

Getting to Form Based Code

2019 Work & Community Engagement Plan



February

March

April

May

June

July

August

September

October

November

December

Technical Working Group

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.

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

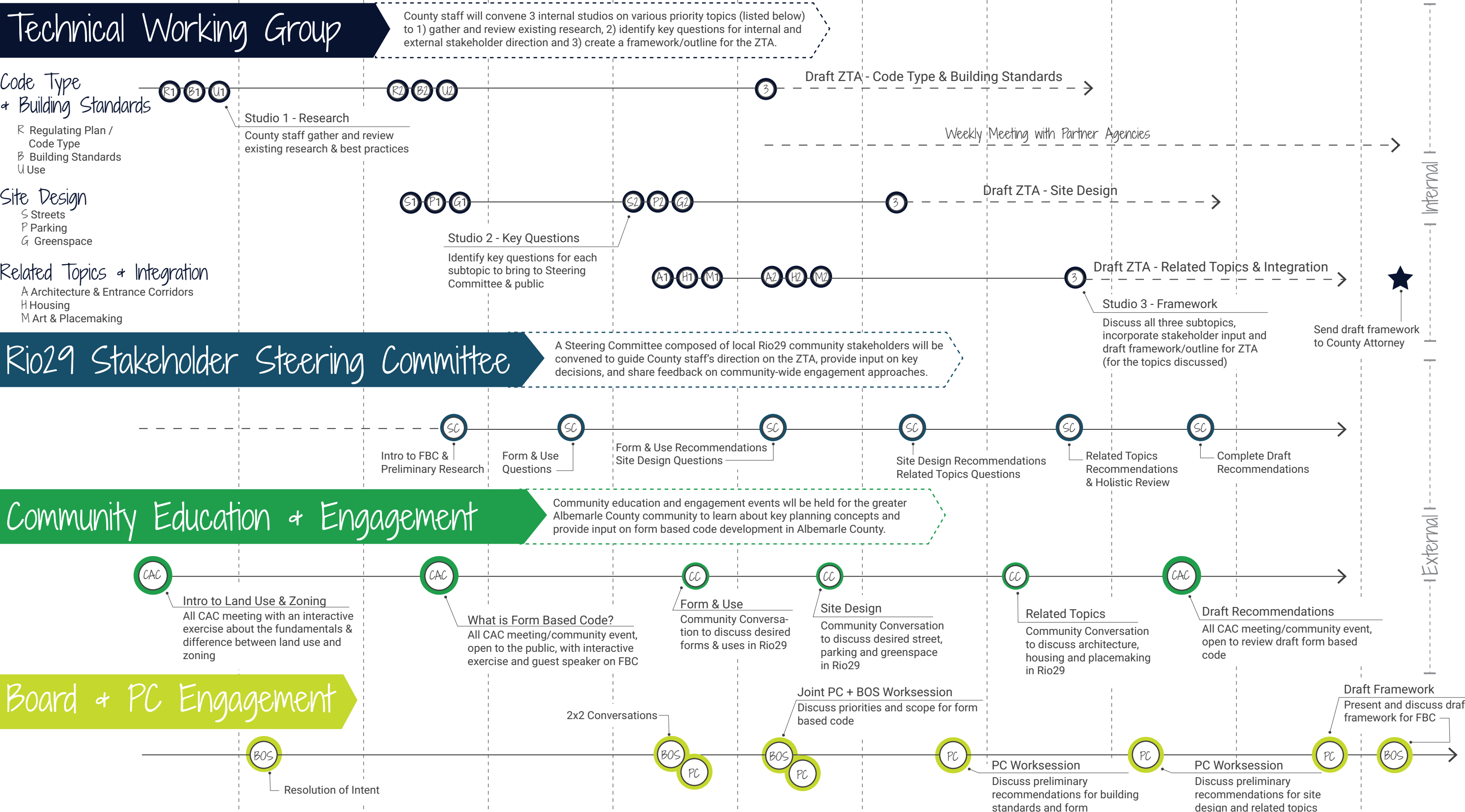
Rio29 Stakeholder Steering Committee

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.

Community Education & Engagement

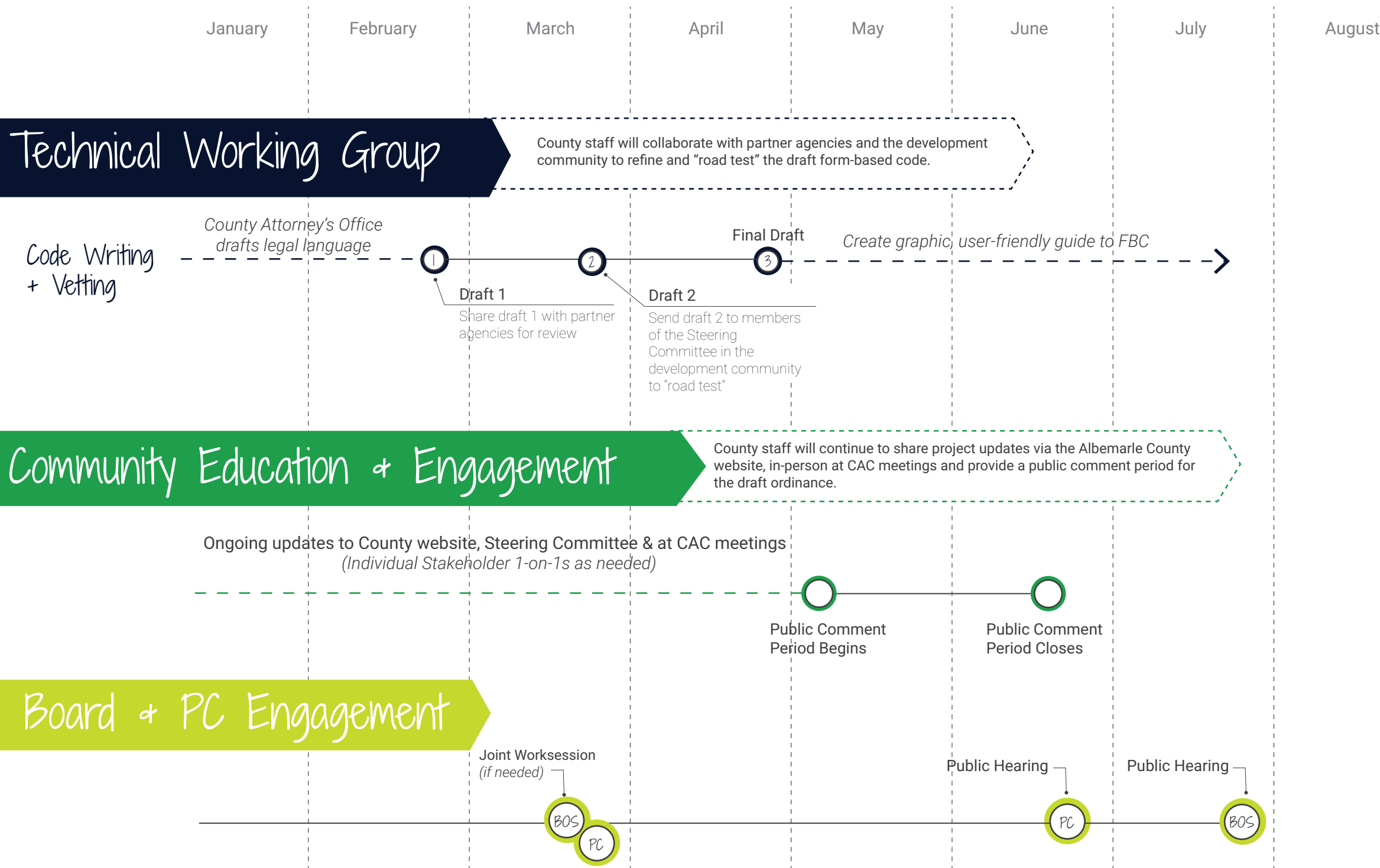
Community education and engagement events will be held for the greater Albemarle County community to learn about key planning concepts and provide input on form based code development in Albemarle County.

Board & PC Engagement



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