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**MEMORANDUM**

TO: Board of Supervisors  
Planning Commission

FROM: Andrew Gast-Bray

DATE: 8/8/2017

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 draft design (called draft design) that meets all criteria that have been set forth. Verify do-ability of the rough economic and transportation layout of preferred design alternative. 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 draft 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 final desired design and performance of the Rio 29 project area.

**Steps to Date- Phase II**

- \$65,000 OIPI grant received for direct on-call consultant support (Renaissance Planning) to assist with the design process

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
- Steering, Work and Focus Groups been meeting regularly to inform project deliverables
- Phase II Charrette 7/27 was held, information was collected to draft a preferred design alternative

- Online survey from 7/28 – 8/3, received 28 responses
- CitySpace display of project materials for public comment was launched 8/4, 65 attendees at 8/4 First Fridays event

### **Results to Date**

- Charrette II presented [3 alternative designs](#) for Steering Committee and public comment. It also presented a Connectivity plan as well as a discussion of how best to cross 29 on foot, bike and/or taking transit. (cf. **Attached**)

The following information will also be shared with you:

- Summary of public input themes and responses
- Understanding of how to address these themes and responses in a concrete manner – the nature of “opportunity plan” will be discussed
- The (preferred alternative) draft design concept (vignette)
- Initial frontage map

Future build out and its implications will also be discussed

### **Next Steps**

- August will have a joint Planning Commission-Board of Supervisors work session to review the draft design concept and provide feedback for the design
- 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.
- Finance/Implementation Focus Group will then 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... (e.g. form-based code, traditional zoning with FBC elements a la Crozet).
- August-September, RPG will refine the draft design concept taking into consideration transportation management, economic performance (viz. absorption rates and housing demand and types), and their phasing over time.
- September will have public interactions (including from CitySpace display currently under public view) to allow feedback, modify and provide a PC final recommended draft 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 draft design for final performance modeling...

### **Longer Term Considerations (Phase III)**

- Transportation modeling for the draft design 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 draft design based on the results from the Long Term Considerations above.
- Validation of final (preferred) design

(After the New Year)

- Development of Code to effect the chosen design and outcome, as well as any necessary Comprehensive Plan amendments.
- Enact or enable any process improvements and/or incentives to make the vision happen.