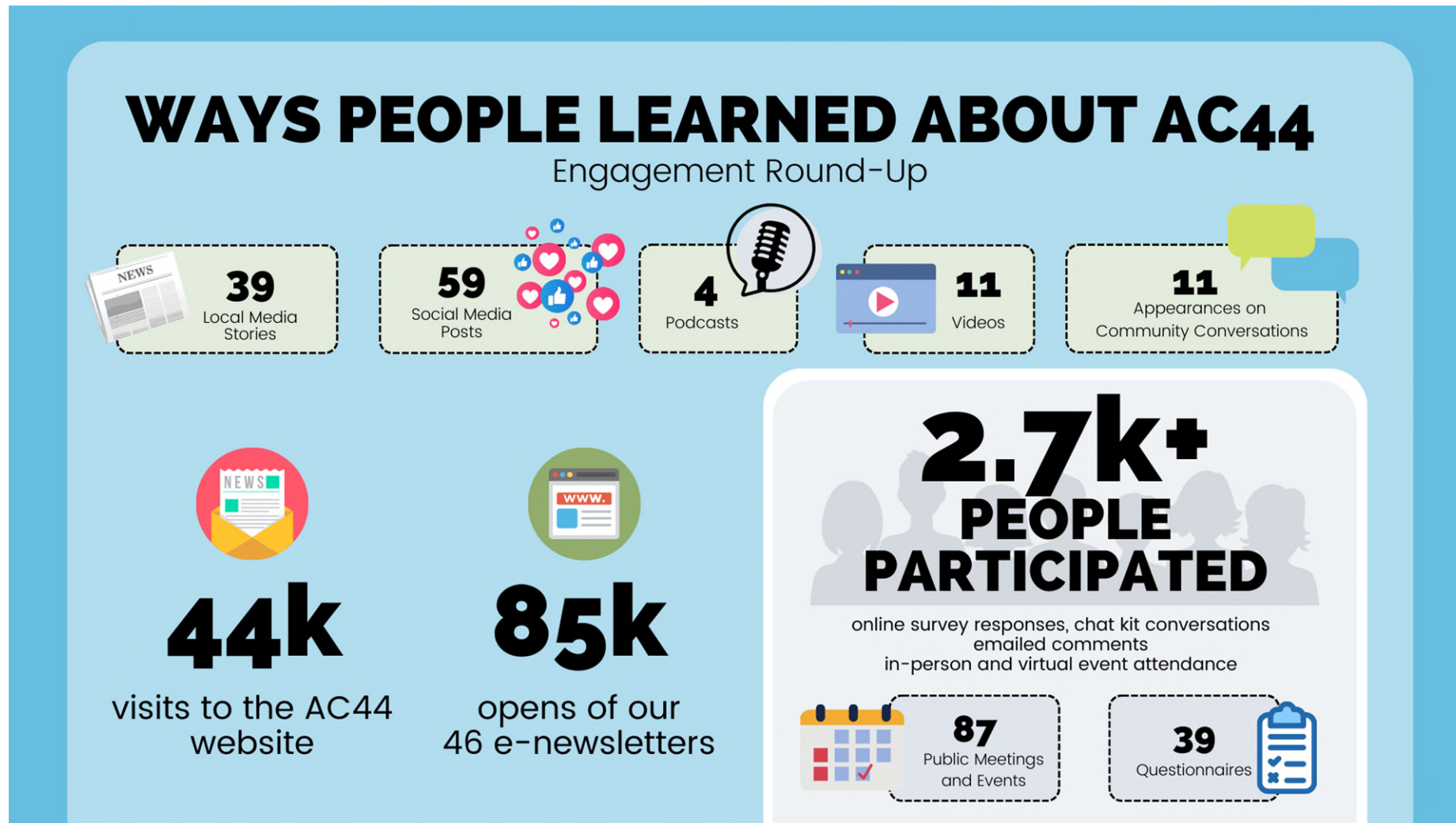
Meeting Agenda

- AC44: A Quick Recap
- AC44 Implementation: Overview of the five proposed Work Projects
- Work Project deliverables + timelines (FY26 – FY29+)
- Discussion

AC44: A Quick Recap

- Outlines the County's long-range policy framework for managing growth + development through 2044 – (31,000 new residents)
- Continues the County's longstanding Growth Management Policy
- Updates land use categories + the Future Land Use Map
- Introduces Activity Centers + Employment Centers
- Includes Community Design Guidelines
- Builds on existing County plans
- Identifies seven Big Moves to guide AC44 implementation

Project History: Community Engagement



AC44 in Motion: The Five Work Projects

- Zoning Modernization
- Activity Center Plans
- Multimodal Transportation Planning
- Rural Area Priorities + the Rural Area Plan
- AC44 Administration – Tracking + Reporting

AC44 in Motion: Associated Projects

Reviewing Housing Albemarle:

- Based on updated data in the Comprehensive Regional Housing Study + Needs Assessment
- Objectives will not change
- Short-, mid-, + long-term goals + targets will be revised
- Important for Activity Center planning

PRIORITY ACTIONS



STRATEGY 1A:
EXPLORE OPTIONS WITH COUNTY OWNED LAND TO DEVELOP A PERMANENT AFFORDABLE HOUSING COMMUNITY.



STRATEGY 2B & 3B:
PROVIDE INCENTIVES TO INCREASE PRODUCTION OF AFFORDABLE RENTAL AND FOR-SALE HOUSING.



STRATEGY 5A:
DEVELOP AN AFFORDABLE DWELLING UNIT PROGRAM STRUCTURE AND GUIDELINES.



STRATEGY 6A:
DEVELOP AND IMPLEMENT A SUSTAINABLE HOUSING TRUST FUND FOR ADOPTION BY THE BOARD OF SUPERVISORS.



STRATEGY 7A:
ESTABLISH A STANDING HOUSING ADVISORY COMMITTEE.



STRATEGY 10A:
IN PARTNERSHIP WITH PUBLIC, PRIVATE AND NONPROFIT PARTNERS, EXPAND PERMANENT SUPPORTIVE HOUSING OPPORTUNITIES FOR CHRONICALLY HOMELESS HOUSEHOLDS.

AC44's Seven Big Moves



- Align regulations to support AC44 implementation
- Increase affordable housing access + options
- Invest in compact + connected Development Areas with an emphasis on Activity Centers
- Drive innovation + expand economic opportunity
- Support development of agriculture + forestry uses in the Rural Area while preserving rural character + conserving environmentally sensitive resources
- Mitigate + prepare for the impacts of climate change
- Strengthen social connection + community well-being

AC44 (9) Topic Chapters: 378 Actions

AC44 Big Moves: Prioritize Actions



Work Projects

Connects to all

Work Project Area	FY26	FY27	FY28	FY29 ⁺
Zoning Modernization	Streamlining of current ordinance + format update			
		Final Phase 2 Zoning Ordinance drafts		
			Final Phase 3 Zoning Ordinance drafts	
Activity Center Plans	ACP research, prioritization + selection			
		ACP1		
			ACP2	
				ACP3
Multimodal Transportation Planning	Prioritized list of current transportation projects			
		MMTP System Plan		
			MMTP needs + recommendations	
				MMTP Implementation Plan
Rural Area Priorities + the Rural Area Plan	Ongoing work on shorter-term priorities			
		GIS analysis of the Rural Area		
			Rural Area Plan	
AC44 Administration	Metrics development, metrics tracking, + progress reports			

Work Projects: Zoning Modernization

Zoning Modernization*

- FY26 (ongoing): streamlining of the current ordinance + format update
- FY26-FY27: targeted community feedback
- FY27: Final Phase 2 Zoning Ordinance drafts
- FY28: Final Phase 3 Zoning Ordinance drafts

** (discussed at the Board's March 4 work session)*

Work Projects: Activity Center Plans

- Activity Centers encourage high-density, mixed-use destinations across the Development Areas
- The concept of “centers” has played a key role in guiding future land use in the County’s Comprehensive Plans since the adoption of Neighborhood Model Principles in 2001
- AC44 focuses on 22 Activity Centers + 8 Employment Centers; the 2015 plan had 50+ centers
- The County’s master plans will continue to provide valuable context, with Activity Center plans focusing on smaller areas in greater detail



ACTIVITY & EMPLOYMENT CENTERS

Regional Centers:

- 3. Hollymead Town Center
- 7. Rio29
- 9. Hydraulic/29
- 13. Lower Pantops
- 18. 5th Street

Employment Centers:

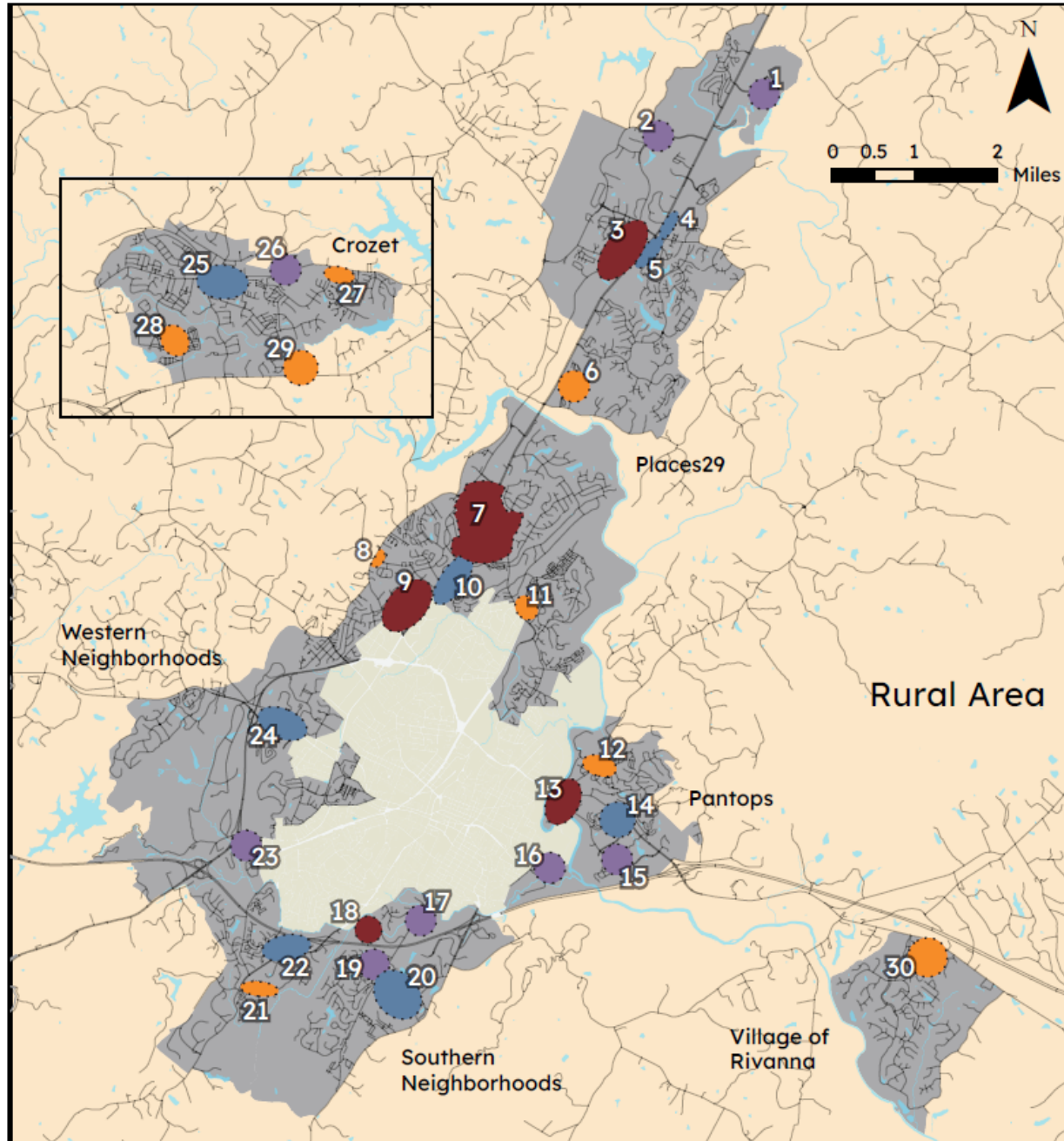
- 1. Rivanna Station
- 2. N Fork Research Park/Airport
- 15. Peter Jefferson Place
- 16. Broadway
- 17. Avon Street Extended
- 19. Mill Creek Industrial Park
- 23. Fontaine Research Park
- 26. Rt 240/Starr Hill/Music Today

Community Centers:

- 4. North Pointe
- 5. Timberwood Shopping Center
- 10. Hillsdale Drive
- 14. Rivanna Ridge
- 20. Mill Creek Drive
- 22. 5th St/Old Lynchburg Rd
- 24. Ivy Rd/Old Ivy Rd
- 25. Downtown Crozet

Local Centers:

- 6. Brookhill
- 8. Whitewood/Hydraulic
- 11. Rio Road E/Gasoline Alley
- 12. Route 20/Riverside Village
- 21. Southwood
- 27. Wickham Pond
- 28. Old Trail
- 29. Clover Lawn
- 30. Rivanna Village



Activity Centers

- Regional Centers
- Community Centers
- Local Centers

Employment Centers

Multimodal Transportation connection

Work Projects: Activity Center Plans

AC44 Implementation Activities + Timeline

- FY26-FY27: ACP1 (high-priority area vetted with selection criteria)
- Lesson learned + process refinement
- FY28-FY29: ACP2
- (FY29⁺): ACP3



Work Projects: Multimodal Transportation Planning

What is a Multimodal Transportation Plan?

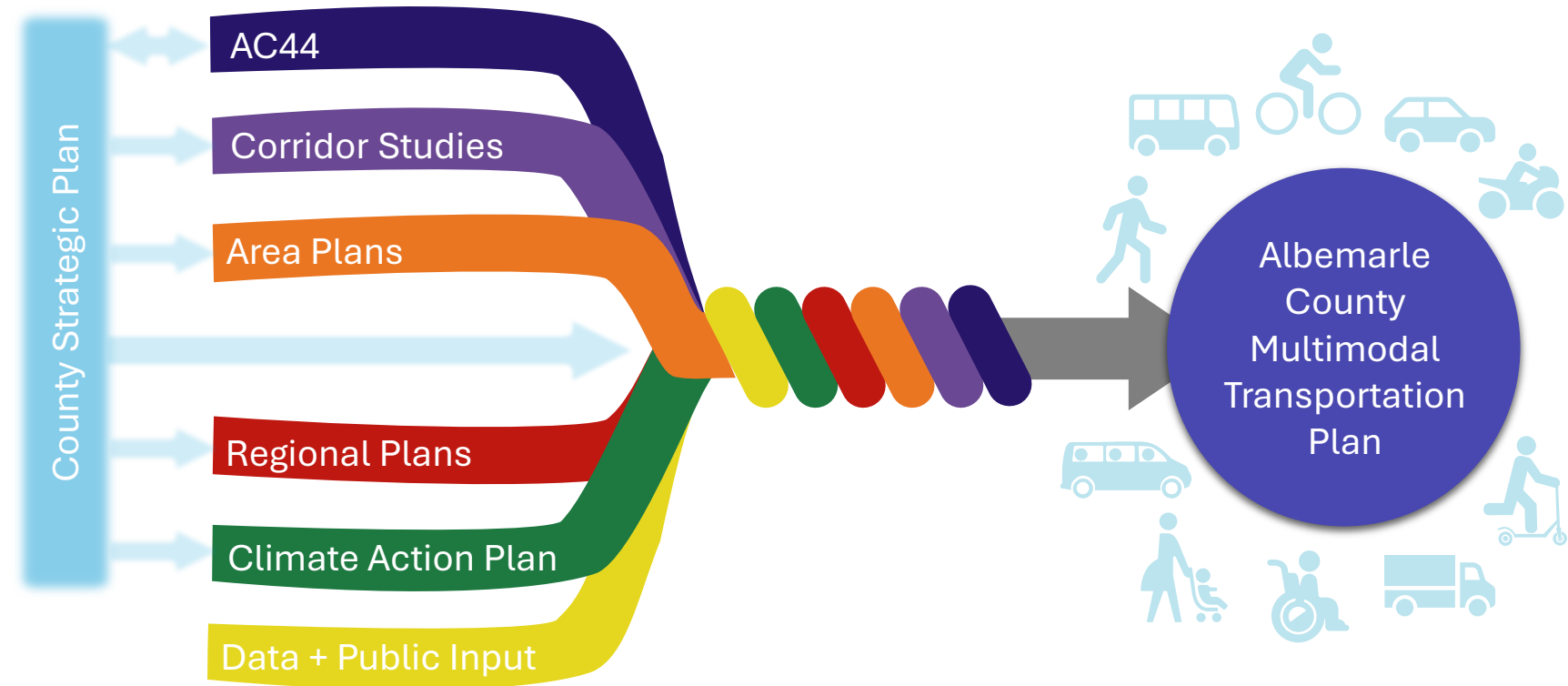
- A comprehensive, holistic set of forward-thinking projects, programs + strategies to provide a safe, connected multimodal transportation system
- Identifies a clear vision for transportation that aligns with land use, economic vitality, environmental + other goals
- Provides diverse mobility options that meet the needs of different users
- Advances the goals + objectives of AC44 by identifying specific transportation projects + actions for implementation



Work Projects: Multimodal Transportation Planning

Purpose:

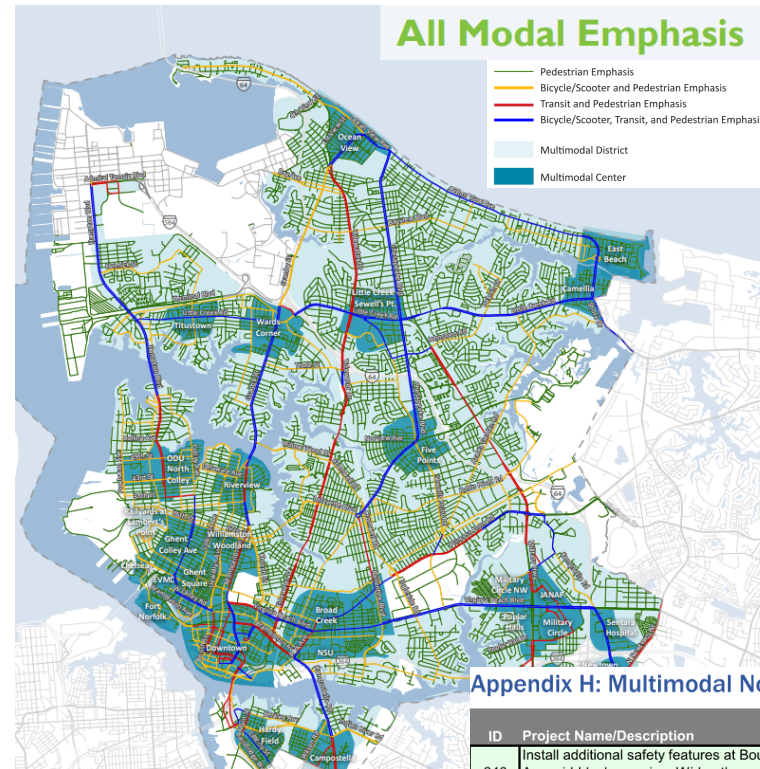
- Advance transportation-related goals, objectives + actions from AC44
- Integrate recommendations from prior efforts into one county-wide transportation plan
- Align seamlessly with transportation planning efforts in adjacent jurisdictions
- Address the diverse transportation needs of residents, businesses, visitors + other stakeholders



Work Projects: Multimodal Transportation Planning

Outcomes:

- Clearly defined transportation vision
- Maps of future transportation networks, by mode
- Prioritized list of transportation projects
- Policy, program + strategy recommendations
- Implementation plan with funding strategy



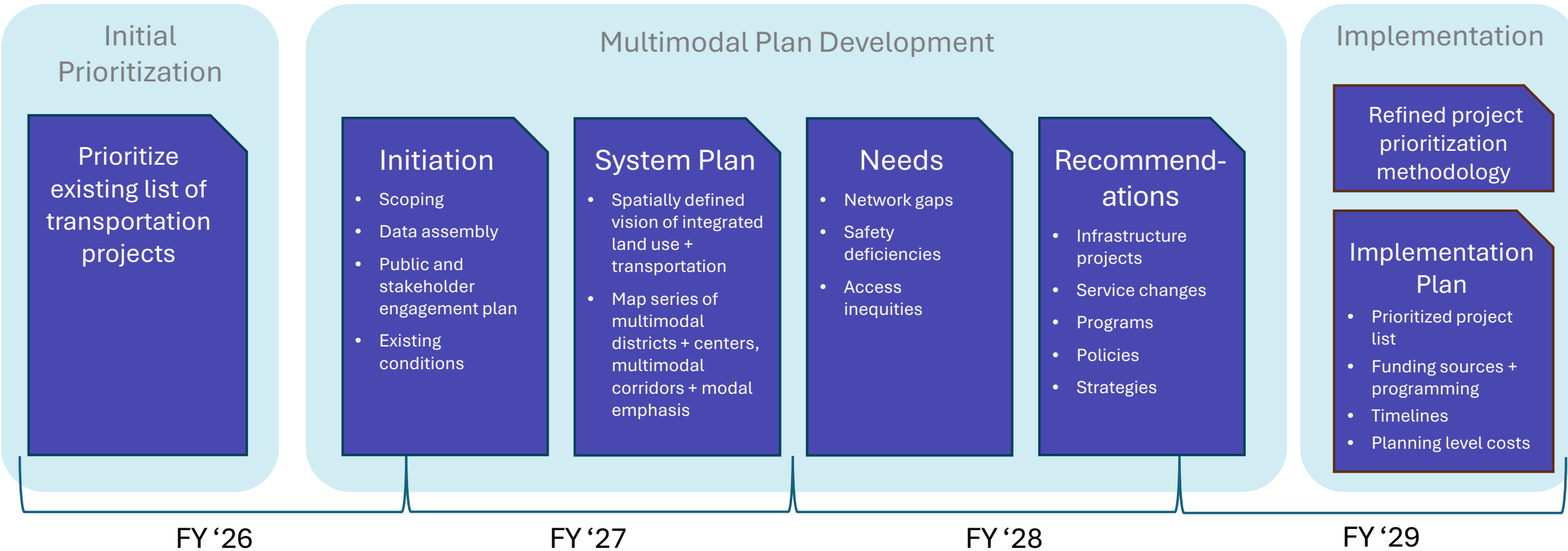
Appendix H: Multimodal Norfolk Resource Allocation Plan

The map is available at www.MultimodalNorfolk.co
Last Updated 4/14/20

ID	Project Name/Description	Need Level ⁽¹⁾	Project Readiness ⁽²⁾	Project Type	Cost Category ⁽⁴⁾	Primary Potential Funding Source ⁽³⁾
246	Install additional safety features at Boush St and Brooke Ave mid-block crossing. Widen the pedestrian refuge island.	High	Ready	Pedestrian signals and crosswalk projects	Low	CIP (ARPA?)
208.1	School Zone Flashing Beacon at Crossroads Elementary School on Tidewater Drive.	High	Ready	Pedestrian signals and crosswalk projects	Medium	ARPA
150	Complete missing sidewalks on Shoop Ave from Chesapeake Blvd to St Mihiel Ave	High	Ready	Sidewalk projects	Low	CIP
211	Pedestrian Signals on Granby St at Adm Taussig Blvd.	Moderate	Ready	Pedestrian signals and crosswalk projects	Medium	CIP/ARPA
174	Provide a facility for bicyclists and scooters that connects the current protected bike lanes along Llewellyn Avenue to the south along Boush Street to connect to Downtown.	High	Ready	Bike/scooter facility projects	High	CIP
237	Sidewalk and curb ramp replacements at Omohundro Ave and W 35th St	High	Ready	Pedestrian signals and crosswalk projects	Tactical	CIP
208.6	School Zone Flashing Beacon at Southside STEM Academy	High	Ready	Pedestrian signals and crosswalk projects	Tactical	CIP
154	Construct sidewalks on Whitehead Ave from E Berkley Ave to Fauquier St	High	Ready	Sidewalk projects	High	CIP

Work Projects: Multimodal Transportation Planning

Process:



Work Projects: Rural Area Priorities + Rural Area Plan

Rural Area Priorities + Rural Area Plan

- FY26-FY27: shorter-term priorities*
 - Revising regulations for special events on historic/heritage properties
 - Investigating the feasibility of additional permitted uses for registered historic properties
 - Exploring ways to enable small/appropriately scaled agriculture-related businesses + support services
 - Considering modifications to expand opportunities for diverse revenue streams for agribusinesses
- FY27: Synthesis of critical resource identification
- FY28-FY29: Rural Area Plan work

* (part of Zoning Modernization activities)

Work Projects: AC44 Administration

AC44 Administration

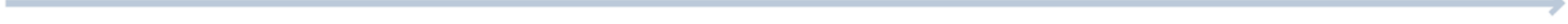
- Metrics development + tracking
- Coordination with the Strategic Plan
- Project summaries, reports + presentations
- County leadership engagement
- Cross-department coordination + collaboration

Discussion of the Work Projects

- Zoning Modernization
 - Activity Center Plans
 - Multimodal Transportation Planning
 - Rural Area Priorities + the Rural Area Plan
 - AC44 Administration
-
- Across the Work Projects, are there aspects missing?



Back Pocket Slides



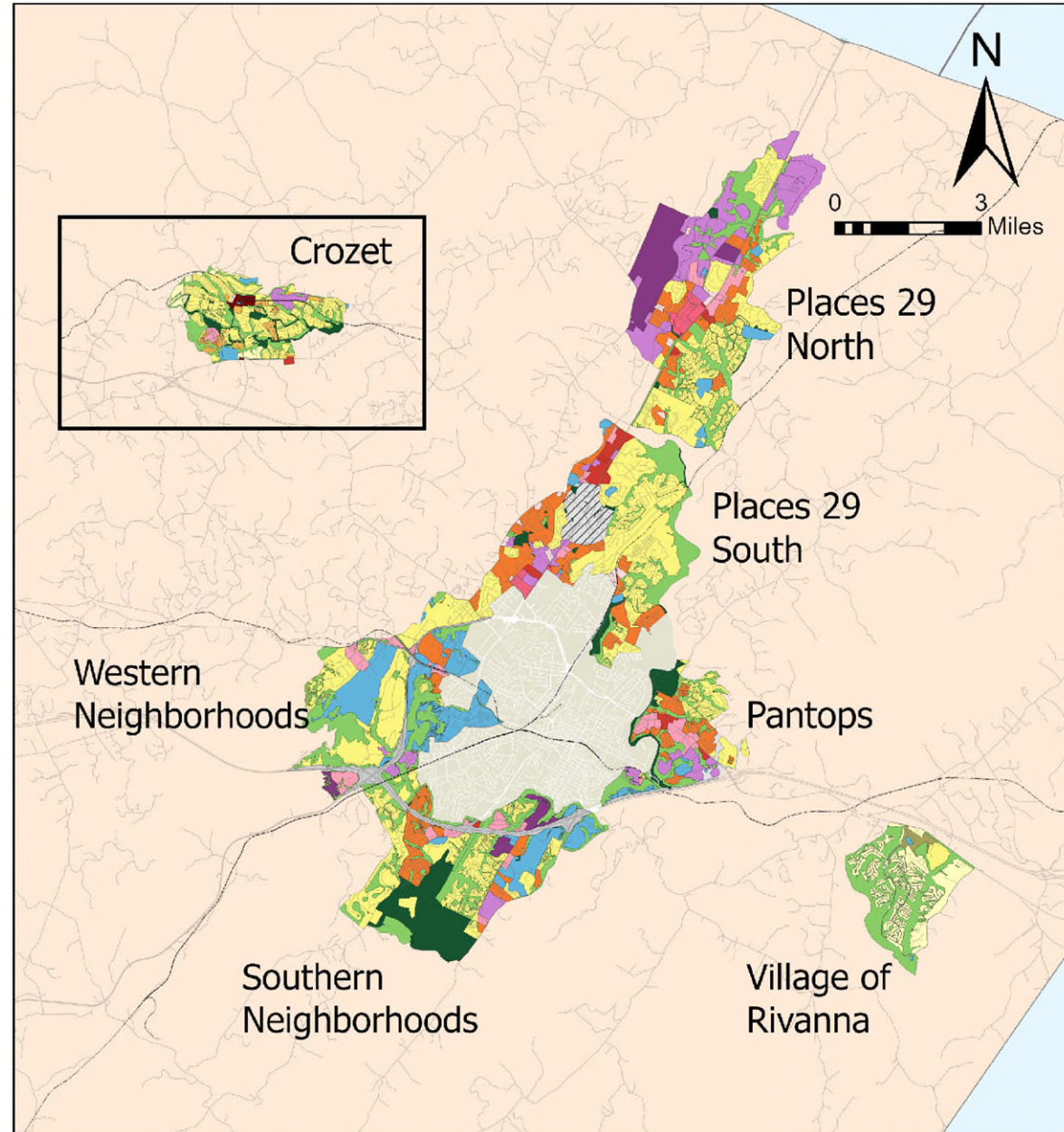
FUTURE LAND USE MAP

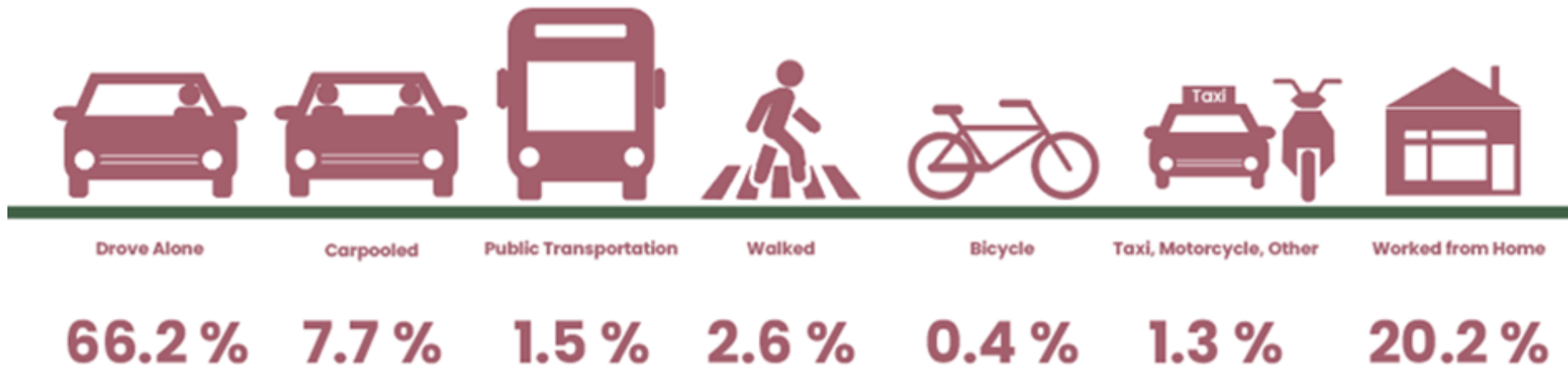
AC44 Future Land Use Categories

- Neighborhood Residential
- Middle Residential
- Urban Residential
- Neighborhood Mixed Use
- Community Mixed Use
- Corridor Mixed Use
- General Commercial
- Office/R & D/Flex/
Light Industrial
- Industrial
- Institutional
- Public Lands
- Green Systems
- Rural Area

Refer to the applicable plan for the following land uses:

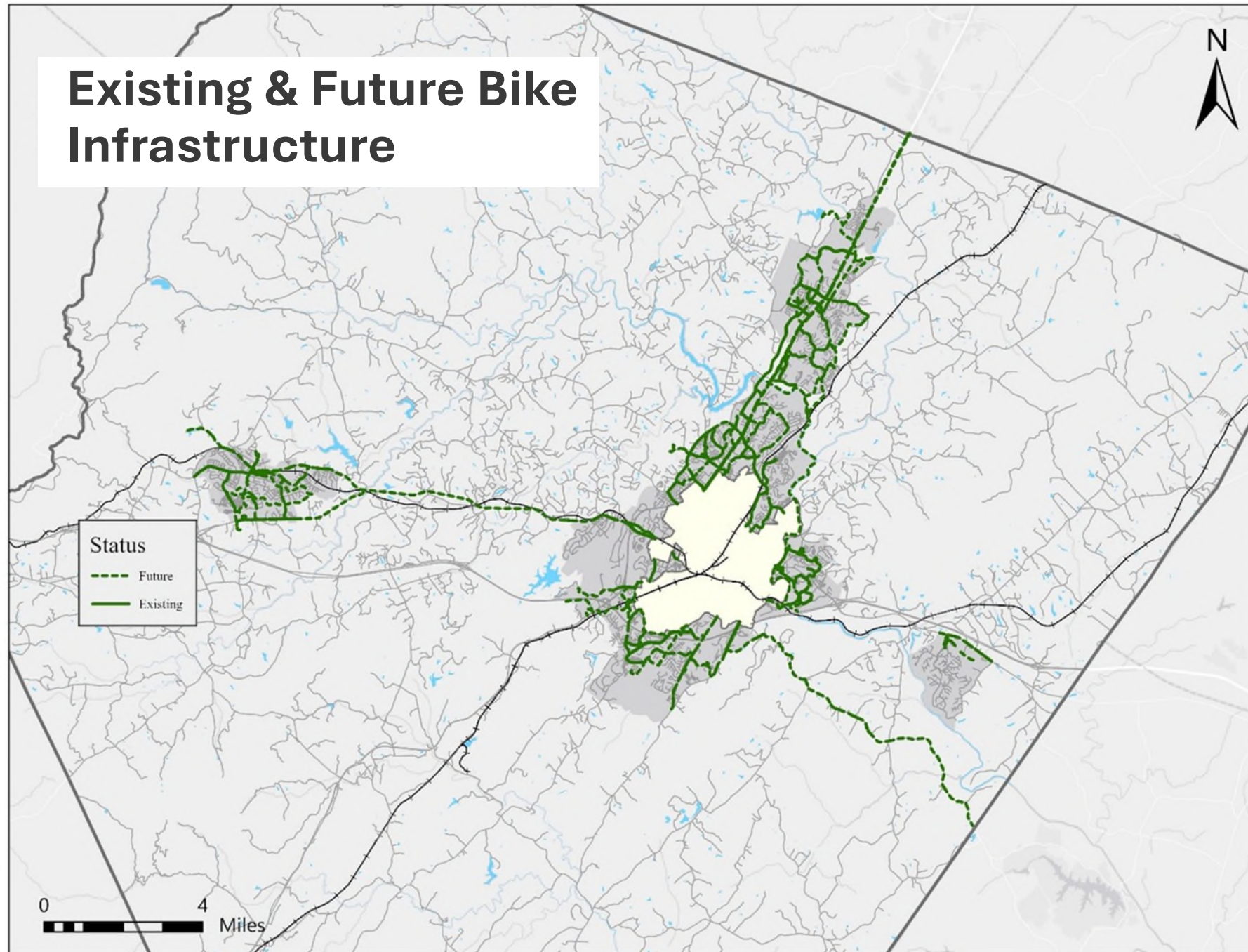
- Crozet Downtown: Refer to Crozet Area Plan
- Neighborhood Density Residential - Low: Refer to Crozet & Village of Rivanna Area Plans
- Town/Village Center: Refer to Village of Rivanna Area Plan
- Rio29 : Refer to Rio 29 Small Area Plan



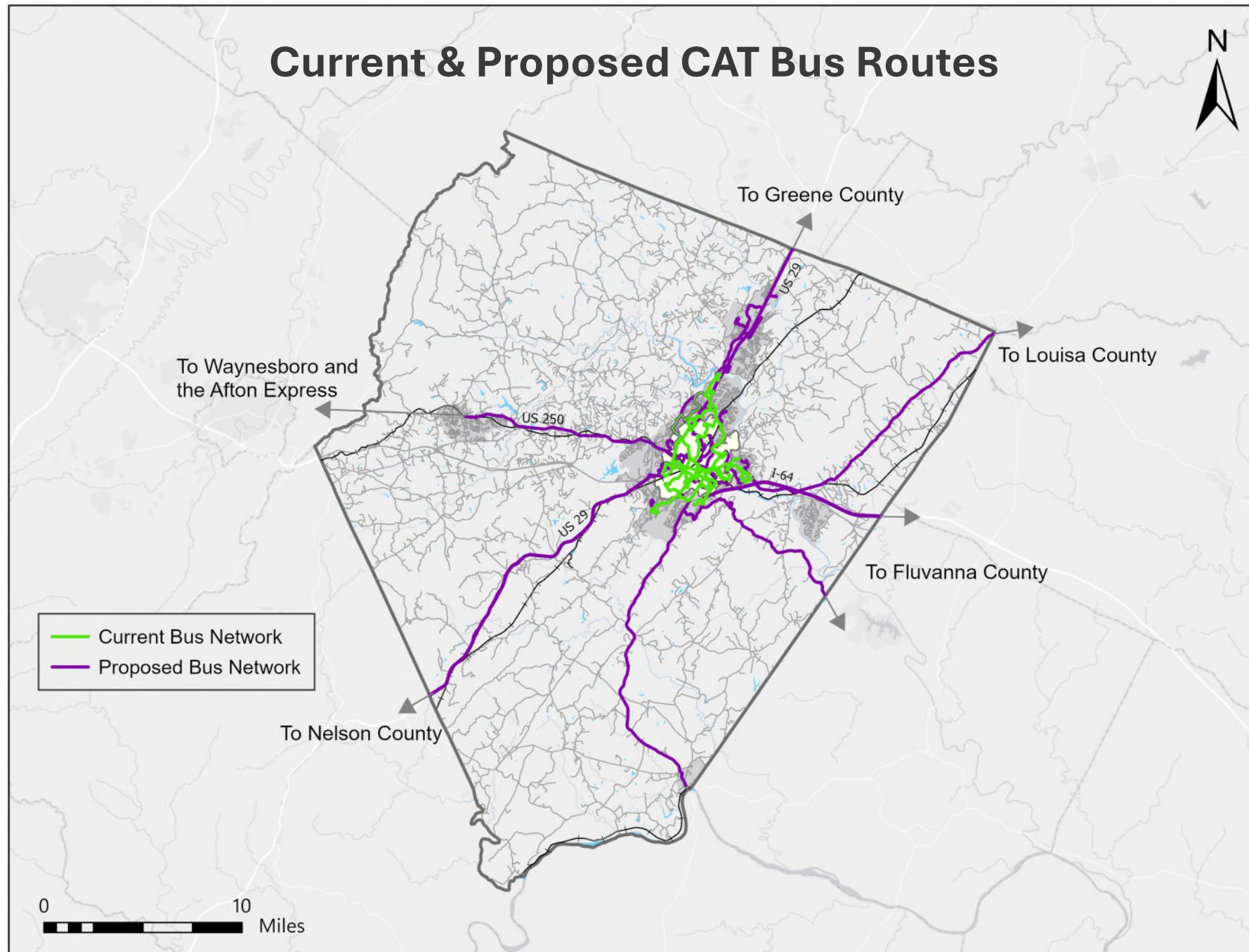


- **Commuter Mode-Share: 2019-2023**

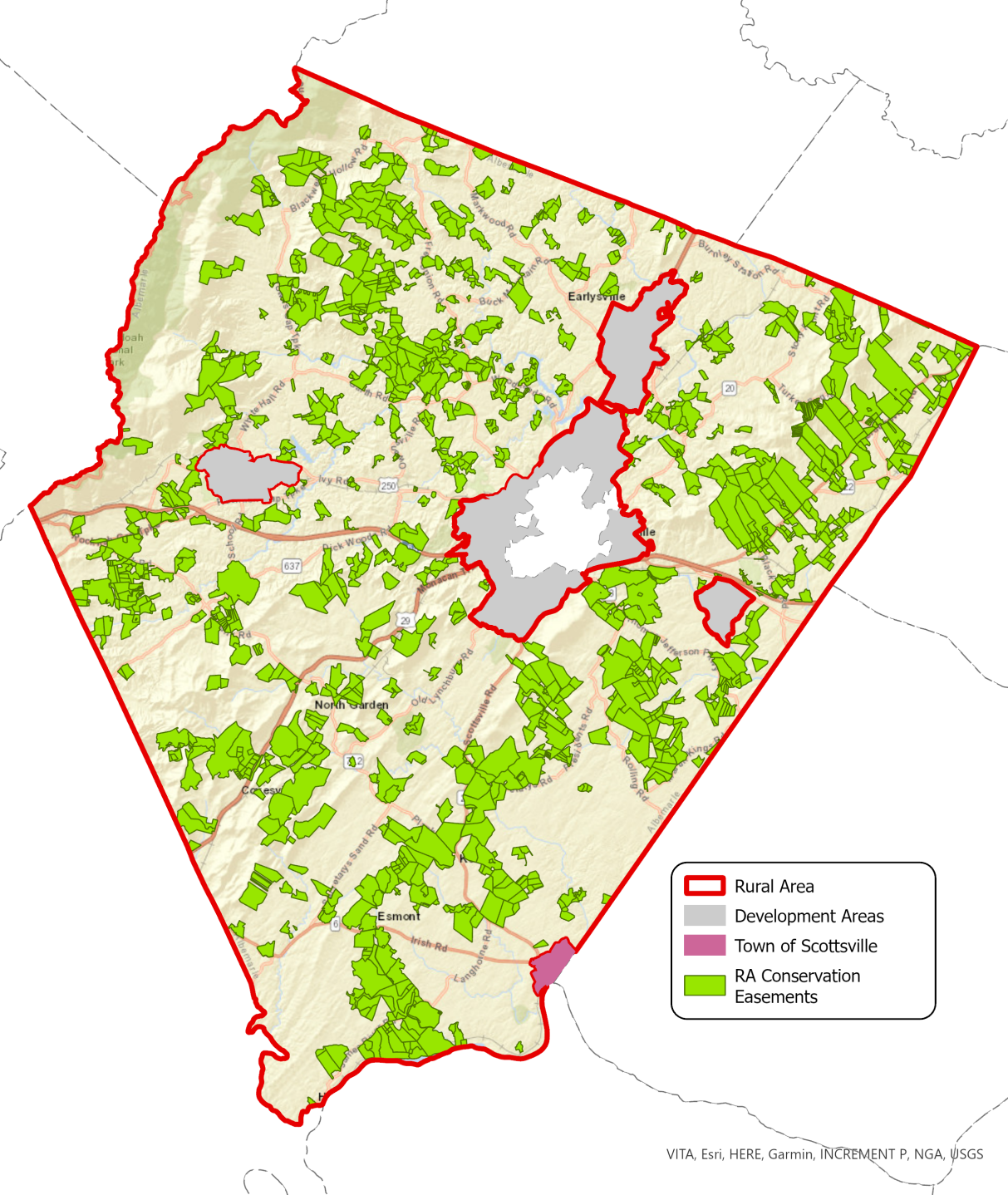
Existing & Future Bike Infrastructure



Current & Proposed CAT Bus Routes

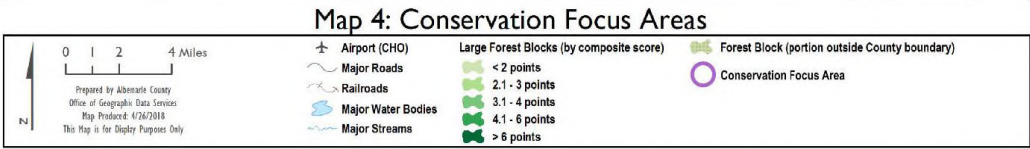
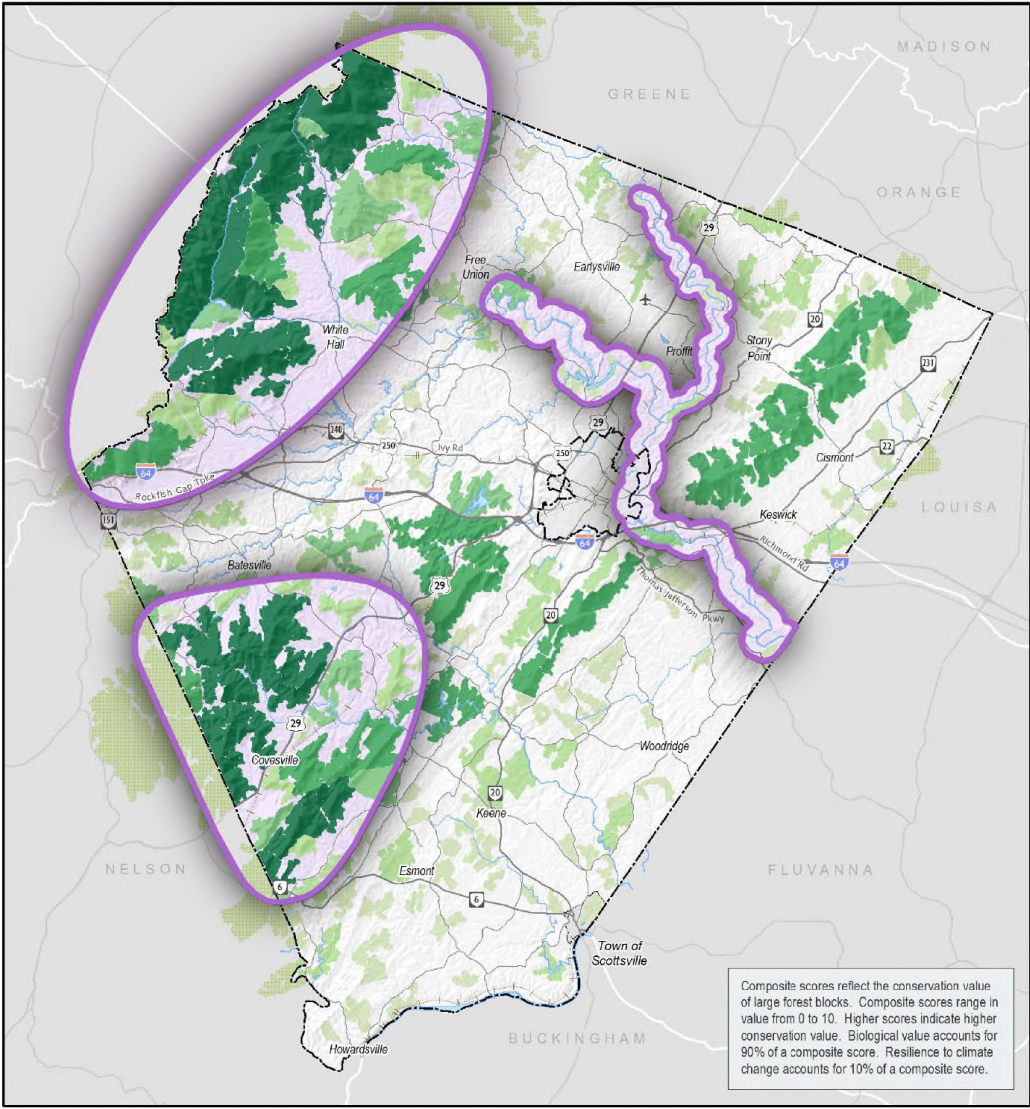


Conservation Easements (2024)



Conservation Focus Areas

(Biodiversity Action Plan)



Map 4 depicts the three areas in Albemarle County that should be a focus of conservation activity and attention.