



Albemarle County

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Attachments: 1. A - Community Meeting Summary 9-15-16.pdf, 2. B - Small Area Plan Public Engagement Summary.pdf, 3. C - Business and Developers Focus Group Notes 7-21-16.pdf

Date	Ver.	Action By	Action	Result
10/5/2016	1	Board of Supervisors	held	

AGENDA DATE: 10/5/2016

TITLE:

Rio/29 Small Area Plan Update

SUBJECT/PROPOSAL/REQUEST: Project Update

ITEM TYPE: Regular Information Item

STAFF CONTACT(S): Foley, Walker, Blair, Benish, Echols, Falkenstein

PRESENTER (S): Mike Callahan, Renaissance Planning

LEGAL REVIEW: Yes

REVIEWED BY: Thomas C. Foley

BACKGROUND: In October 2015, the County received a \$65,000 grant from the Virginia Office of Intermodal Planning and Investment. The grant purchased consultant services provided by the team of Renaissance Planning Group (RPG) and Michael Baker International to support the Rio/29 Small Area Plan project. As part of the scoping for the project, the work was divided into two phases. Funding for Phase 1 is covered by the State grant. When complete, it will provide the preferred land use alternative for the Study Area. Phase 2 will work from the preferred land use alternative to develop a final land use plan, urban design plan, transportation plan and implementation action plan for the Study Area, as well as a final report.

STRATEGIC PLAN: Goal 3: 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: At the October 5 Board meeting, the consultant will present a summary of their findings along with the community input received to-date on the Small Area Plan. Work thus far has included the completion of a Study Area analysis and a partial Market Assessment. Staff and the consultant team presented findings to the Places29-Rio and Hydraulic Community Advisory Committees ("CACs") in August and to members of the

community at a community meeting on September 16, 2016. CAC members and citizens provided feedback on the uses and forms they would like to see for future development in the area (see Attachment A). Unfortunately, residents of the 20-45 year old age group were not well represented at the community meeting. Future outreach will be needed to this sector of the population in order to assure that their perspectives are included in the final plan (see Attachment B). Staff also convened a business and developers roundtable in June to receive input from the business community about opportunities and obstacles to redevelopment within the Study Area (see Attachment C).

The Study Area analysis included a small amount of information for the Market Assessment; but a need exists for more detail than initially provided by the consultant. This detail will include more refined population information, the potential for target industries in the area (in particular, industries requiring industrial flex space) and more information on existing uses and businesses. Staff believes this information is essential to help create a realistic and feasible future vision for the Study Area. In order for the consultant to provide the more detailed Market Assessment as part of Phase 1, the preliminary trip generation analysis initially planned for Phase 1 will need to be delayed. Staff believes that the trip generation analysis can be provided with the more detailed transportation analysis without affecting the development of the preferred land use alternatives. The detailed transportation analysis is already anticipated as part of Phase 2.

BUDGET IMPACT: Consultant services for Phase 1 of the *Small Area Plan* are funded through the Urban Development Area Planning Grant. The FY16 budget and department work programs include Phase 2 of the project. Phase 2 may also be eligible for grant funding, but could be covered, if necessary, by the \$120,000 currently allocated for the *Small Area Plan* in the FY16 budget.

RECOMMENDATION:

This executive summary is provided for the Board's information and any questions.

A - Community Meeting Summary

B - Plan for additional outreach

C - Business and Developers Focus Group Summary