



COUNTY OF ALBEMARLE
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MEMORANDUM

TO: Board of Supervisors
FROM: Andrew Gast-Bray
DATE: 6/15/2017
RE: Rio/29 Update

Process (Reminder)

Phase I Vision – October 2016-March 2017 (Completed)

Established nodal re-orientation of development along Rt. 29. Principal node at intersection of Rio/29. To be walkable, bikeable, with transit priority and transit-orientation for development and connections at that site.

Phase II Design/Template – April 2017-October 2017 (Underway)

Provide a preferred alternative design that meets all criteria that have been set forth. Verify do-ability of the rough economic and transportation layout of preferred design. Choose implementation strategy (e.g. Integrated Hybrid Form-Based Code for all elements of the template area with less specific form-based code for the balance of the project area).

Phase III Modeling and Code-Writing – October 2017-May 2018

Verify economic and transportation performance of the preferred design, making the appropriate modifications to the design. Using the implementation strategy, devise the appropriate code to effect the changes to future development to achieve the desired design and performance of the Rio 29 project area.

Steps to Date- Phase II

Public engagement info:

- Established Steering Committee, Work Group, and Focus Groups to tackle different elements of the project.
- TomTom Hometown Summit 4/13 – Looked at issues surrounding connectivity, economics and crossing Rt29
- Design charrette and open house 5/11 - Prepared and conducted a charrette to determine possible “missions”, designs, amenities and selected 3 design candidates for the Rio/29 project area template (detailed design area) from a set of feasible alternatives.
- Employee townhalls 5/15 & 5/18, reviewed and received feedback on charrette results
- Online survey from 5/25 – 6/2, received 113 responses - ibid
- Carrsbrook HOA meeting 5/24 - ibid
- Senior Statesmen of Virginia meeting 6/14 - ibid

Other things to note:

- \$65,000 OIPI grant has been approved, working on finalizing scope with consultant
- Work Group has been meeting regularly to inform project deliverables

Focus groups – one dealing with finance/implementation and one with connectivity have been meeting and will provide recommendations to contribute to project/process

Results to Date

- 3 Rough Candidate Designs have been selected and their summaries are attached. Performance/ Design Characteristics for these candidates are in gray columns on the attached Alternatives' Performance Spreadsheet. (cf. **Attached**)

Next Steps

- Get the official paperwork signed to enable RPG to start work (the grant has been “awarded”) mocking up the 3 design candidates.
- Connectivity Focus Group will provide preferred multimodal connection recommendations including intermodal transit center.
- Finance/Implementation Focus Group will provide a list of candidate finance mechanisms, opportunities, investments and/or suggestions to provide the Board of Supervisors to help implement Rio/29 vision.
- Charrette II in July will have the public select a preferred design alternative.
- July-August, RPG will detail the preferred alternative taking into consideration transportation management, economic performance (viz. absorption rates and housing demand and types), and their phasing over time.
- Finance/Implementation Focus Group will provide a list of recommended opportunities from their list. Then the group will change focus (including altering participants) to the implementation strategy to offer their recommendations as to the best strategy to implement the mixed-use TOD vision...
- August will have a joint Planning Commission-Board of Supervisors work session to review the preferred design alternative and provide feedback for the design.
- September will have public interactions to allow feedback, modify and provide a PC final recommended design for endorsement AND set up for final performance modeling (transportation and economic) to forward to the Board of Supervisors.
- October – Seek endorsement of recommended design alternative for final performance modeling...

Longer Term Considerations (Phase III)

- Transportation modeling for the preferred scenario in its phases.
- Evolution and evaluation of space/nature of space demands over time in terms of future economy/economic structure, management of absorption rates, and diverse housing demand and supply over time.
- Tweaks/Improvements/Enhancement over time for the preferred alternative based on the results from the Long Term Considerations above.
- Development of Code to effect the chosen design and outcome.
- Enact or enable any process improvements and/or incentives to make the vision happen.