



# Albemarle County

## Legislation Text

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**File #:** 17-436, **Version:** 1

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**AGENDA DATE:** 7/5/2017

**TITLE:**

Rio/29 Small Area Plan Phase II Update

**SUBJECT/PROPOSAL/REQUEST:** Endorse Project

**ITEM TYPE:** Consent Information Item

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

**PRESENTER (S):** N/A

**LEGAL REVIEW:** Not Required

**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. Phase 2 will work from the land use vision developed in Phase 1 to devise an urban design plan, transportation plan and implementation action plan for the Study Area. A template and form-based zoning code pilot trial for vetting is also expected with Phase 3 which is targeted to begin in October with the endorsement of Phase 2.

**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:** Please see the attachment A: memo as an update on the progress of Phase II of the project. Attachment B: a table with the possible design parameters for different development scenarios at the Rio/29 Node, with the alternatives selected at the Charrette through the public participation process (Gray columns. Attachment C: A design overview of the results of the charrette for the 3 alternatives selected.

**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 will also be receiving grant funding (an additional \$65,000 for the {urban} design of the template, but the State delay in providing us paperwork has forced the County to infuse 2 installments of \$5000 to keep the project on schedule.

**RECOMMENDATION:**

Staff recommends the Board receive this report for information.

**ATTACHMENTS:**

Attachment A - Rio/29 Update to BOS Memorandum

Attachment B - Selected Rio Alternatives Analysis Data

Attachment C - Charrette Group Result Overviews