



# Albemarle County

## Legislation Details (With Text)

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**File created:** 7/17/2018      **In control:** Board of Supervisors  
**On agenda:** 8/1/2018      **Final action:**  
**Title:** Rio/29 Small Area Plan Phase III Update.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Attach A - Street Typologies, 2. Attach B - Transformative Projects, 3. Attach C - Character Types, 4. Attach D - Park Types

Date	Ver.	Action By	Action	Result
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**AGENDA DATE:** 8/1/2018

**TITLE:**  
Rio/29 Small Area Plan Phase III Update

**SUBJECT/PROPOSAL/REQUEST:** Consent Information Item

**ITEM TYPE:** Consent Information Item

**STAFF CONTACT(S):** Richardson, Walker, Gast-Bray, Benish, Falkenstein

**PRESENTER (S):** Andrew Gast-Bray, Director of Planning

**LEGAL REVIEW:** Not Required

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** The following is a summary reminder of the process design in progress:  
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-February 2018 (Mostly Completed) 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 - March 2018-May 2019 Verify economic and transportation performance of the template design, making the appropriate modifications to the design. Using the implementation strategy, amend the Comp Plan (December) and devise the appropriate code to effect the changes to future development to achieve the desired design and performance of the Rio 29 project area.

**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:** Consistent with Phase III of the Rio/29 Small Area Process, A Comp Plan Amendment draft for Rio/29 and a rough framework for an optional Form-Based Code are underway. Modeling for the economics and transportation performance of the template design are also underway, with the base year model reflecting very accurately the Long Range Transportation Plan modeling for the base year of the Regional Model.

A Community Meeting will be held in August to update the public (and the Board of Supervisors) on the progress to date and to demonstrate the process of developing an “implementation plan” that integrates the vision for the small area, a reasonable expectation for the economic performance of the area, transportation infrastructure that will support such a performance - all within “a” reasonable investment strategy to enable a development like the template to occur. It should also be able to demonstrate that such an investment strategy would bring about a positive return on County investment in that development.

This is a “template” only. It is not intended to, nor could reflect the actual development in design or performance - merely to demonstrate that a development guiding plan, a scale of development, the economics and the transportation can all work together to make a sensible, affordable, workable, doable redevelopment of Rio/29 to entice re-development of the area and to guide the formulation of a code that would allow and encourage such a development. Samples of how this “development guiding plan” might look are attached. It is anticipated that these and other related representations will be presented at the Community Meeting.

**BUDGET IMPACT:** Balance of funds allocated for the project are needed to complete the modeling work. No extra funding is anticipated to be needed.

**RECOMMENDATION:**

Update provided for the Board’s information.

**ATTACHMENTS:**

- Attach A - Street Typologies
- Attach B - Transformative Projects
- Attach C - Character Types
- Attach D - Park Types