



Albemarle County

Legislation Text

File #: 17-204, **Version:** 1

AGENDA DATE: 3/1/2017

TITLE:

Rio/29 Small Area Plan, Phase I and Phase II Crossover

SUBJECT/PROPOSAL/REQUEST: Endorse the Phase 1 concept and process for development of Phase 2 including approval of the Phase II Public Engagement Plan

ITEM TYPE: Regular Action Item

STAFF CONTACT(S): Walker, Graham, Gast-Bray, Falkenstein, Kilroy, Catlin

PRESENTER (S): Andrew Gast-Bray, Planning Director; Emily Kilroy, Community Engagement Specialist

LEGAL REVIEW: No

REVIEWED BY: Douglas C. Walker

BACKGROUND: In October 2015 the County received a \$65,000 grant from the Virginia Office of Intermodal Planning and Investment in consultant services to be 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 was covered by a state grant. It is now complete and has provided 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 and a final report. A template and form-based zoning code pilot trial for vetting is also expected with Phase 2, as well as an organization of nodal development and their intensities (i.e. how much activity: employment, residents, retail, traffic,... each can sustain) to address the majority of future growth needs (?)

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: The consultant team and staff presented findings to a joint meeting of the Board and Planning Commission in January. At the March 1st Board meeting, staff will present a summary of their conclusions about Phase I of the Small Area Plan. These include what worked and what did not for the public outreach, validation of the nodal development concept, general marketing information, validation of guidelines for development of a template for the node centered at Rio/29 as defined in the preferred alternative.

Staff will discuss how Phase II is expected to proceed and what the outcomes/deliverables will be for Phase II. Phase II will include greater detail on how the nodal area centered on Rio/29 will be laid out. Once the area detail is provided, transportation and economy modeling (principally how much mixed use, employment and school impact the area can sustain) will be undertaken to define a workable vision for the nodal area. Then, implementation strategies and the necessary policy and regulatory framework, principally constituted by an integrated hybrid form based code (FBC). The presentation will give an illustration as to what this FBC could

be. Staff will also suggest necessary process considerations for successful integration of the development needed to achieve the area vision.

Finally, as is customary practice for large community engagement processes, staff has developed a draft Public Engagement Plan for the Board's review and consideration. That draft is included as Attachment A, and an opportunity for Board comment and feedback will be provided as part of this agenda item.

BUDGET IMPACT: Consultant services for Phase 1 of the *Small Area Plan* were funded through the Urban Development Area Planning Grant. The FY2015-16 budget and department work programs includes Phase 2 of the project. Phase 2 may also be eligible for grant funding (an additional \$65,000 for the {urban} design of the template, but could be covered, if necessary, by the \$120,000 currently allocated for the *Small Area Plan* in the FY2015-16 budget.

RECOMMENDATION:

Staff recommends that the Board:

1. Endorse staff's conclusions regarding Phase 1, and provide feedback on the proposed development of Phase 2
2. Approve the draft Phase II Public Engagement Plan.

ATTACHMENTS:

Attachment A - Phase II Public Engagement Plan