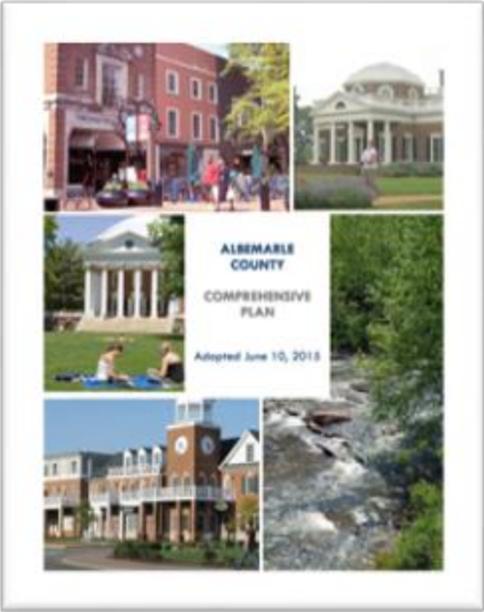




Updating the Comprehensive Plan Structure

Current Comprehensive Plan Structure



MAIN DOCUMENT
400+ pages



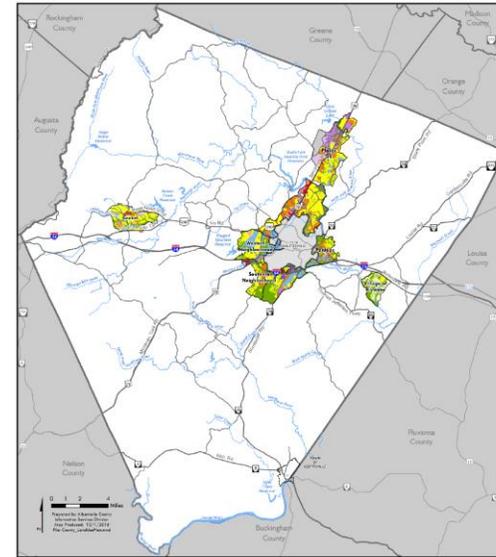
APPENDICES
900+ pages

REFERENCE DOCUMENTS
700+ pages

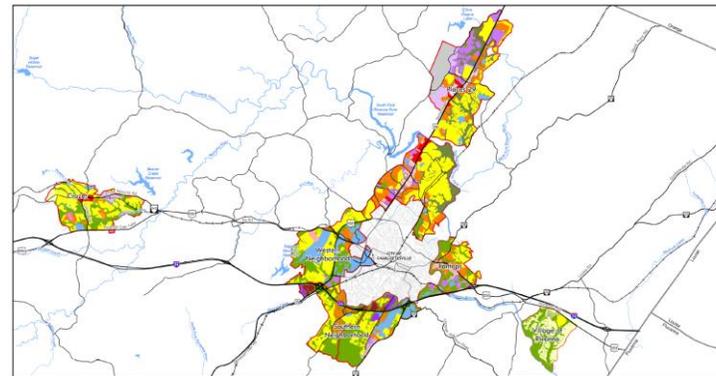


Issues: Current Comprehensive Plan Structure

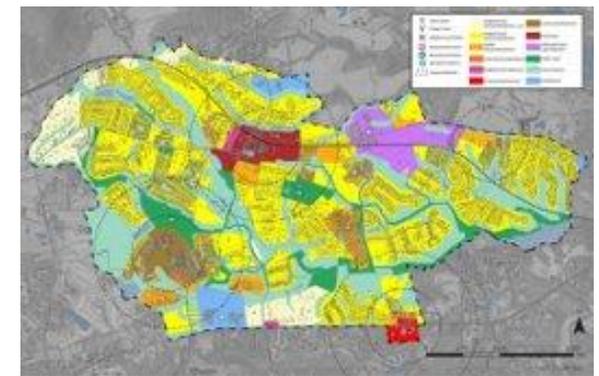
- Longer than typical for a Comprehensive Plan (400-page main document and 900+ page Appendix)
- More detail than typical for a County Comp Plan
- Repeated material from other County plans
- No Land Use chapter
- Generalized Land Use Plan hasn't been updated to match Master Plans
- Much of the current plan content is being supplanted by newly developed "Standalone" Element Plans (e.g. Climate Action Plan)



Generalized Land Use Plan (2015 Comp Plan)



Development Area Land Use Plan (2015 Comp Plan)



Crozet Master Plan (adopted 2021)

Family of Plans Concept

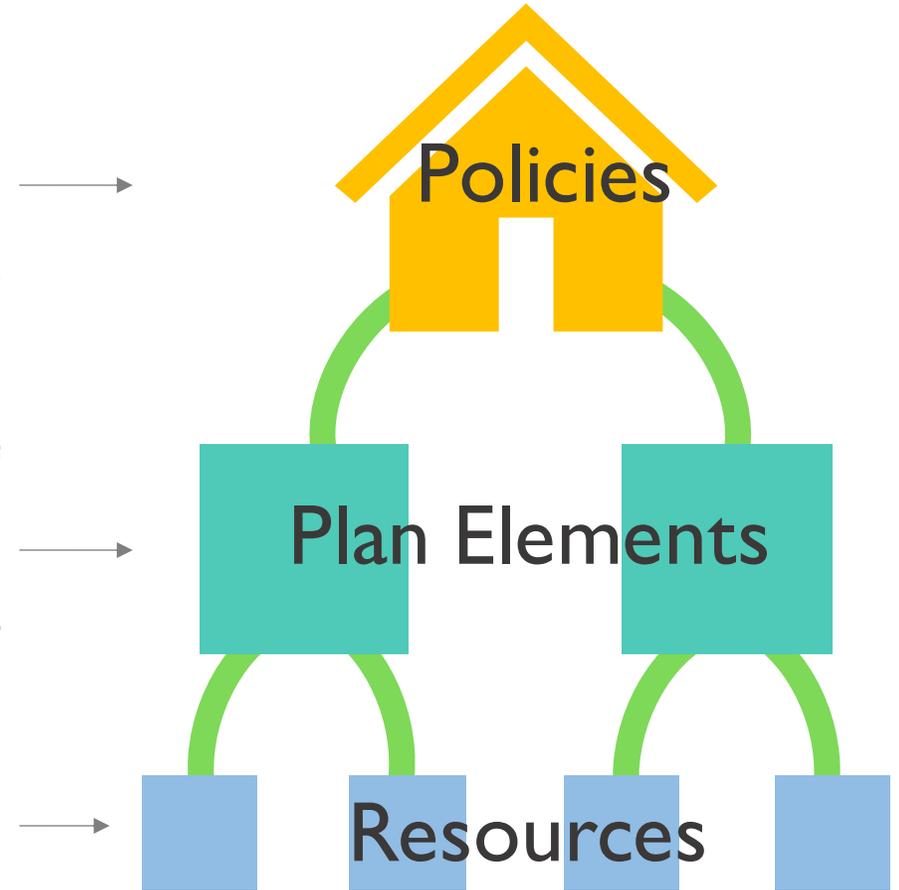
Some more modern Comp Plans have adopted a “Family of Plans” structure since most of their policy development is contained in separate Element Plans – e.g. Arlington County:



The Policies are the “home” where all the Vision, Goals, Objectives, and Strategies live

The Plan Elements are the “Family” of plans with more detail on each element

The Resources give background information for each Element



How the “Family of Plans” concept would work:

POLICY FRAMEWORK:

Adopted County Vision, Framework for an Equitable and Resilient Community, & Goals, Objectives & Strategies for each “Element” of the Comp Plan



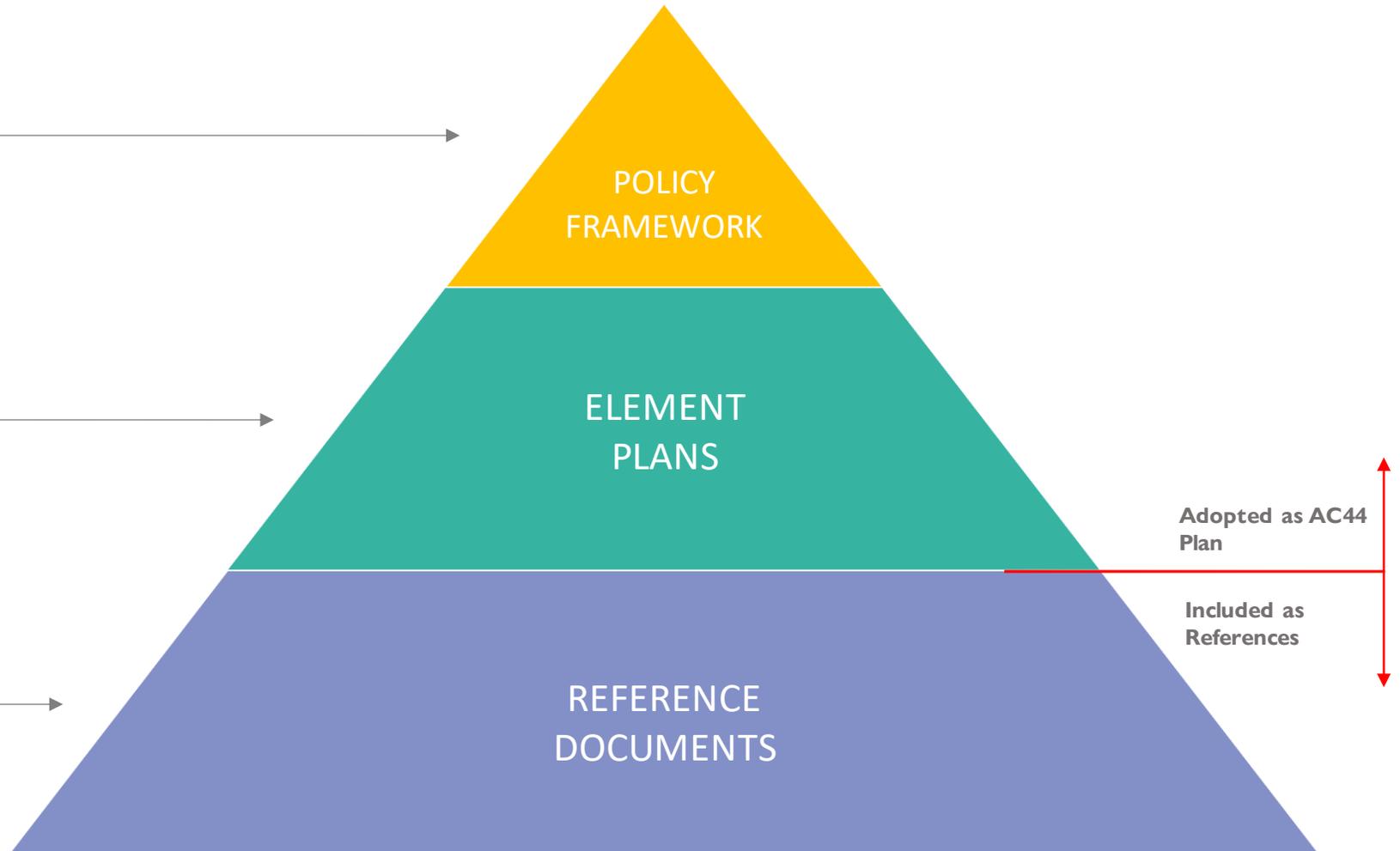
ELEMENT PLANS:

Adopted County Plans that relate to one of the “Elements” of the Comp Plan, such as Housing, Resources, Transportation, etc.

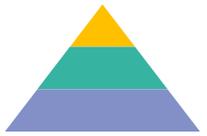


REFERENCE DOCUMENTS:

Related plans & studies that are currently in the 2015 Comp Plan Appendix or Reference Section (some of which may be superseded or moved up to Element Plans.)



Potential Family of Plans concept:



POLICY FRAMEWORK:

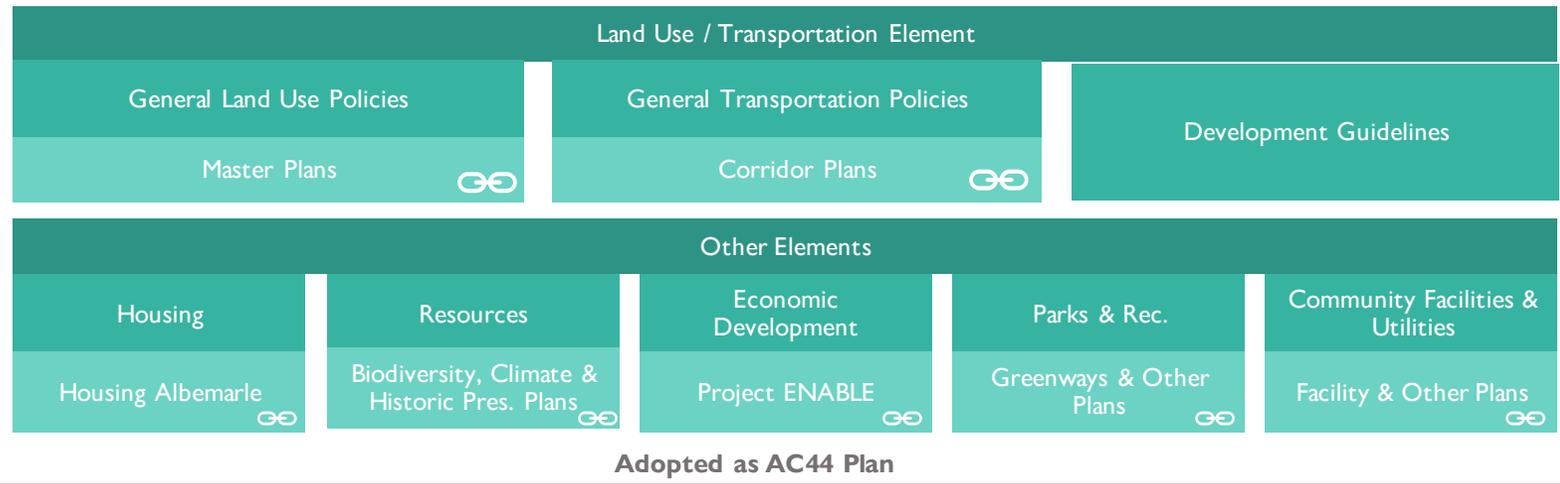
Adopted County Vision, Framework, & Goals, Objectives & Strategies for each “Element” of the Comp Plan



ELEMENT PLANS (Chapters):

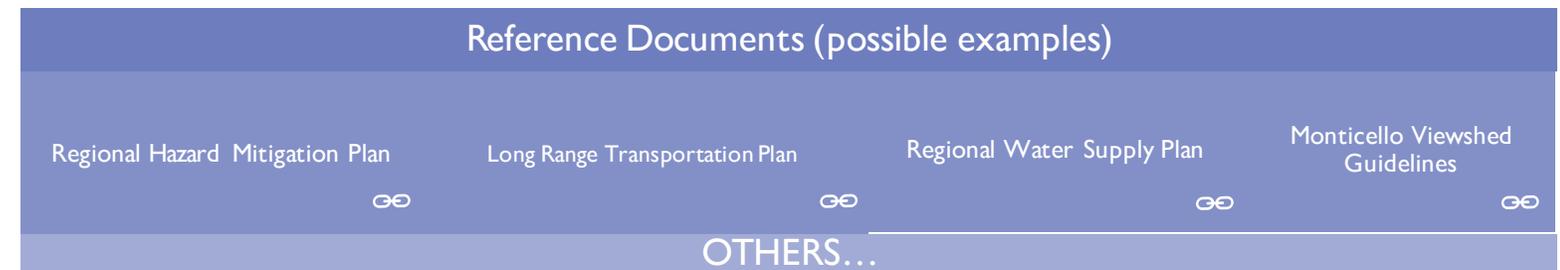
Land Use & Transportation combined as one Element

Other adopted County Plans that relate to one of the “Elements” of the Comp Plan, such as Housing, Natural Resources, Transportation, etc.



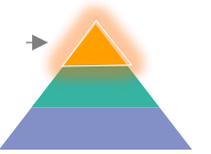
REFERENCE DOCUMENTS:

Related plans & studies that are currently in the 2015 Comp Plan Appendix or Reference Section (some of which may be superseded or moved up to Element Plans.)



∞ Indicates that this document will be a link (additional document links may be included as well)

How the Policy Framework could work:

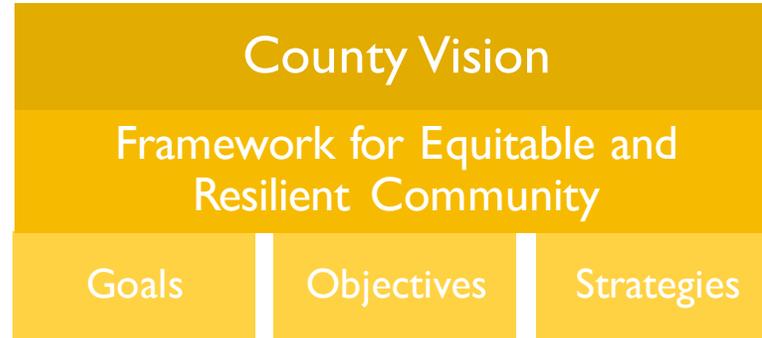


- This chapter would introduce the Vision and the Framework for an Equitable and Resilient Community as the foundations of the Policy Framework. The intro would also include relevant data and trends
- The Goals, Objectives and Strategies would be structured as a simple matrix that allows the reader to instantly compare G/O/S for each topic area of the plan that would “roll up” the G/O/S from the Element Plans
- This chapter would ensure that the themes of Equity and Climate Action and the guidance for Growth Management are integrated throughout the AC44 Plan



| County Vision | | | |
|---|----------------------------------|------------|------------|
| Framework for Equitable and Resilient Community | | | |
| | Goals | Objectives | Strategies |
| 1. | Land Use & Transp. | GOALS | OBJECTIVES |
| 2. | Housing | GOALS | OBJECTIVES |
| 3. | Resources (Natural + Historic) | GOALS | OBJECTIVES |
| 4. | Economic Development | GOALS | OBJECTIVES |
| 5. | Parks & Recreation | GOALS | OBJECTIVES |
| 6. | Community Facilities & Utilities | GOALS | OBJECTIVES |

Defining Goals, Objectives, and Strategies



Vision and Framework:

What we want our community to look and feel like in the next 20 years.

Goal:

High-level and long-term direction to fulfill the Vision and Framework.

Objective:

Specific outcomes or targets that accomplish a goal.

Strategy:

A policy, infrastructure improvement, planning effort, or other activity or project to achieve and implement a Plan objective.

How the Land Use & Transportation Element could work:



| Land Use / Transportation Element | | |
|---|--|--|
| <p>General Land Use Policies</p> <ul style="list-style-type: none"> • A discussion of how Growth Management is implemented in land use policies • Sections on the Rural Area and the Development Areas • A new Activity Center framework using the Multimodal System approach | <p>General Transportation Policies</p> <ul style="list-style-type: none"> • A new set of Countywide multimodal networks using the Multimodal System approach • General street cross section typology • Project prioritization approach | <p>Development Guidelines</p> <ul style="list-style-type: none"> • Builds off the Neighborhood Model Principles + Master Plans + Corridor Plans • Set of land use categories/recommendations that integrate with existing land use categories • Development standards for each land use with key design features such as: <ul style="list-style-type: none"> • Street & streetscape design • Open space • Building design • Parking and access • Additional placemaking elements |
| <p>Master Plans </p> <p>All current and future Master Plans/Small Area Plans as links:</p> <ul style="list-style-type: none"> • Crozet Master Plan • Pantops Master Plan • Places29 Master Plan & Rio29 Small Area Plan • Southern & Western Neighborhoods Master Plan • Village of Rivanna Master Plan | <p>Corridor Plans </p> <p>All current and future Corridor Plans as links:</p> <ul style="list-style-type: none"> • Rio Road Corridor Plan • Avon Corridor Plan | |

 Indicates that this document will be a link

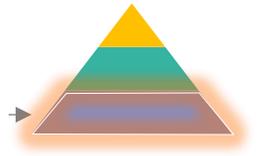
How the Other Element Plans could work:



| Element Plans | | |
|-------------------------------------|---|------------------------------|
| Introduction & Policies | Links to Standalone Plans ∞ | Future Standalone Plans ∞ |
| 1. Resources | Biodiversity Action Plan Climate Action Plan Historic Preservation Plan | |
| 2. Housing | Housing Albemarle Other Plans | |
| 3. Community Facilities & Utilities | Facility Plans Other Plans | |
| 4. Economic Development | Project ENABLE Other Plans | |
| 5. Parks & Recreation | Greenways Plan Other Plans | |

∞ Note that the links to most of the Standalone Plans would be cross referenced across multiple relevant chapters

How the Reference Documents could work:



REFERENCE DOCUMENTS:

Related plans & studies that are currently in the 2015 Comp Plan Appendix or Reference Section (some of which may be superseded by more updated versions or moved up to Element Plans.)



∞ Note that the links to many of the Reference Documents would be cross referenced across multiple relevant chapters



Advantages of the Potential New Comprehensive Plan Structure

Policy Framework

- Keeps the current County Vision
- Introduces the Framework for an Equitable and Resilient Community
- New Goals & Objectives will incorporate the 4 Framework Themes
- Allows “at a glance” review of how all County policies fit together

Land Use & Transportation Element

- Land use & transportation will be comprehensively treated in a single chapter
- The Activity Center Framework will help unify land use and transportation policies Countywide
- A new set of Development Guidelines will help align development with the County Goals
- All Master Plans & Corridor Plans will be linked in this chapter

Other Element Plans

- The Plan can be streamlined with shorter Element Plans in the document and longer Standalone Plans as links
- The new Plan is streamlined to 6 chapters versus the 10 chapters from the old Plan
- New Standalone plans can be created in the future without affecting the Comp Plan structure

Reference Documents

- A clear distinction between the adopted Plan versus resources that are only for reference
- The list of linked reference documents can be refined over time as new documents supplant older ones