

Getting to Form Based Code

2019 Work & Community Engagement Plan



February March April May June July August September October November December

Technical Working Group

Code Type
& Building Standards

- R Regulating Plan / Code Type
- B Building Standards
- U Use

Site Design

- S Streets
- P Parking
- G Greenspace

Related Topics & Integration

- A Architecture & Entrance Corridors
- H Housing
- M Art & Placemaking

County staff will convene 3 internal studios on various priority topics (listed below) to 1) gather and review existing research, 2) identify key questions for internal and external stakeholder direction and 3) create a framework/outline for the ZTA.

R1 B1 U1

Studio 1 - Research
County staff gather and review existing research & best practices

R2 B2 U2

S1 P1 G1

Studio 2 - Key Questions
Identify key questions for each subtopic to bring to Steering Committee & public

S2 P2 G2

A1 H1 M1

A2 H2 M2

3

Draft ZTA - Code Type & Building Standards

3

Draft ZTA - Site Design

3

Draft ZTA - Related Topics & Integration

Studio 3 - Framework

Discuss all three subtopics, incorporate stakeholder input and draft framework/outline for ZTA (for the topics discussed)

Send draft framework to County Attorney

Rio29 Stakeholder Steering Committee

A Steering Committee composed of local Rio29 community stakeholders will be convened to guide County staff's direction on the ZTA, provide input on key decisions, and share feedback on community-wide engagement approaches.

SC

Intro to FBC & Preliminary Research

SC

Form & Use Questions

SC

Form & Use Recommendations
Site Design Questions

SC

Site Design Recommendations
Related Topics Questions

SC

Related Topics Recommendations
& Holistic Review

SC

Complete Draft Recommendations

Community Education & Engagement

Community education and engagement events will be held for the greater Albemarle County community to learn about key planning concepts and provide input on form based code development in Albemarle County.

CAC

Intro to Land Use & Zoning
All CAC meeting with an interactive exercise about the fundamentals & difference between land use and zoning

CAC

What is Form Based Code?
All CAC meeting/community event, open to the public, with interactive exercise and guest speaker on FBC

CC

Form & Use
Community Conversation to discuss desired forms & uses in Rio29

CC

Site Design
Community Conversation to discuss desired street, parking and greenspace in Rio29

CC

Related Topics
Community Conversation to discuss architecture, housing and placemaking in Rio29

CAC

Draft Recommendations
All CAC meeting/community event, open to review draft form based code

Board & PC Engagement

BOS

Resolution of Intent

2x2 Conversations

BOS PC

Joint PC + BOS Worksession
Discuss priorities and scope for form based code

BOS PC

PC

PC Worksession
Discuss preliminary recommendations for building standards and form

PC

PC Worksession
Discuss preliminary recommendations for site design and related topics

PC

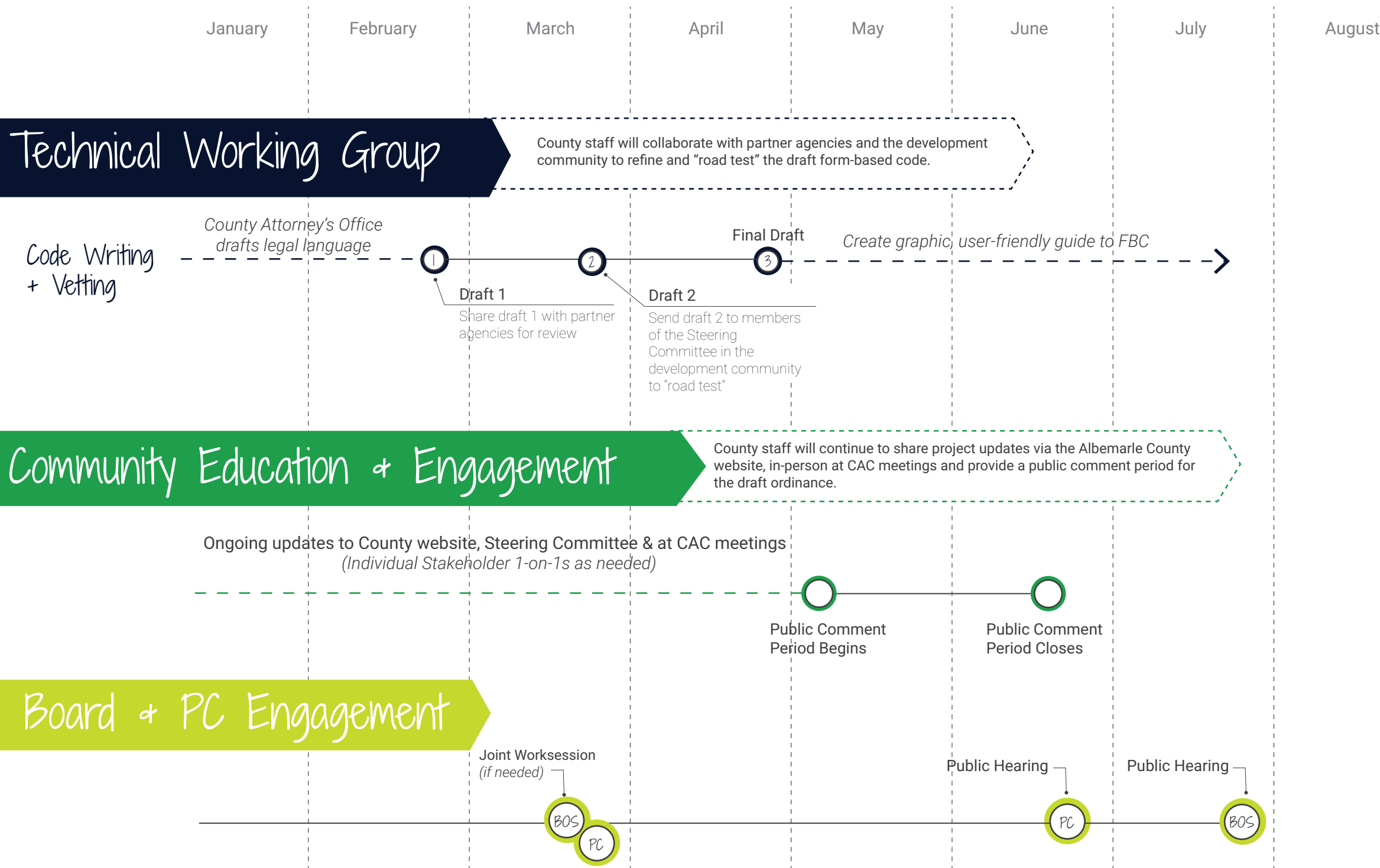
Draft Framework
Present and discuss draft framework for FBC

BOS

Internal
External

Form Based Code Technical Writing + Adoption

2020 Work + Community Engagement Plan



Project Goals:

- Develop regulations consistent with the vision described in the Rio29 Small Area Plan
- Develop a form-based code that enables existing conditions to transition over time to the desired form
- Establish clear expectations for residents, developers, and the County during the development review process
- Improve the by-right development review process in the Rio29 area by eliminating redundancies and incentivizing development that meets the desired form
- Find the appropriate balance between regulation and flexibility: regulations to achieve the desired form of development and flexibility to accommodate market changes and a mix of uses