



Albemarle County

Legislation Text

File #: 23-112, **Version:** 1

AGENDA DATE: 1/11/2023

TITLE:

Community Development Work Program Update

SUBJECT/PROPOSAL/REQUEST: Receive a status update of Community Development Work Program projects

ITEM TYPE: Consent Information Item

STAFF CONTACT(S): Richardson, Walker, Filardo

PRESENTER (S): Jodie Filardo

LEGAL REVIEW: Not Required

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: The purpose of this report is to provide a mid-year update on the Fiscal Year 2023 (FY 23) Work Program shared with the Board on March 16, 2022.

In that presentation, work program tasks were categorized in three categories:

- Work Underway
- Invest in Capacity
- Proposed Projects

In addition, an array of projects without staff resources were categorized into small, medium or large projects based on the estimated effort required to complete those projects.

STRATEGIC PLAN: Thriving Development Areas - Attract quality employment, commercial, and high- density residential uses into development areas by providing services and infrastructure that encourage redevelopment and private investment while protecting the quality of neighborhoods.

DISCUSSION: On March 16, 2022, staff presented the Community Development Department's (CDD) FY 23 work program. The adopted work program identified projects in three categories: Invest in Capacity, Projects Underway, and Proposed Projects. The original proposal is shown on Attachment A. This memo is intended to provide an update to the status of projects that are either currently underway or planned to start later this fiscal year. An updated graphic, FY 23 CDD Work Program Update provided in Attachment B, reflects the most recent timeline and a more detailed description is provided below. Many of the projects that were originally identified as proposed are now reflected as underway. Unless otherwise noted, timing references are for calendar year.

Invest in Capacity

CDS Cores Systems Modernization - System Selection, Planning, and Integration

- This multi-year project is underway and is still expected to continue through the end of the fiscal year. Staff reviewed proposals from qualified vendors in October. The top three vendors demonstrated their systems to the staff and the results of the demos and reference check interviews were tabulated. Based on the scores, contract negotiations with the top vendor are the next step.

Development Review Process Re-Engineering

- Staff is evaluating the development review process in coordination with the CDS Core Systems Modernization and Zoning Ordinance Modernization projects.

Underway

Comprehensive Plan

- Phase one was completed in October of 2022.
- Scoping for phase two is currently underway and that phase is estimated to be completed in approximately 12 months. Phase two will establish the plan's overall structure, include a review of existing and potential policies, and include the development of a multi-modal transportation plan. The approach for phase two is coming to the Board at the January 11, 2023 meeting.

Modernize Zoning

- The initial phase was re-scoped to focus on administrative provisions within the ordinance. This phase will lay the groundwork for all future phases and is expected to be completed by December 2023. The re-scoped phase will include the following:
 - Ordinance Diagnostic Report
 - Proposed Table of Contents
 - Draft articles for the following topics: General, Administration, Permits and Applications, Nonconformities

Wireless Facilities Policy and Ordinance Updates

- A consultant has been selected and work is expected to begin in December 2022.

Utility Scale Solar

- A consultant has been selected to identify best practices, potential ordinance amendments, and application requirements. Work is expected to begin in December 2022.

Stream Health Initiatives

- Buffer Overlay
 - Staff has been drafting potential elements of the stream buffer overlay and associated ordinance regulations. Public engagement and outreach are planned for Spring/Summer of 2023.
- Riparian Restoration Guidelines
 - Staff will be developing a draft scope in Spring of 2023 that will be used to engage a qualified consultant to assist in the development of these guidelines.

Incremental Development Regulations

- Draft regulations are being finalized and this item will be brought to the Board of Supervisors by April of 2023.

Preliminary Transportation Studies

- A consultant is currently working on preliminary designs for the potential partial or full closure of Free

- Bridge Lane. This study will be completed in Spring of 2023.
- Two remaining studies are planned to begin in Spring of 2023:
 - Preliminary design and engineering for a shared use path on Route 20 between Quarry and Dairy Barn Road, and
 - Preliminary design and engineering for a potential sidewalk along Solomon and Inglewood Roads.

Fee Simplification Study

- Staff has engaged a consultant to begin an evaluation of our current fee structure with recommendations for a new simplified and streamlined fee structure for CDD. This project will be completed in coordination with the zoning modernization initiative, as well as the core systems modernization project.

Three Notched Trail Plan

- The County was awarded a RAISE grant, totaling just over \$2 million, for a comprehensive planning study focused on the development of the Three Notched Trail master plan. Grant agreements will be executed by the Summer of 2023, with an RFP for qualified trail planning consultants expected by September of 2023.

Proposed

Urban Design Plans

- Form Based Code Phase 2
 - This project will focus on additional design standards and guidelines for the form-based code district, as well as the potential re-alignment of Hillsdale Drive. This project is anticipated to start in January 2023.
- Broadway Blueprint
 - This project will focus on multi-modal infrastructure related improvements to integrate existing and future redevelopments into the surrounding neighborhoods. This project is anticipated to start in 2023, pending staff availability.

Reconnecting Communities

- If awarded funding, this project will consist of a corridor study focused on multi-modal access along the 29 North corridor between Hydraulic Road and Polo Grounds Road.

Safe Streets and Roads for All

- If awarded funding, this project will be managed by the Thomas Jefferson Planning District Commission (TJPDC) and would involve planning staff as members of a committee to develop a safety action plan for the region

Beginning in July of 2023, the CDD Work Program project updates will be incorporated into and reported on as part of the FY 24 - 28 Strategic Plan update to the Board of Supervisors.

BUDGET IMPACT: The budget impacts are addressed with current funding and with requests for FY 2024.

RECOMMENDATION:

Staff recommends that the Board receive the mid-year update.

ATTACHMENTS:

A - FY 23 CDD Work Program - March 2022

B - FY 23 CDD Work Program Update

