



Albemarle County

Legislation Details (With Text)

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On agenda:	7/1/2020	Final action:			
Title:	Long Range Planning Projects Update: Rio29 Form Based Code.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Att.A - Original 2020 Work & Engagement Plan - January 28, 2020, 2. Att.B - Revised 2020 Work & Engagement Plan - June 16, 2020				

Date	Ver.	Action By	Action	Result
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AGENDA DATE: 7/1/2020

TITLE:

Long Range Planning Projects Update: Rio29 Form Based Code

SUBJECT/PROPOSAL/REQUEST: Staff will share a status update and public engagement update on the Rio29 Form Based Code project for the Board's information.

ITEM TYPE: Regular Information Item

STAFF CONTACT(S): Richardson, Walker, Filardo, Rapp, Falkenstein, Accardi

PRESENTER (S): Rachel Falkenstein, Principal Planner

LEGAL REVIEW: Not Required

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: Staff began work on the Rio29 Form Based Code in March 2019 when the Board adopted a Resolution of Intent to amend the Zoning Ordinance. Throughout 2019 staff implemented a collaborative engagement process that involved a series of meetings with a project Steering Committee, "open studios" with members of the public, focus groups with property owners, developers, and work sessions with the Planning Commission and the Board. Leveraging this rigorous engagement process, staff developed a draft "framework" for the form based code. At a December work session, the Board directed staff to advance the framework into a draft ordinance for the area and asked staff to complete this work in as timely a manner as possible. The original 2020 Work & Engagement Plan (Attachment A) and the Community Development Work Program anticipated completion of the Rio29 Form Based Code in the fourth quarter of 2020.

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: In the first quarter of 2020, staff began internal work on code drafting and engaging internal stakeholders on technical content development. Staff also began the procurement process to select an outside consultant to provide peer review and scenario modeling to support the code drafting process. Funding was temporarily frozen for consultant support on this project while the Board revisited the FY2020 and FY2021 budgets due to impacts from the coronavirus. Staff also adjusted the work program to reflect a need to conduct virtual, rather than in-person engagement with members of the Architectural Review Board. Due to these adjustments, staff's revised work plan anticipates completion of the project in the first quarter of 2021.

Currently, staff is working through draft code content with internal and agency reviewers and is pursuing a contract with a peer review consultant. Staff is identifying topics of engagement for a Board work session this fall, including some structural / board level decisions around the topic of implementation.

BUDGET IMPACT: Peer review and scenario modeling associated with this project is expected to cost \$30,000.

RECOMMENDATION:

This item is provided to the Board as a status update for information. No action is required, though staff is open to any feedback members of the Board may have on the revised 2020 Work & Engagement Plan.

ATTACHMENTS:

A - Original 2020 Work & Engagement Plan - January 28, 2020

B - Revised 2020 Work & Engagement Plan - June 16, 2020